

RESOLUTION NO. 2015-144

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
A DESIGN REVIEW FOR MULTI-FAMILY HOMES

(Sunset Hills Townhomes / DR-2013-04)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Design Review (DR-2013-04) approves site design, landscaping and architectural designs, colors and materials of a multi-family townhouse project on an approximately 11.2 gross acre site generally located at the southwest corner of South Whitney Boulevard and Sunset Boulevard (APN 016-240-044).

B. A Mitigated Negative Declaration has been approved for this project via Resolution No. 2015-142.

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

H. The design of the site and buildings or structures is consistent with the goals, policies, land use designations in the General Plan and with the zoning, regulations, standards, and restrictions proposed in the General Development Plan and Rezone (PDG-2013-03 and Z-2013-04) being processed concurrently.

Section 2. The Design Review for the Sunset Hills Townhomes (DR-2013-04) as depicted in Exhibits A and B attached hereto and by this reference incorporated herein, are hereby approved subject to the conditions listed below. The approved Exhibits A and B shall govern the design and construction of the project. Any condition

directly addressing an element incorporated into Exhibits A and B shall be controlling and shall modify Exhibits A and B. All other plans, specifications, details, and information contained within Exhibits A and B shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Screening of Mechanical Equipment

- a. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been located as far as possible from the public right-of-way. (PLANNING)
- b. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public vantage points, to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building; the material(s) shall be durable and low-maintenance, not wood. (PLANNING)

2. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Economic and Community Development Director. The landscape plans shall comply with the following requirements: (PLANNING)

i) The landscaping plan shall be prepared by a landscape architect and shall include:

1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials: shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock. The legend shall provide the numbers of plants and the groundcover spacing to achieve compliance with the landscape plan in Exhibit B. Plant quantities shall be adjusted at the determination of the Economic and Community Development Director to achieve compliance with the approved Exhibit B and this condition. Plant varieties shall be provided in the largest nursery container locally available regardless of which category and of what size they are shown in the Plant Schedule (e.g. shrubs such as Agapanthus shall be provided in five gallon containers even though they are scheduled as perennials and one gallon containers).

Another tree species shall be substituted for Italian Cypress where specified, subject to the approval of the Economic and Community Development Director.

- 2) A section diagram of proposed tree staking.
- 3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
- 4) Provision for the shading of the visitor parking spaces by shade trees planted at a minimum of one for every five parking spaces.
- 5) Vines and other vertical landscape elements (e.g. trellis, espalier, green screen, etc.) and/or screening shrubs shall be planted on the west side of the pool bathroom building to soften the exterior walls appearance from Chalmette Court.

ii) The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.

- b. The parking lot lighting plan shall be designed to accommodate the required shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

3. Signage

- a. All signs shall conform to the Sign Ordinance of the City of Rocklin and the final sign design(s) and location(s) shall be to the satisfaction of the Economic and Community Development Director. The revised sign design(s) shall not include the slanted "roof" element, and shall incorporate the design and materials consistent with the project architecture, more artistic metal lettering, and possibly a metal art accent. (PLANNING)
- b. If the project signs are to be illuminated, ground mounted lighting shall comply with the following, to the satisfaction of the Economic and Community Development Director: (PLANNING)
 - 1) The light source shall be designed and oriented so that it shines only on the sign itself and not into the sky or elsewhere, and
 - 2) The light source itself shall be screened, with a permanent physical barrier, such that it is not visible from the adjacent streets or driveways.

4. Architecture

The architecture, colors, and materials of the townhouses and pool bathroom building shall be as generally shown in Exhibit A, to the satisfaction of the Economic and Community Development Director, except as modified herein: (PLANNING, BUILDING)

- a. The pitch of the roof on the vertical window element on the facades shall be modified.
- b. The windows provided shall have additional enhancements such as mullions and/or other details.

5. Recreation Amenities

The tot lot and pool areas shall be designed and constructed to the satisfaction of the Economic and Community Development Director. The pool building location shall be revised to meet the 12.5 foot street side setback. (PLANNING, BUILDING)

6. Air Quality

- a. Electrical receptacles shall be installed in the front and back exterior walls of the buildings to promote the use of electrical landscaping equipment. (BULDING, PLANNING)
- b. If outdoor grills or fireplaces are incorporated into the common areas, they shall be installed to operate with natural gas. (BULDING, PLANNING)
- c. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)
- d. Prior to the issuance of building permits, the application shall demonstrate that woodburning appliances such as fireplaces, pellet stoves, and woodstoves will not be installed (the use of propane or natural gas fueled fireplaces is permitted if demonstrated to be in compliance with applicable regulations). (III.-1) (BUILDING)

7. Noise

- a. All "self-powered" construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in their opinion, special and unusual circumstances exist that make strict

adherence to the Construction Noise Guidelines infeasible.
(ENGINEERING, BUILDING)

- d. Air conditioning or mechanical ventilation shall be provided for all residences constructed within this development to allow occupants to keep doors and windows closed for acoustical isolation. All mechanical equipment shall be ground mounted. (PLANNING, BUILDING)

8. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

9. Security

- a. Prior to building permit issuance the applicant shall prepare a security plan for review by the Rocklin Police Department and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact / the president of the homeowners association. (POLICE)
- b. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the complex, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

10. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

11. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per multi-family unit is currently \$1,799. (BUILDING)
- b. Community Park Fees shall be paid as required by City Council Resolution #99-82. The amount of the fee per dwelling unit is currently \$569 / dwelling unit. (BUILDING)

12. Phasing

If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Economic and Community Development Director and the City Engineer. The Economic and Community Development Director and the City Engineer may condition the phasing to ensure each phase shall function independently. Landscaping along the entire street frontage(s) may be required for design continuity and consistency of plant growth. (ENGINEERING, BUILDING, PLANNING)

13. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Development Plan and Rezone (PDG-2013-03 and Z-2013-04), Tentative Subdivision Map and Oak Tree Preservation Permit (SD-2013-03 and TRE-2013-13) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 9th day of June, 2015, by the following vote:

AYES: Councilmembers: Janda, Ruslin, Butler, Yuill, Magnuson

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



George Magnuson, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Sunset Hills Townhomes\Meeting Packets\CC 6-9-15\08 Sunset Hills CC
Reso (DR-2013-04) - final post CC.doc

EXHIBIT A

Sunset Hills Townhomes (DR-2013-04)

Available at the Economic and Community Development Department, Planning Division



**EXHIBIT A - PRELIMINARY DESIGN
REVIEW PERMIT, ARCHITECTURAL**
Assessor Parcel Number: 011 & 016-240-044
Building Plans, Sections, Elevations
Unit Plans & Sections

SUNSET HILLS TOWN HOMES

N I L K I C O R A I N R O F I L A C



RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

Feb 17, 2015 *Marc Mondell*

APPROVED BY
CITY COUNCIL ON

June 9, 2015
Barbara Ivanusich

PROJECT DIRECTORY

OWNER

USA Investment Associates, Gil Lee
606 North First Street, San Jose CA 95112
408-666-8122

APPLICANT

USA Investment Associates, Gil Lee
606 North First Street, San Jose CA 95112
408-666-8122

ARCHITECT

Gkw Architects, Gordon K Wong
710E Mcglinchy Ln St 109, Campbell CA 95008
408-315-2125

CIVIL ENGINEER

Omni-Means, Ltd., Keith Mullinix, P.E.
943 Reserve Dr., Ste 100, Roseville, CA 95678
916-782-8688

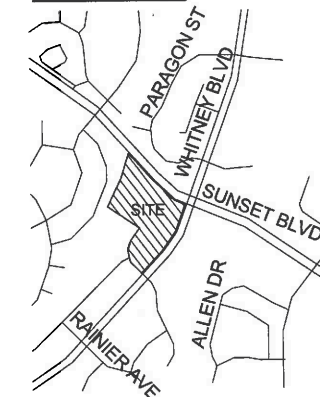
LANDSCAPE ARCHITECT

Omni-Means, Ltd. Scott Robertson, LLA
943 Reserve Dr., Ste 100, Roseville, CA 95678
916-782-8688

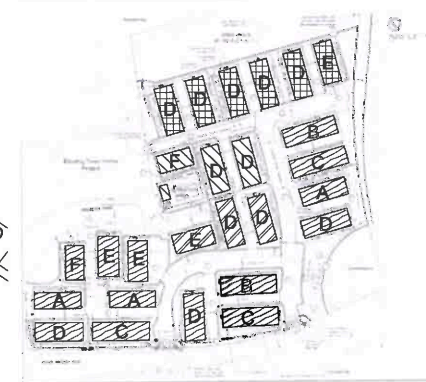
UTILITIES

Sewer: S.P.M.U.D.
Water: P.C.W.A.
Telephone: SBC Telephone
Gas & Electric: PG&E
Garbage Disposal: Recology Auburn- Placer
Disp. Service

VICINITY MAP



BUILDING KEY MAP



BUILDING C



BUILDING D



PROJECT CONDITIONS

THE PROJECT SHALL INCLUDE THE FOLLOWING:

- DECORATIVE PILASTERS/COLUMNS FOR THE WROUGHT IRON PERIMETER FENCE AND THE MASONRY/ SOUND WALLS, CONSISTENT WITH THE CITY'S DESIGN REVIEW GUIDELINES/ TUBULAR STEEL FENCES TO BE ERRECTED AROUND THE DETENTION BASINS.
- ADDITIONAL ENHANCEMENTS WITHIN THE LANDSCAPING ALONG THE PUBLIC RIGHTS-OF-WAYS, INCLUDING BOULDERS AND/OR OTHER FEATURES/ AMENITIES, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR.
- NON-WOOD AC SCREENS WITH A GATE TO ALLOW ACCESS FOR MAINTENANCE OF THE UNITS.
- MINIMAL PLANT NUMBERS SUCH AS THE NUMBER FOR VARIOUS TREE SPECIES AND THE GROUNDCOVER SPACING AND INSPECTIONS FOR BOTH THE RIGHT OF WAY AND ONSITE LANDSCAPING. CITY OF ROCKLIN STAFF TO CRAFT CONDITIONS THAT SPECIFY THE FINAL LANDSCAPE PLANS IN CLOSE CONFORMANCE WITH THE APPROVED EXHIBITS AND THE NUMBER OF PLANTS SHALL BE TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR, INCLUDING SPECIFIED MINIMUM SPACING FOR GROUND COVER AND SHRUBS.
- DECORATIVE PAVING/ PAVERS AT THE ENTRANCES. SUNSET HILLS PROJECT SHALL MATCH WITH ACROSS THE STREET, SOUTHWITNEY MIXED USE PROJECT.

BUILDING INFORMATION

SD-1.0 COVER SHEET
SD-1.1 INFO, SYMBOLS & ABBREVIATIONS

BUILDING FLOOR PLANS

SD-2A.0 BUILDING A
SD-2B.0 BUILDING B
SD-2C.0 BUILDING C
SD-2D.0 BUILDING D
SD-2E.0 BUILDING E
SD-2F.0 BUILDING F

BUILDING SECTIONS

SD-4A.0 BUILDING A
SD-4B.0 BUILDING B
SD-4C.0 BUILDING C
SD-4D.0 BUILDING D
SD-4E.0 BUILDING E
SD-4F.0 BUILDING F

BUILDING ELEVATIONS

SD-3A.0 BUILDING A
SD-3A.1 BUILDING A
SD-3B.0 BUILDING B
SD-3B.1 BUILDING B
SD-3C.0 BUILDING C
SD-3C.1 BUILDING C
SD-3D.0 BUILDING D
SD-3D.1 BUILDING D
SD-3E.0 BUILDING E
SD-3E.1 BUILDING E
SD-3F.0 BUILDING F
SD-3F.1 BUILDING F

POOL BATH & MATERIALS

SD-5.0 POOL BATH
SD-5.1 MATERIALS
SD-5.2 ROOF SCHED.

UNIT PLANS & SECTIONS, PER BUILDING TYPE

SD-6.0 UNIT PLAN 1.0 PLANS & SECTIONS
SD-6.1 UNIT PLAN 2.0 PLANS & SECTIONS
SD-6.2 UNIT PLAN 3.0 PLANS & SECTIONS
SD-6.3 UNIT PLAN 4.0 PLANS & SECTIONS
SD-6.4 UNIT PLAN 5.0 PLANS & SECTIONS
SD-6.5 UNIT PLAN 6.0 PLANS & SECTIONS
SD-6.6 UNIT PLAN 7.0 PLANS & SECTIONS

Cover Sheet



Sunset Hills Town Homes
City of Rocklin, California
by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Cover Sheet
Not for Construction
SD - 1.0
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A	ABV ABOVE AC ASPHALT CONCRETE AD AREA DRAIN ADDL ADDITIONAL AFF ABOVE FINISH FLOOR ASPH ASPHALT	G	GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS GND GROUND GWB GYPSUM WALL BOARD GYP GYSUM	N	(N) NEW N NORTH NIC NOT IN CONTRACT NOM NOMINAL NP NO PARKING NR NON-RATED NTS NOT TO SCALE	S	SCD SEE CIVIL DRAWINGS SCHD SCHEDULE SD STORM DRAIN SECT SECTION SED SEE ELECTRICAL DRAWINGS SF SQUARE FOOT OR FEET SHR SHOWER SHT SHEET SHTG SHEATHING SIM SIMILAR SJ SEISMIC JOINT SL SEALANT SLD SEE LANDSCAPE DRAWINGS SM SHEET METAL SMD SEE MECHANICAL DRAWINGS SOF SOFFIT SOG SLAB ON GRADE SPD SEE PLUMBING DRAWINGS SPEC/S SPECIFICATION SQ SQAURE SS SANITARY SEWER SSD SEE STRUCTURAL DRAWINGS STC COEFFICIENT STD STANDARD STL STEEL STOR STORAGE STRL STRUCTURAL SY SQUARE YARD
B	BITUM BITUMINOUS BKG BACKING BLDG BUILDING BM BEAM BR BACKER ROD BUR BUILT-UP-ROOF BDR BEDROOM BW BOTTOM OF WALL	H	HDBD HARDBOARD HDR HEADER HDWR HARDWARE HDWD HARDWOOD HTR HEATER HVAC HEATING, VENT. & A.C.	O	OA OVERALL OC ON CENTER OD OUTSIDE DIAMETER/ DIMENSION OFCI OWNER FURNISHED CONTRACTOR INSTALLED OFOI OWNER FURNISHED OWNER INSTALL		
C	CAB CABINET CB CATCH BASIN CEM CEMENT CF CUBIC FEET CJ CONTROL JOINT CL CLOSET CTL CENTERLINE CLG CEILING CONC CONCRETE CPT CARPET	I	IN INCH INCAND INCANDESCENT INSUL INSULATION INT INTERIOR INV INVERT	P	PENN PENETRATION PERF PERFORATED PERP PERPENDICULAR PL PLATE PL PROPERTY LINE PLAS PLASTER PLBG PLUMBING PLWD PLYWOOD PNL PANEL POC POINT OF CONNECTION PP PERMEABLE PAVERS PREFAB PREFABRICATED PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PAINTED PTR PRESSURE TREATED PTRWDQ PRESSURE TREATED WOOD	T	T&B TOP AND BOTTOM T&G TONGUE AND GROOVE TC TOP OF CURB TOC TOP OF CONCRETE TOP TOP OF PAVING TOS TOP OF STEEL TRD TREAD TW TOP OF WALL
D	DR DECK DR DRAIN	J	JST JOIST JT JOINT	QTY	QTY QUANTITY	U	UL UNDERWRITERS LABORATORIES UTIL UTILITIES
E	(E) EXISTING E EAST ELEC ELECTRICAL PANEL EP EXTERIOR EXT EXTERIOR	L	LOC LOCATION LT LIGHT	R	R REVEAL OR RISER RAD RADIUS RCP REINFORCED CONCRETE PIPE RD ROOF DRAIN REF REFERENCE REFL REFLECTED REFR REFRIGERATOR RET RETAINING OR RETARDANT REG REGISTER RO ROUGH OPENING	V	VCP VITREOUS CLAY PIPE VERT VERTICAL VTR VENT THROUGH ROOF
F	FDN FOUNDATION FH FIRE HYDRANT FIN FINISH FF FINISH FLOOR FL FLOW LINE FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOS FACE OF STUD FR FIRE RATED FS FLOOR SINK FSL FIRE SPRINKLER FTG FOOTING FURR FURRING	M	MB MACHINE BOLT MDF MEDIUM DENSITY FBD FIBERBOARD MECH MECHANICAL MEMB MEMBRANE MET METAL MH MANHOLE MSC MISCELLANEOUS MTD MOUNTED MTL METAL			W	W WEST OR WIDTH WC WATER CLOSET WD WOOD WDW WINDOW W/O WITHOUT WP WATER PROOF WPT WORKING POINT WR WATER RESISTANT

PROJECT SUMMARY

BUILDING	TYPE	UNITS
A	5 PLEX	1.0, 5.0
B	6 PLEX	1.0, 1.1
C	7 PLEX	2.0, 3.0, 4.0, 5.0
D	6 PLEX	2.1, 3.1, 3.2
E	5 PLEX	4.0, 6.0, 7.0
F	4 PLEX	2.2, 3.3, 4.1, 4.2

ALL UNITS - 2 CAR GARAGE

BUILDING A

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
1.0	2.5	4	3	2.5
5.0	2.5	1	3	2.5

BUILDING B

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
1.0	2.5	2	3	2.5
1.1	2.5	4	3	2.5

BUILDING C

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.0	3	3	3	3.0
3.0	3	1	3	3.5
4.0	3	2	3	3.5
5.0	3	1	4	3.5

BUILDING D

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.1	3	3	3	3.5
3.1	3	2	3	3.0
3.2	3	1	3	3.5

BUILDING E

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
4.0	3	1	3	3.5
6.0	3	1	3	3.5
7.0	2	1	3	3.5

BUILDING F

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.2	3	1	3	3.0
3.3	3	1	3	3.5
4.1	3	1	3	3.5
4.2	3	1	4	3.5

APPLICABLE CODES & REGULATIONS

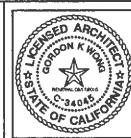
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- 2013 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12
- 2013 CALIFORNIA RESIDENTIAL CODE PART 2.5
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING CODES
- 2011 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES & REGULATIONS
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

	CERAMIC FLOOR TILES
	CARPET
	CONCRETE PAD
	EXISTING STRUCTURES
	PROPOSED STRUCTURES

	KEY NOTE
	DATUM REFERENCE
	DETAIL REFERENCE
	APPROXIMATE LINE OF WORK
	DOOR TYPE
	REVISION

	BUILDING SECTION
	WALL TYPE
	INTERIOR ELEVATION
	WINDOW TYPE
	REMOVE
	ROOM TAG

Info, Symbols & Abbreviations



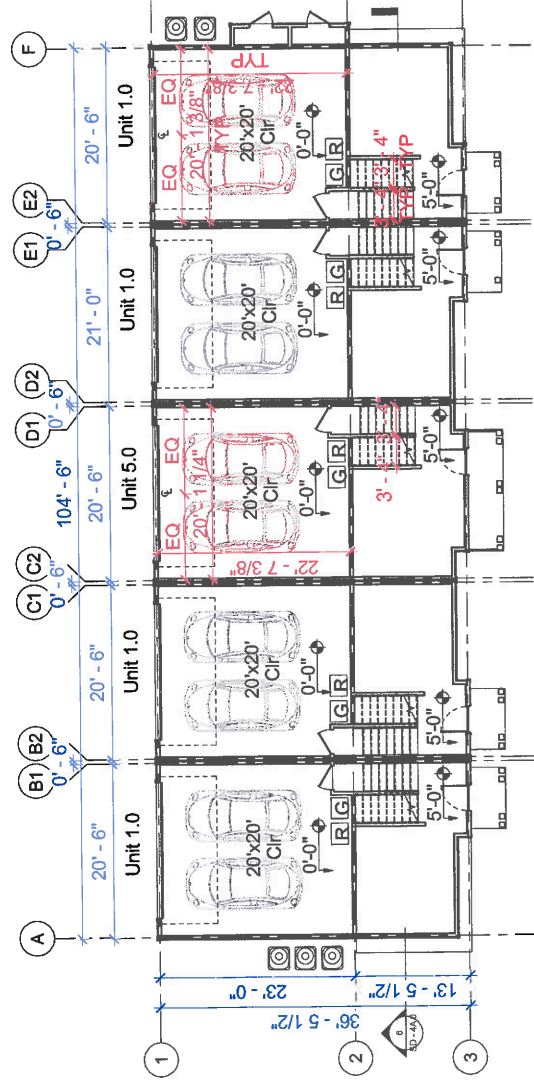
Gordon K. Wong M.A., LEED® GA
Architectural Engineer
City of Rocklin, California
(916) 316-2123 LIC# 34045, GKW Architects.com



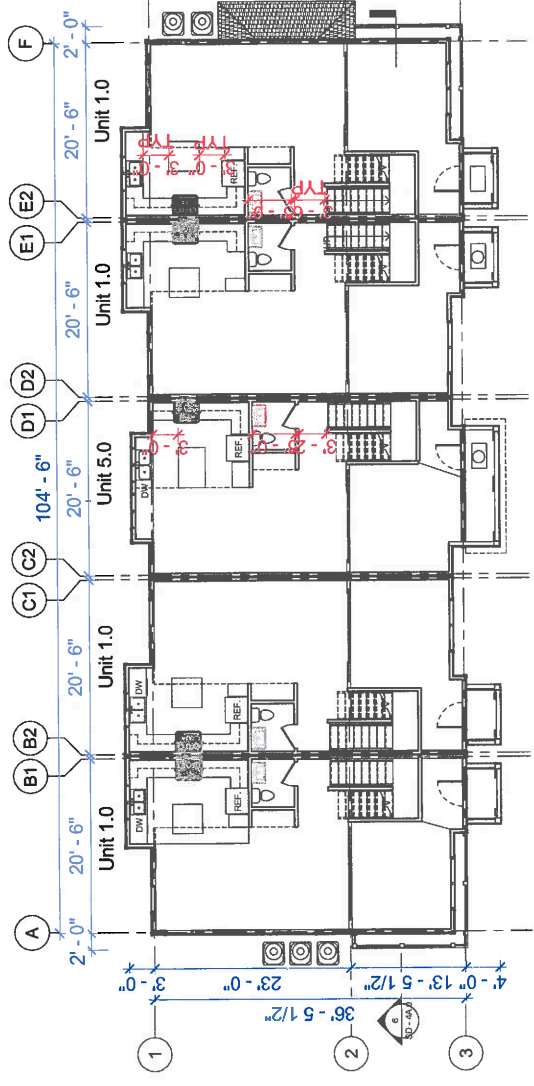
Sunset Hills Town Homes
City of Rocklin, California
by USA Investment Associates

Project Schedule Revision
01 10.05.2013

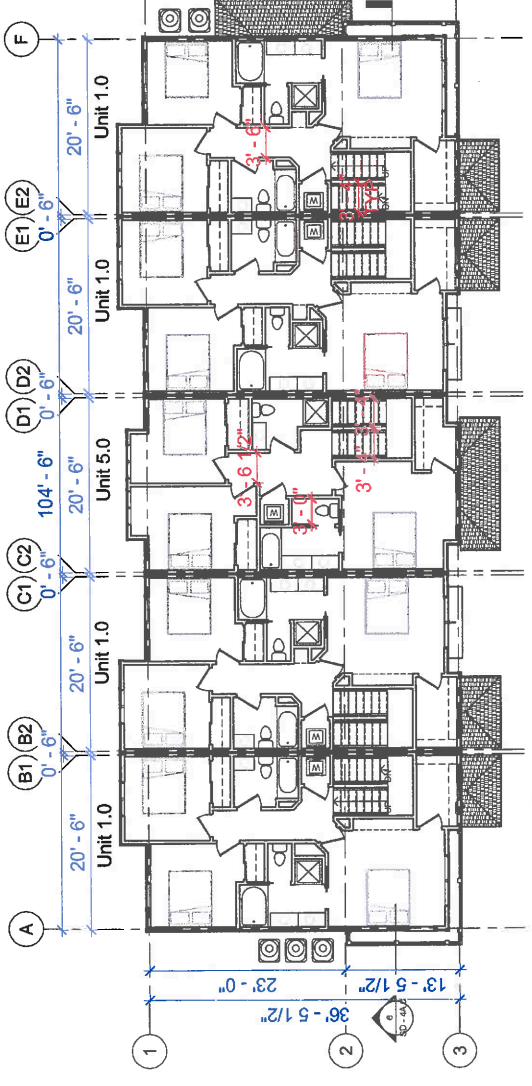
Info, Symbols & Abbreviations
Not for Construction
SD - 1.1
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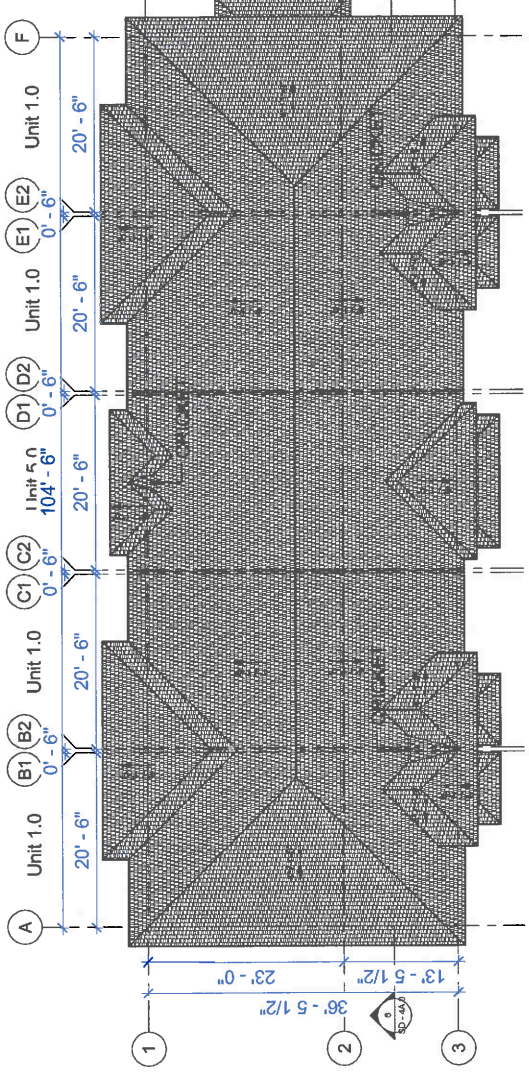
1 Building A, 5 Plex, Level 1, F.F.
1/8" = 1'-0"



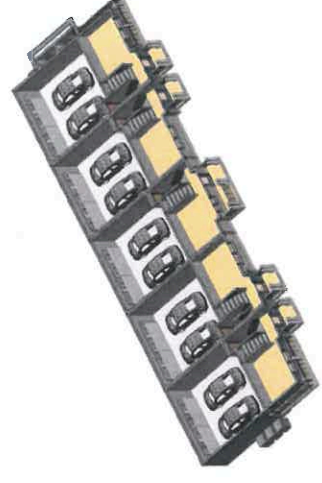
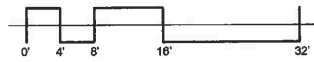
2 Building A, 5 Plex, Level 2, F.F.
1/8" = 1'-0"



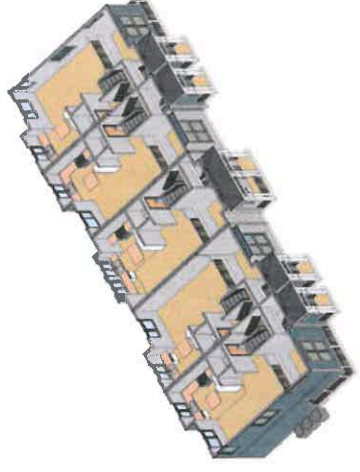
3 Building A, 5 Plex, Level 3, F.F.
1/8" = 1'-0"



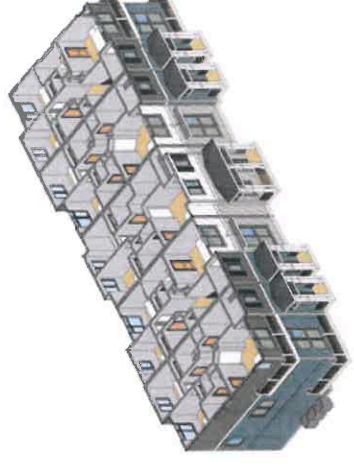
4 Building A, 5 Plex, Level 4, Roof
1/8" = 1'-0"



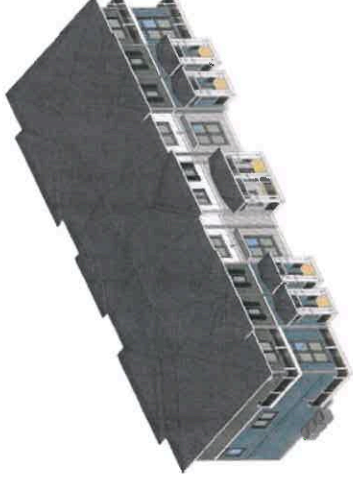
5 Building A, 5 Plex, Axon 1st Floor



6 Building A, 5 Plex, Axon 2nd Floor



7 Building A, 5 Plex, Axon 3rd Floor



8 Building A, 5 Plex, Axon Roof



Building A, 5 Plex, Level 1, 2, 3 & Roof Plans

BUILDING FOOT PRINT = 4,097 SF

Sunset Hills Town Homes
City of Redding, California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

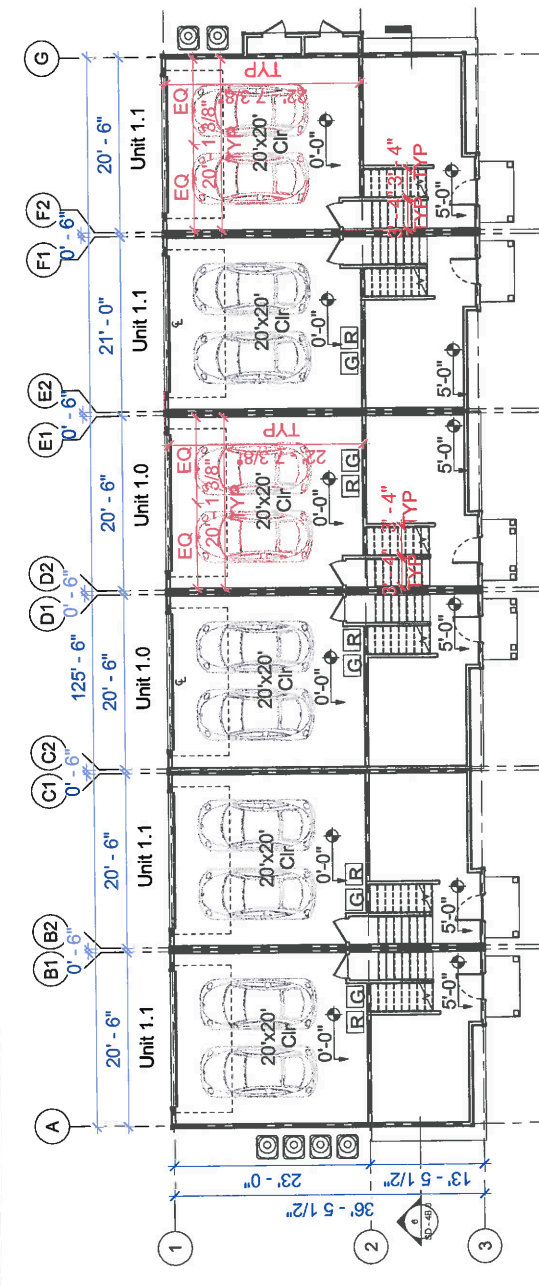
Building A, 5 Plex,
Level 1, 2, 3 & Roof
Plans
Not for
Construction
SD - 2A.0

SCALE As Indicated
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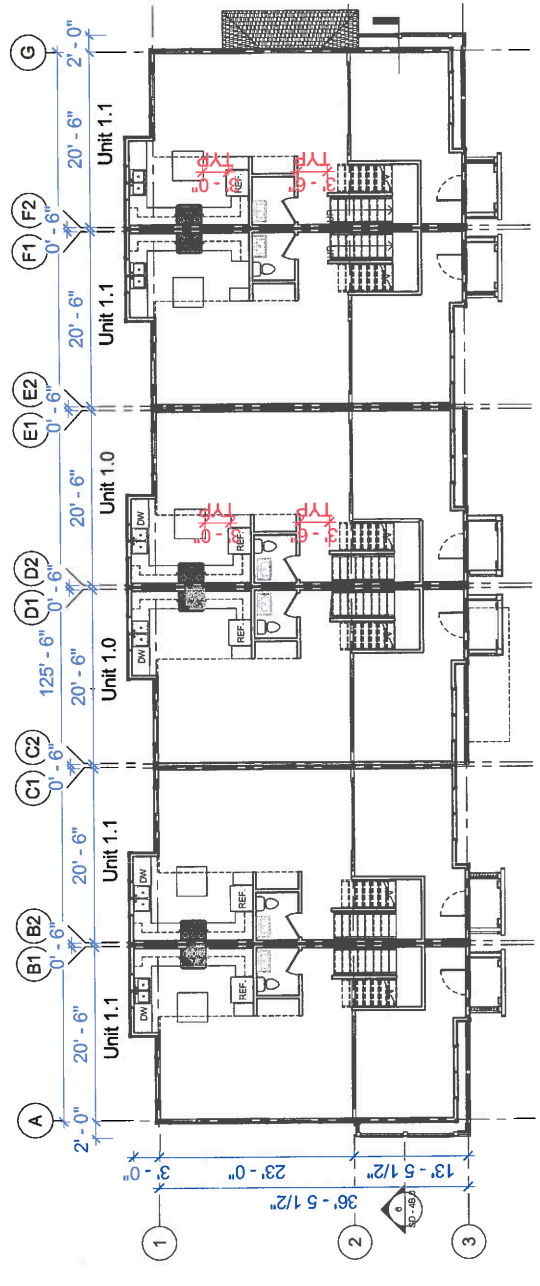


ARCHTEGIS
ARCHITECTS, INC.
Gordon K Wong AIA, LEED GA
1400 Broadway, Suite 100
Emeryville, CA 94608
(415) 315-2125 LUCH 342645, GKW Architects.com

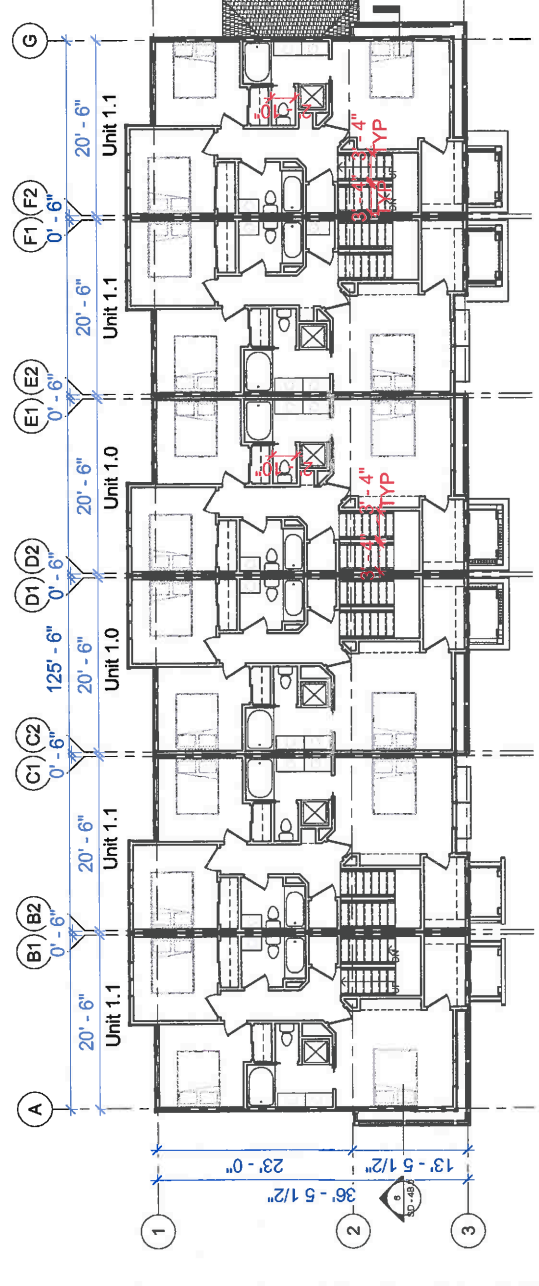




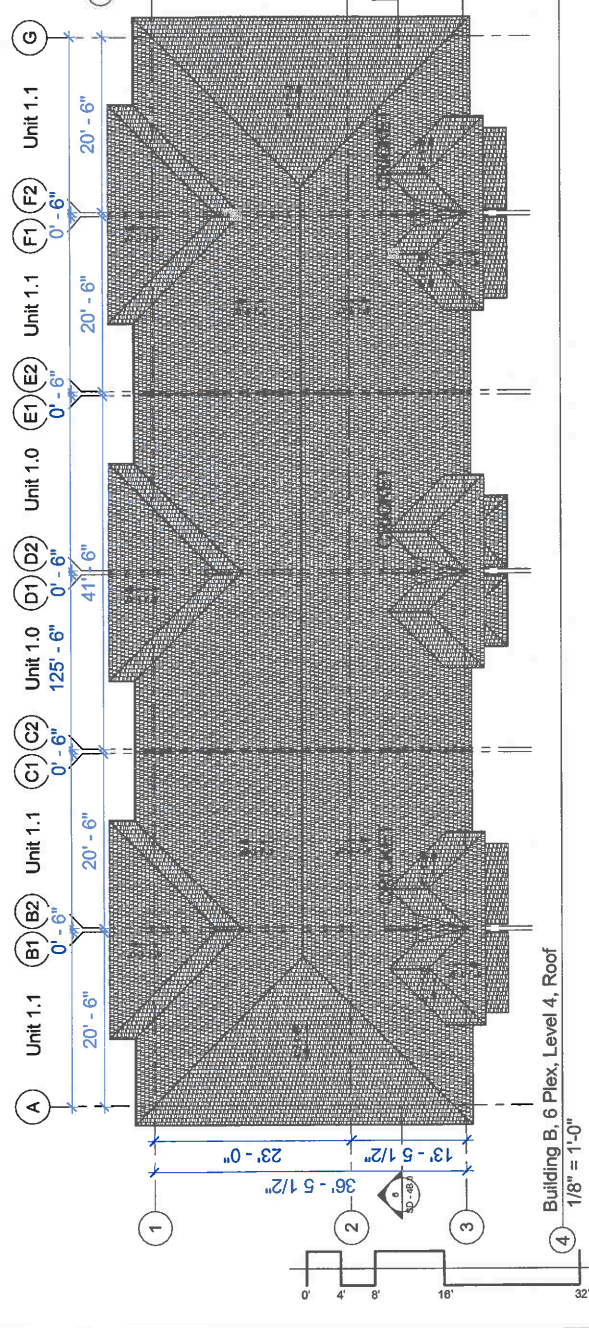
① Building B, 6 Plex, Level 1, F.F.
1/8" = 1'-0"



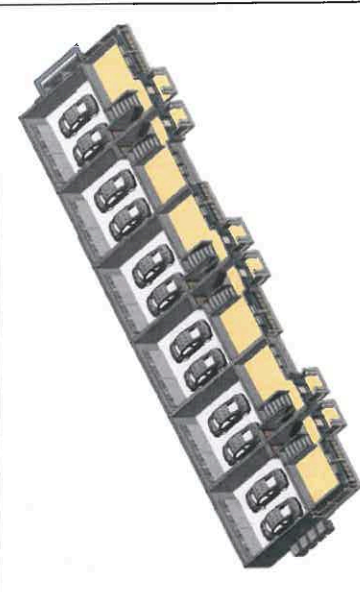
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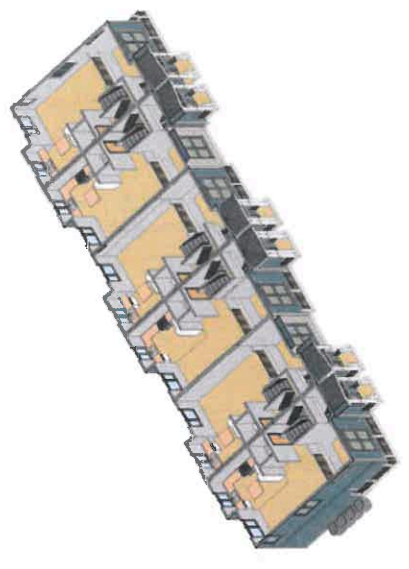
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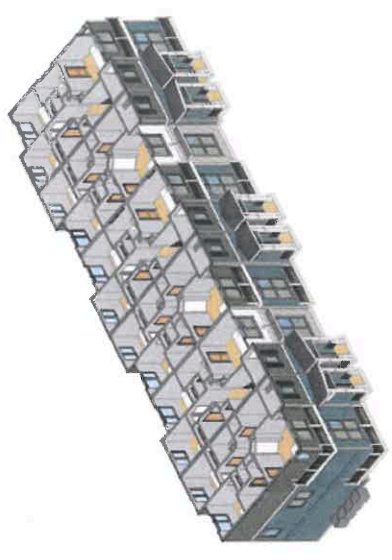
④ Building B, 6 Plex, Level 4, Roof
1/8" = 1'-0"



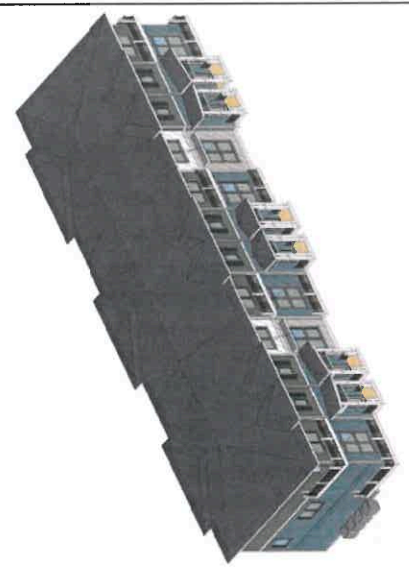
⑤ Building B, 6 Plex, Axon 1st Floor



⑥ Building B, 6 Plex, Axon 2nd Floor



⑦ Building B, 6 Plex, Axon 3rd Floor



⑧ Building B, 6 Plex, Axon Roof



Building B, 6 Plex, Level 1,2,3 & Roof Plans

BUILDING FOOT PRINT = 4,867 SF

Sunset Hills Town Homes
City of Foothill, California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

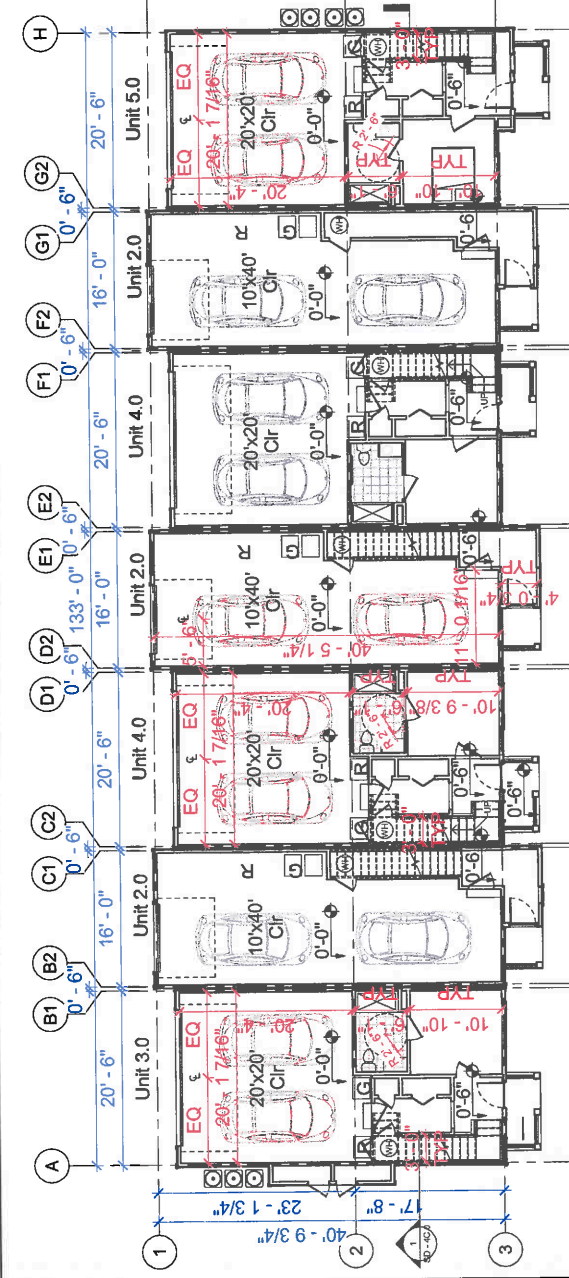
Building B, 6 Plex,
Level 1,2,3 & Roof
Plans
Not for
Construction
SD - 2B.0

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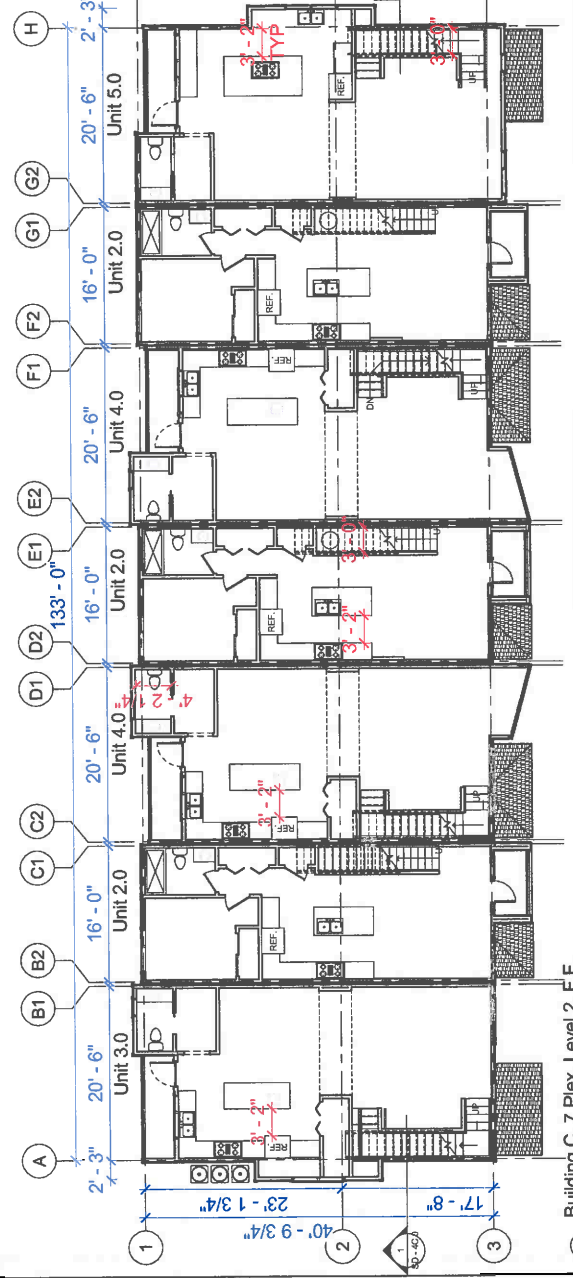
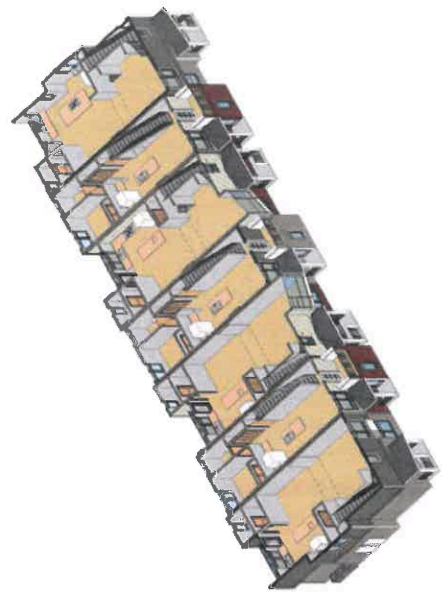
Gordon K' Wong AIA, LEED GA
7777 Wilshire Blvd., Suite 200
Camarillo, CA 93008
(805) 315-2129, LCG# 34445, GRW Architects.com





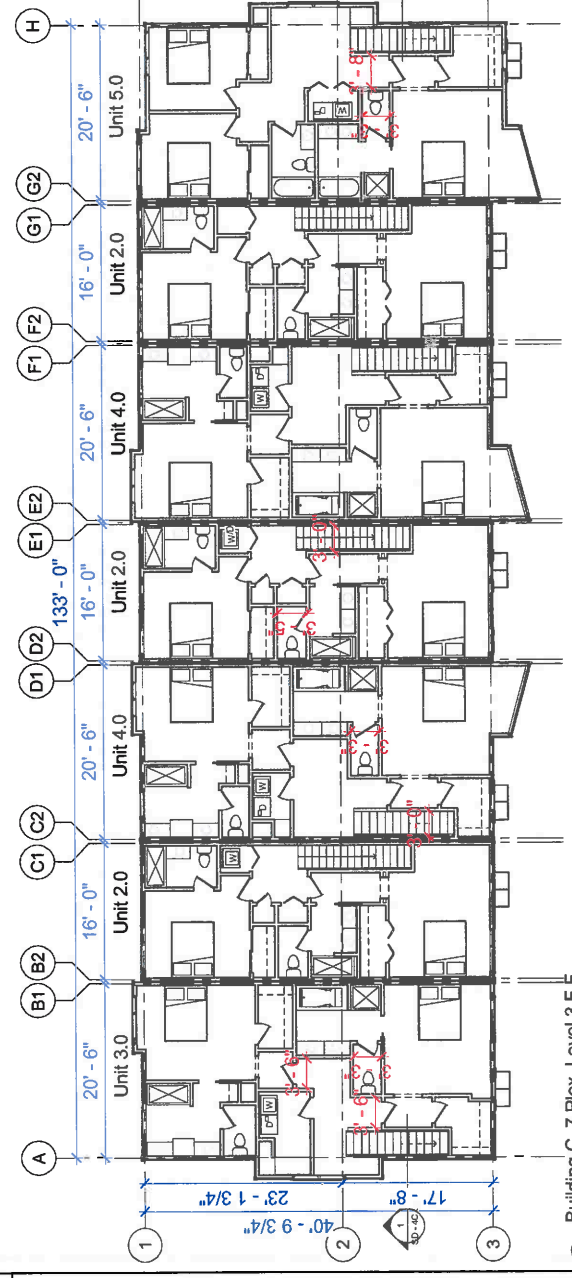
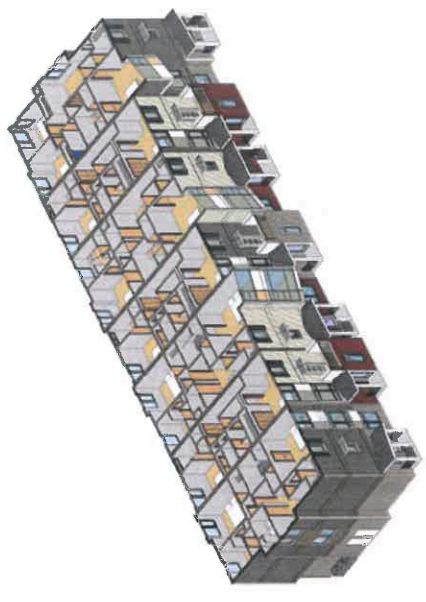
5 Building C, 7 Plex, Axon 1st Floor

1 Building C, 7 Plex, Level 1, F.F.
1/8" = 1'-0"



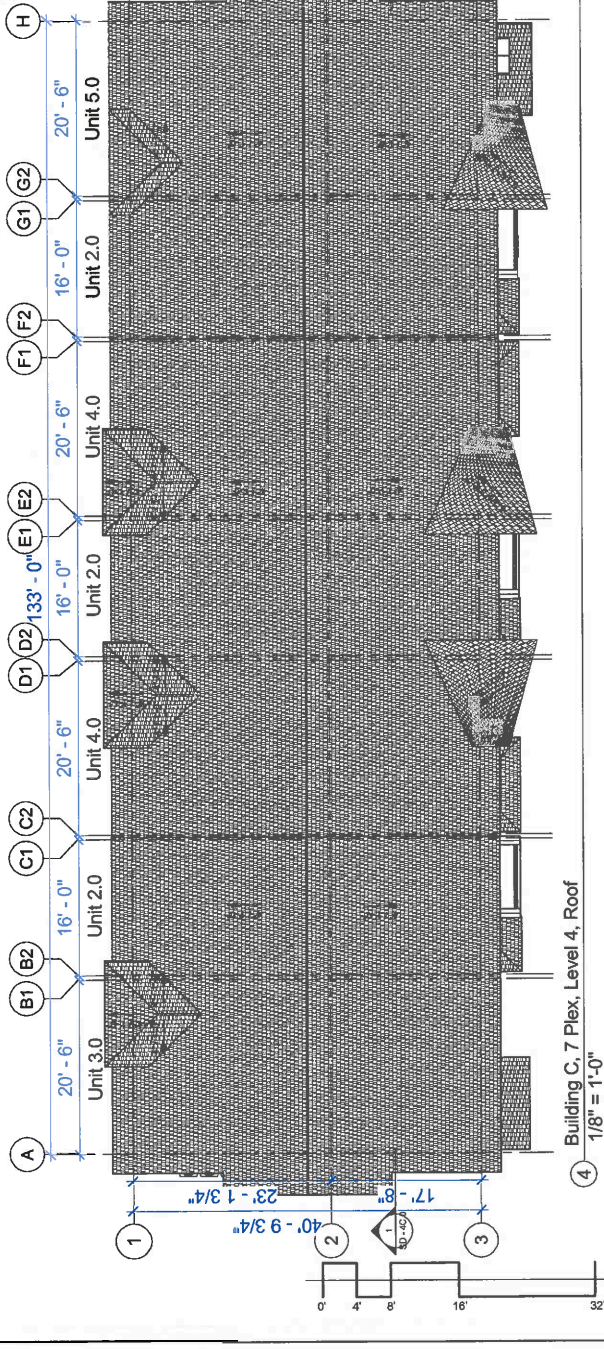
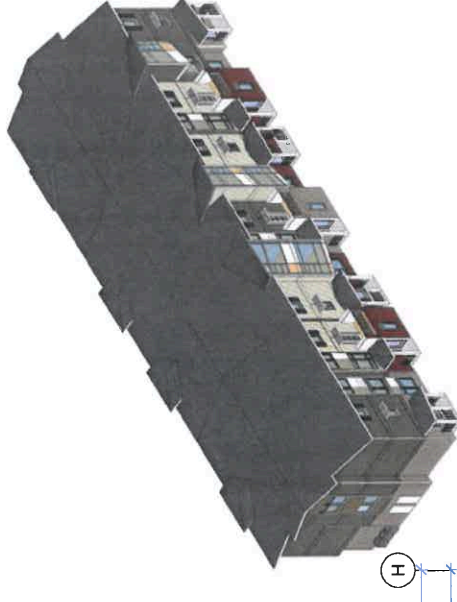
6 Building C, 7 Plex, Axon 2nd Floor

2 Building C, 7 Plex, Level 2, F.F.
1/8" = 1'-0"



7 Building C, 7 Plex, Axon 3rd Floor

3 Building C, 7 Plex, Level 3, F.F.
1/8" = 1'-0"



8 Building C, 7 Plex, Axon Roof

4 Building C, 7 Plex, Level 4, Roof
1/8" = 1'-0"



BUILDING FOOT PRINT = 5705 SF

Building C, 7 Plex, Level 1, 2, 3 & Roof Plans

Sunset Hills Town Homes
City of Roodin
by USA Investment Associates

Project Schedule
Revision
01 10.05.2013

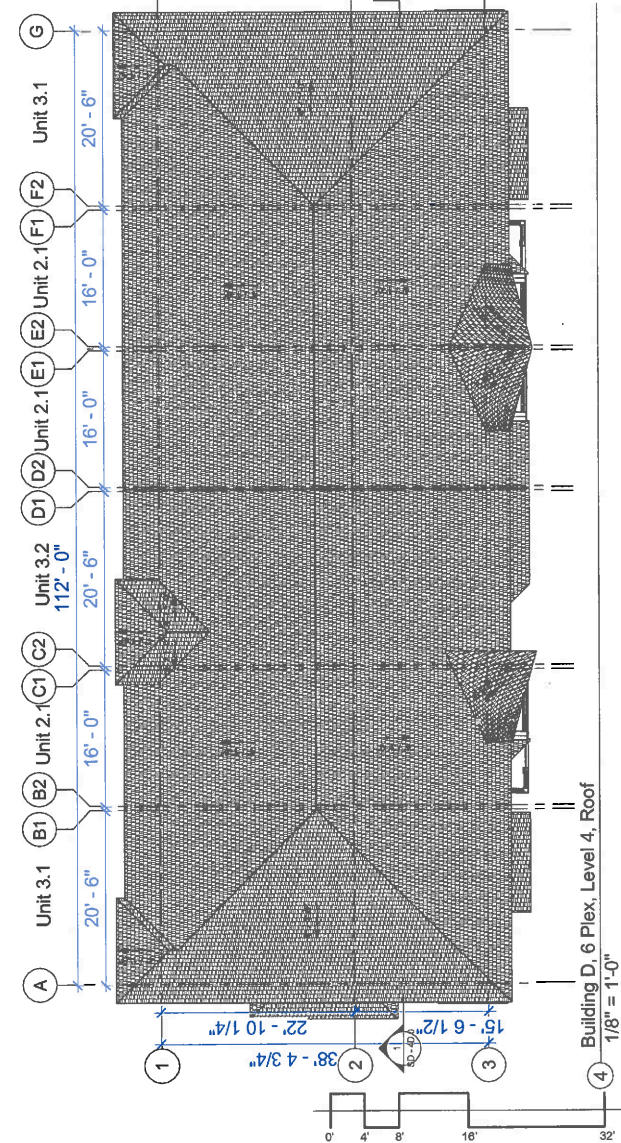
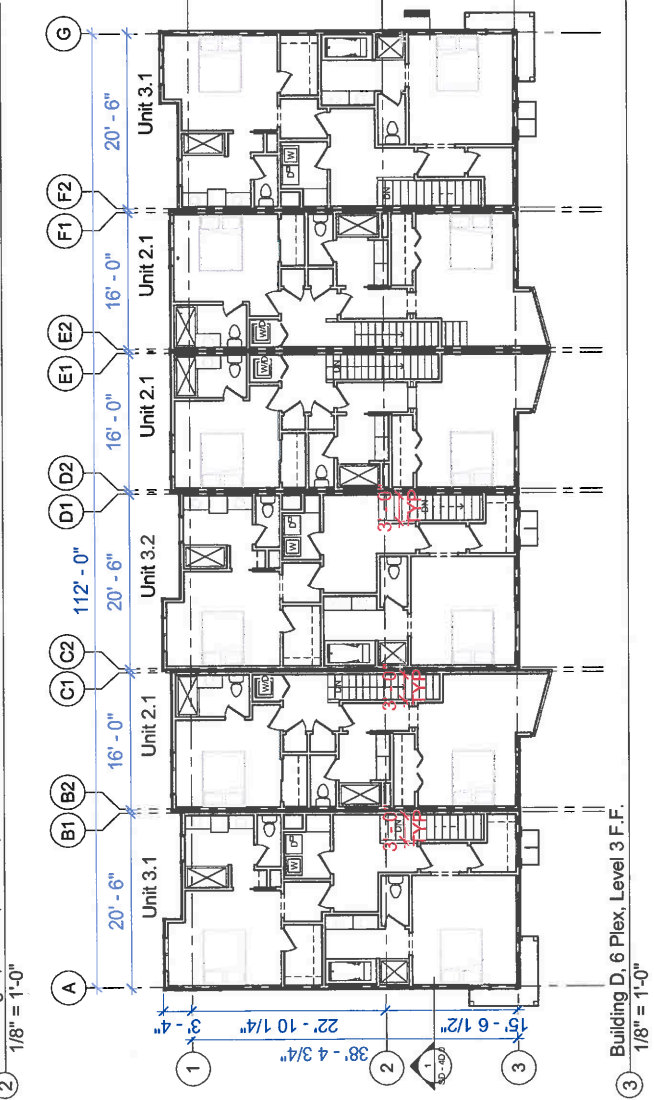
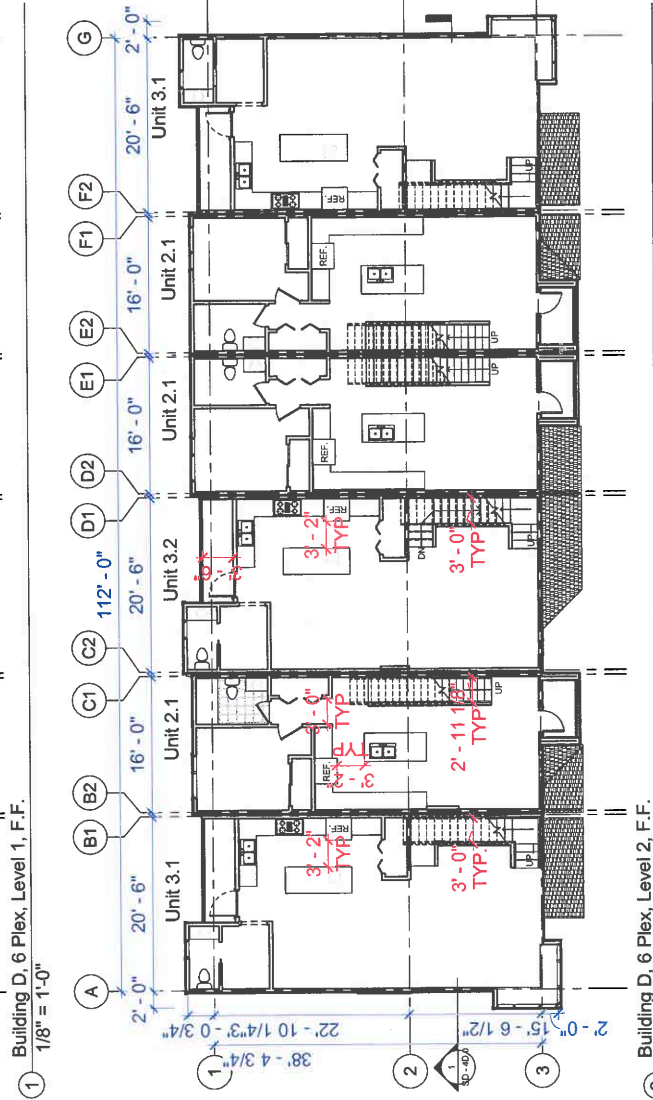
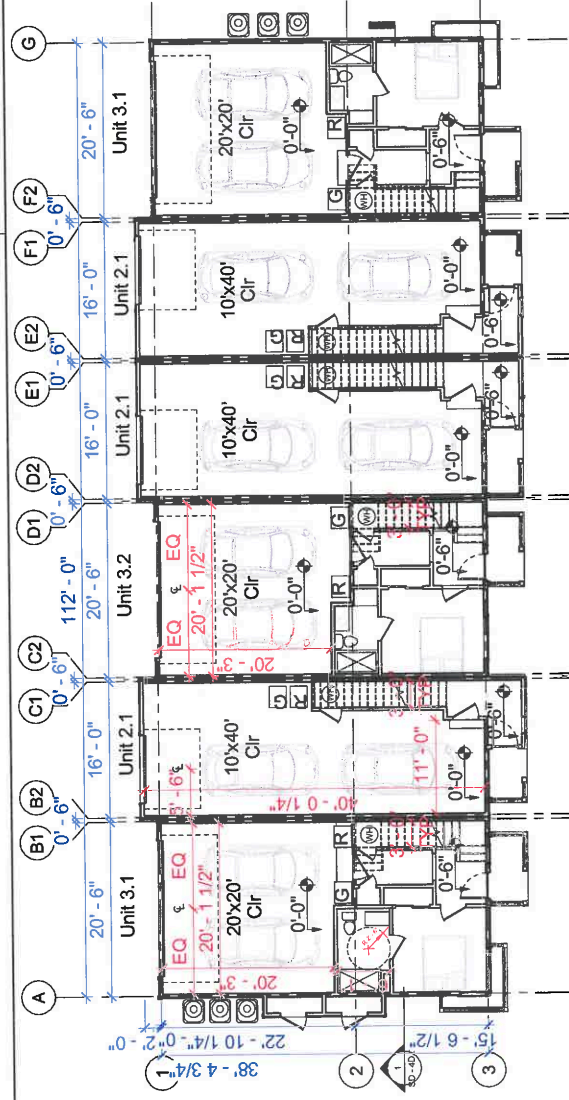
Building C, 7 Plex,
Level 1, 2, 3 &
Roof Plans
Not for
Construction
SD - 2C.0

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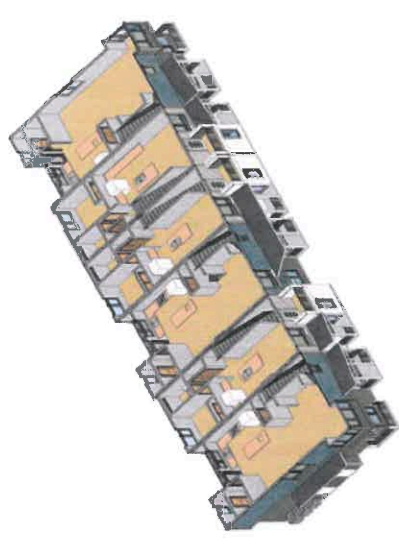


Gregory K Wong AIA, LEED AP
7000 Wilshire Blvd, Suite 1000, Campbell CA 95008
(408) 318-2125 LCA 34045, GWA Architects.com

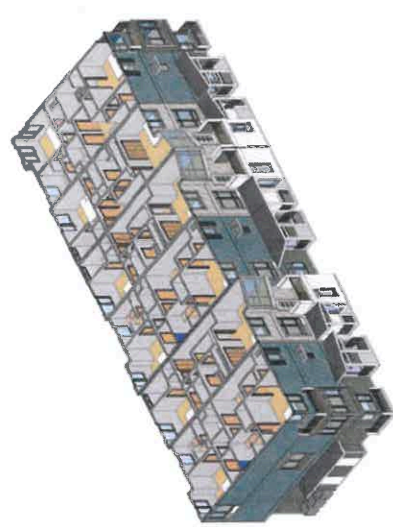




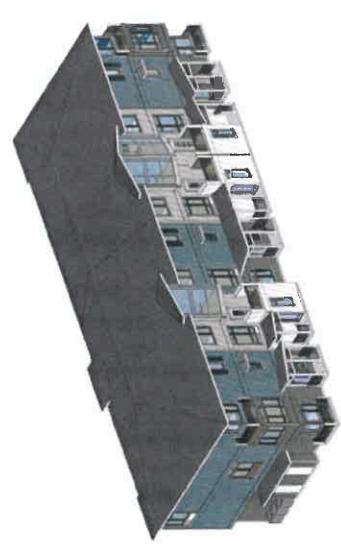
5 Building D, 6 Plex, Axon 1st Floor



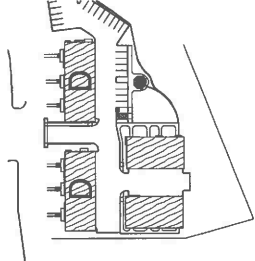
6 Building D, 6 Plex, Axon 2nd Floor



7 Building D, 6 Plex, Axon 3rd Floor



8 Building D, 6 Plex, Axon Roof



BUILDING FOOT PRINT = 4,890 SF

Building D, 6 Plex, Level 1,2,3 & Roof Plans

Sunset Hills Town Homes
City of Foothill
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building D, 6 Plex,
Level 1,2,3 & Roof
Plans
Not for
Construction
SD - 2D.0

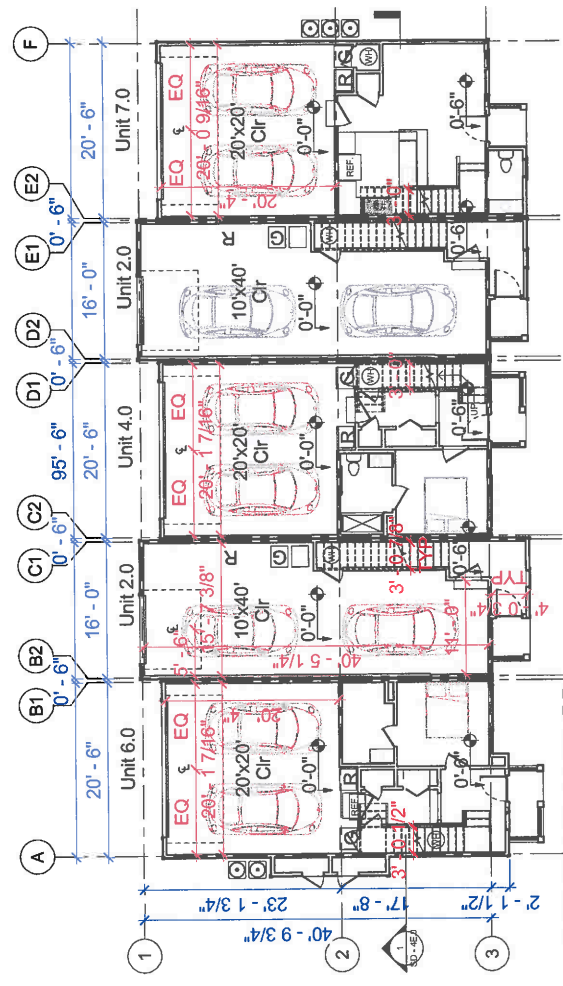
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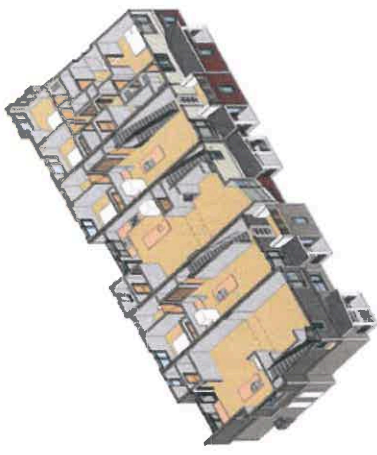
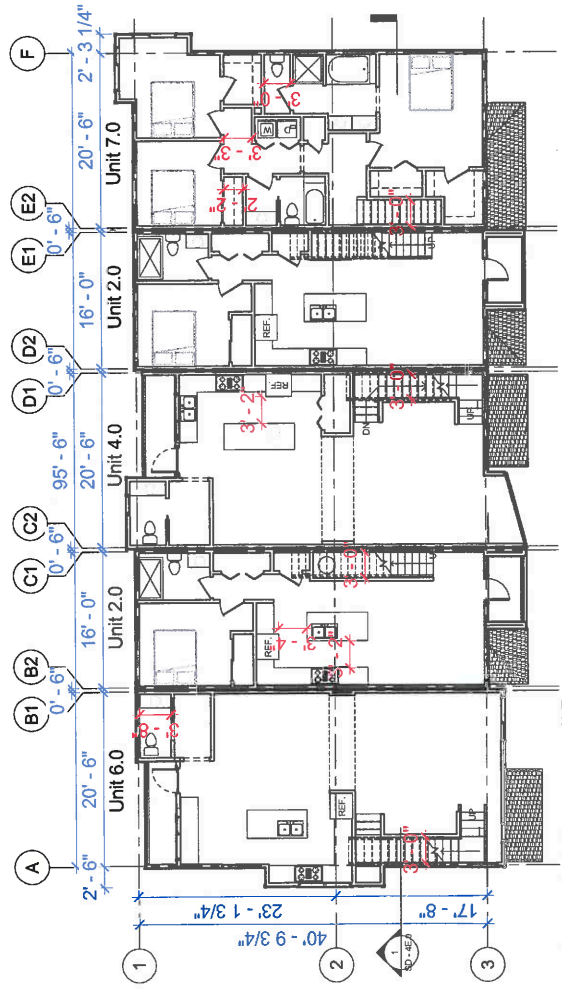
ARCHTEGIS
Architecture + Interiors



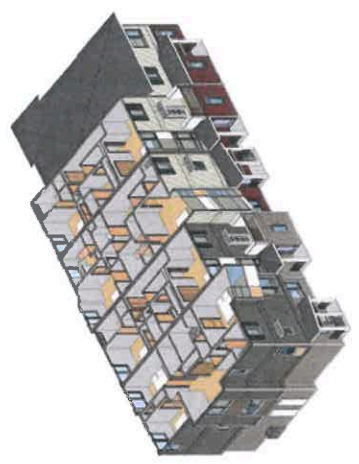
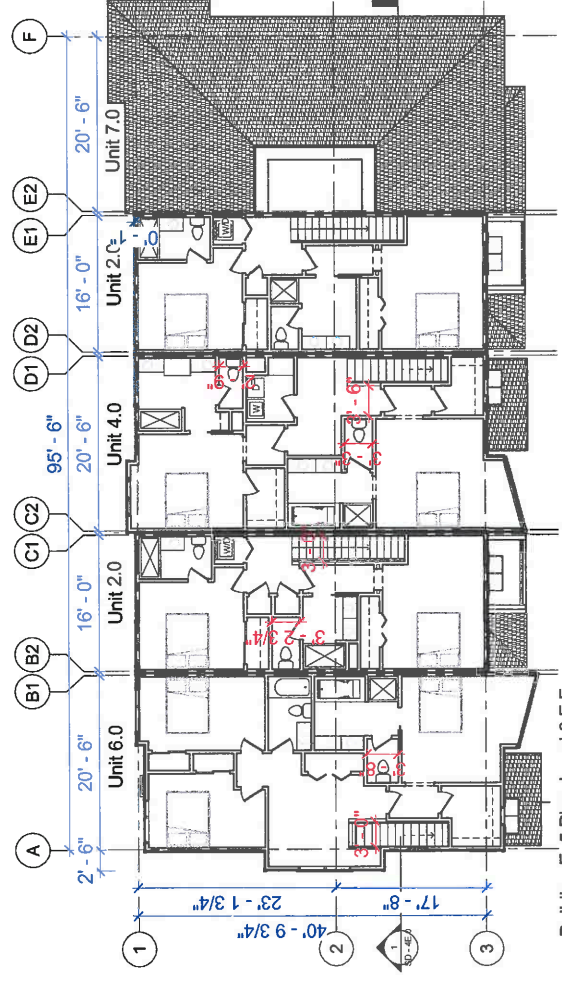
Gordon K' Wong AIA, LEED GA
Architect
10000
Cypress Hill CA 95008
(408) 315-2125 LCP 3-6945, GKW Architects.com



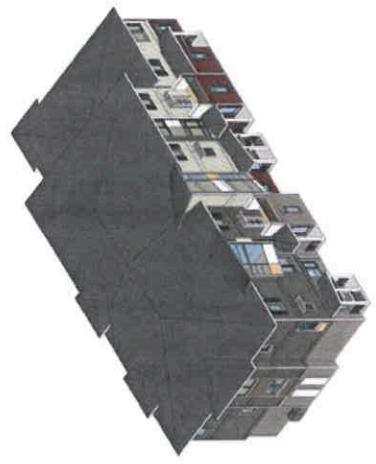
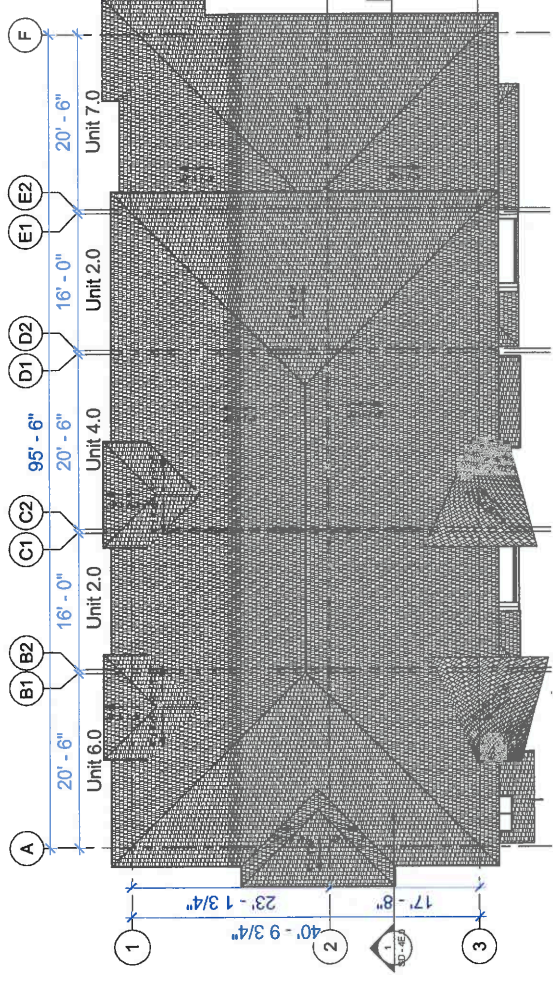
5 Building E, 5 Plex, Axon 1st Floor



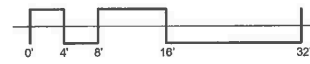
6 Building E, 5 Plex, Axon 2nd Floor



7 Building E, 5 Plex, Axon 3rd Floor



8 Building E, 5 Plex, Axon Roof



BUILDING FOOT PRINT = 4128 SF

Building E, 5 Plex, Level 1, 2, 3 & Roof Plans

Sunset Hills Town Homes
City of Rocklin, California
by USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building E, 5 Plex,
Level 1, 2, 3 &
Roof Plans
Not for
Construction
SD - 2E.0

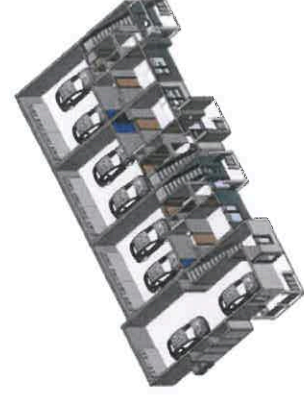
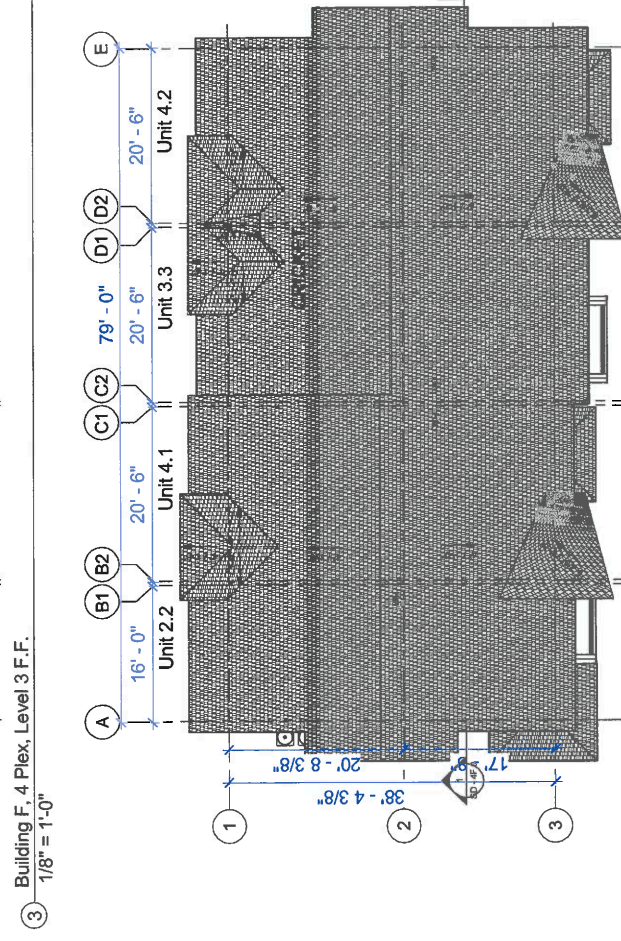
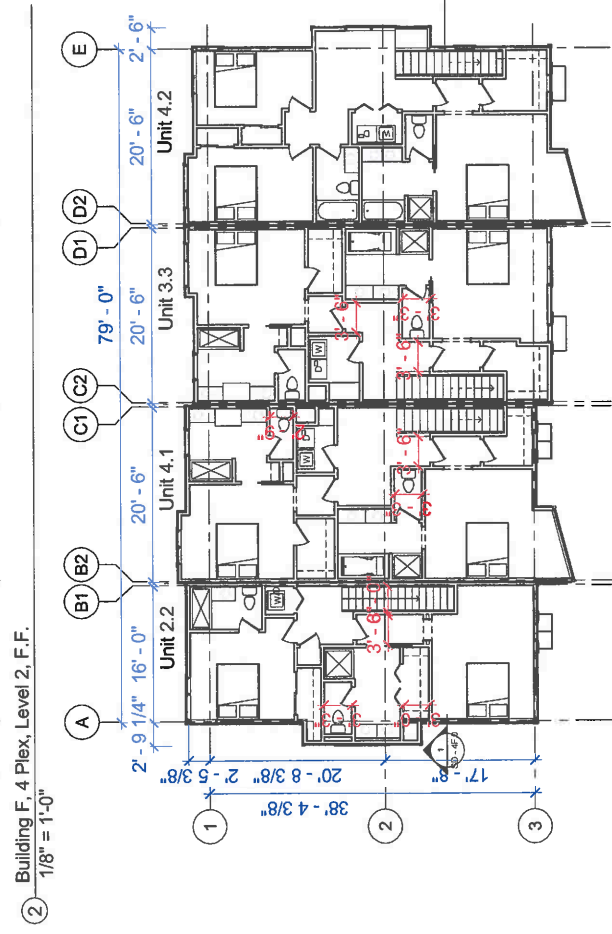
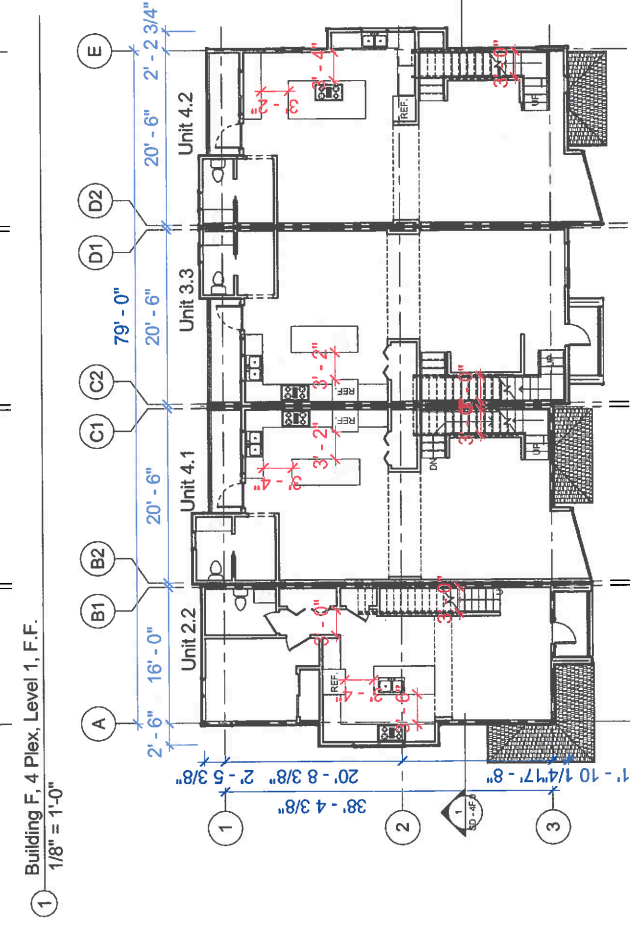
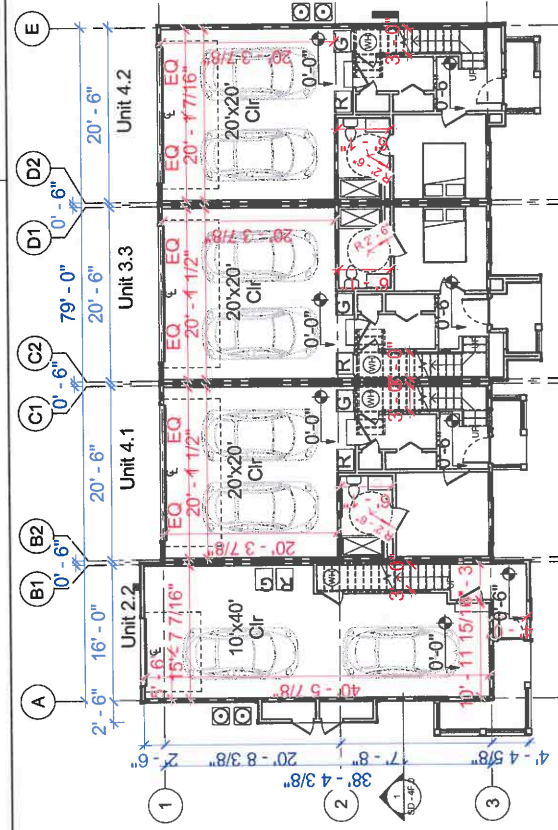
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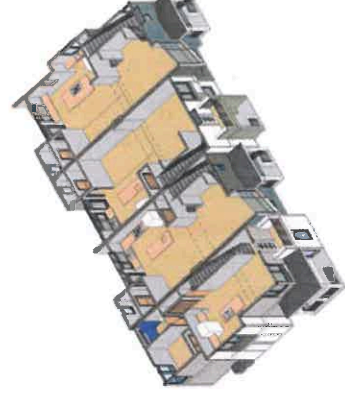
ARCHTECIS
ARCHITECTURAL • INTERIORS

Gordon K Wong AIA, LEED GA
11500 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210
(405) 315-2125 UIC# 9464, GKN Architects.com

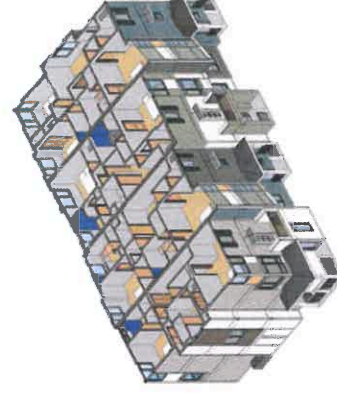




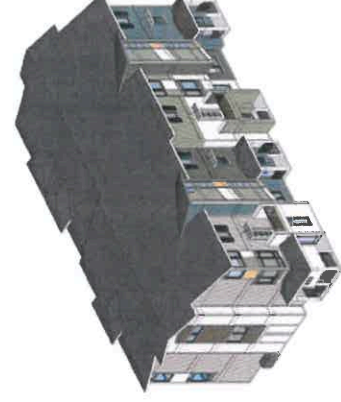
5 Building F, 4 Plex, Axon 1st Floor



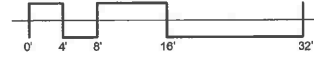
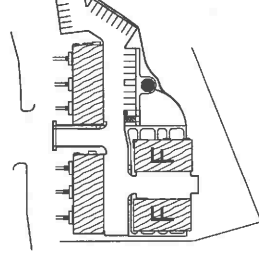
6 Building F, 4 Plex, Axon 2nd Floor



7 Building F, 4 Plex, Axon 3rd Floor



8 Building F, 4 Plex, Axon Roof



BUILDING FOOT PRINT = 3450 SF

Building F, 4 Plex, Level 1, 2, 3 & Roof Plans

Sunset Hills Town Homes
City of Foothill, California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building F, 4 Plex,
Level 1, 2, 3 & Roof
Plans
Not for
Construction
SD - 2F.0

SCALE As Indicated
10/1/2014 10:17:52 AM



Gordon K Wong AIA, LEED GA
Principal Architect
(408) 395-2125 LCH 34045, GKW Architects.com





Gordon K Wong AIA, LEED® GA
 Principal Architect
 1565-2123 LUCH 34048, GKW Architects.com



Building A, 5 Plex, Elevations & Materials

Sunset Hills Town Homes
 City of Redding, California
 by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building A, 5 Plex,
 Elevations &
 Materials
 Not for
 Construction
SD - 3A.0

SCALE 1/8" = 1'-0"
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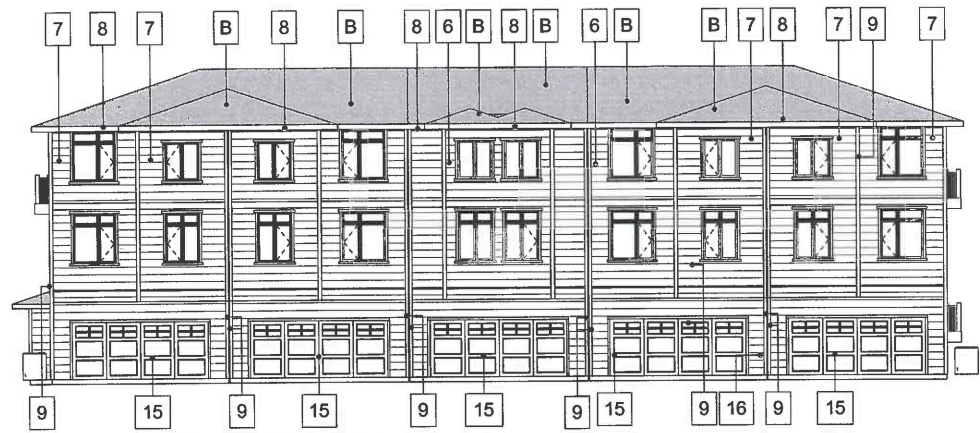


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

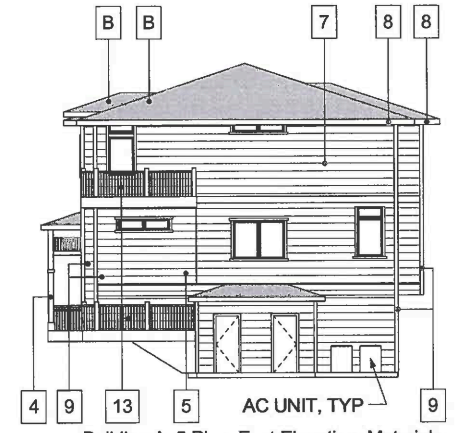
- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 4/4 SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



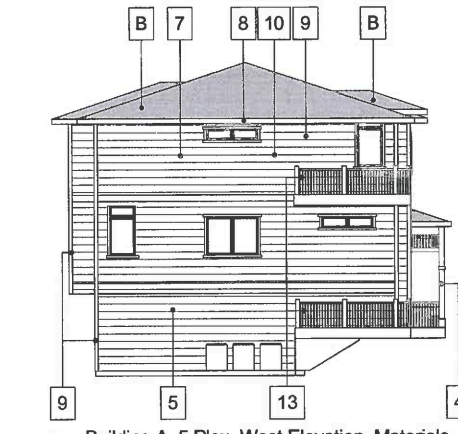
① Building A, 5 Plex, North Elevation, Materials
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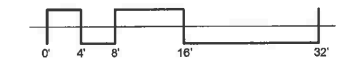
② Building A, 5 Plex, East Elevation, Materials
 1/8" = 1'-0"



③ Building A, 5 Plex, South Elevation, Materials
 1/8" = 1'-0"



④ Building A, 5 Plex, West Elevation, Materials
 1/8" = 1'-0"





ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 8 EXTERIOR TYPE: 3 EXTERIOR TYPE: 8 EXTERIOR TYPE: 8

① Building A, 5 Plex, North Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 8 EXTERIOR TYPE: 3 EXTERIOR TYPE: 8 EXTERIOR TYPE: 8

③ Building A, 5 Plex, South Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 2
 EXTERIOR TYPE: 8

② Building A, 5 Plex, West Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 2
 EXTERIOR TYPE: 8

④ Building A, 5 Plex, East Elevations, Colors
 1/8" = 1'-0"

Roof Color Schedule

- 1 COLOR: CHARCOAL BLACK
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 2 COLOR: COUNTRY GREY
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 3 COLOR: FLINT GREY
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
 SOLAR REFLECTION INDEX: 43
- 4 COLOR: MEDIUM BRONZE
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
 SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR	TRIM COLOR
-----------------	-------------------	------------

TIPS FOR COLOR SELECTION

Exterior color options and more great ideas by visiting www.jameshardie.com

- 1 NAVAJO BEIGE
- 2 ARCTIC WHITE
- 3 COBBLE STONE
- 4 TIMBER BARK
- 5 SAND STONE BEIGE
- 6 HEATHERED MOSS
- 7 MOUNTAIN SAGE
- 8 BOOTHBAY BOOTH
- 9 COUNTRY LANE RED
- 10 EVENING BLUE

PAINTED PANEL SCHEDULE

- WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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 Architect
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Building A, 5 Plex, Elevations & Colors

Sunset Hills Town Homes
 City of Foothill, California
 by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013
Building A, 5 Plex, Elevations & Colors	
Not for Construction	
SD - 3A.1	
SCALE As Indicated	
10/1/2014 10:53:40 AM	



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 7102 Redwood Lane Suite 100, Campbell CA 95008
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Building B, 6 Plex, Elevations & Materials

Sunset Hills Town Homes
 City of Foothill California
 by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building B, 6 Plex,
 Elevations &
 Materials
 Not for
 Construction
SD - 3B.0

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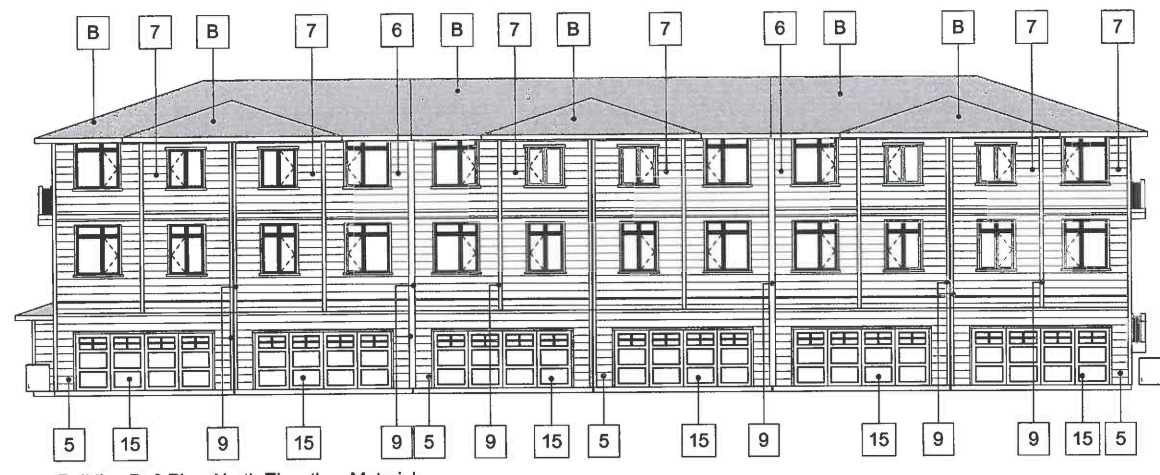


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

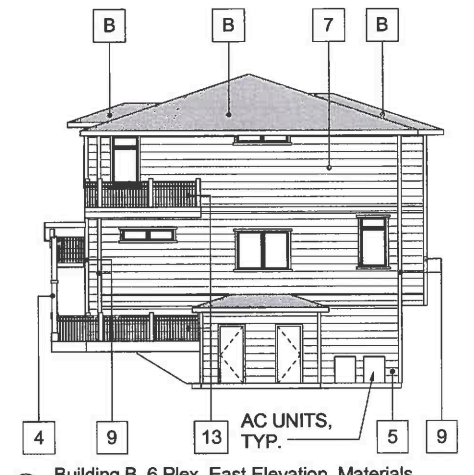
- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 3/4" RUSTIC, 3/4" X 9.25"
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- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



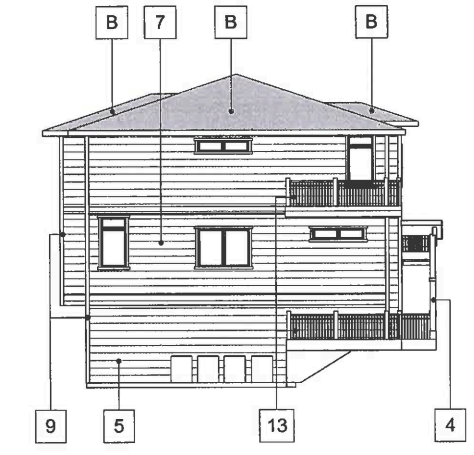
① Building B, 6 Plex, North Elevation, Materials
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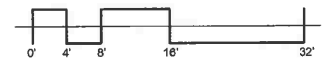
② Building B, 6 Plex, East Elevation, Materials
 1/8" = 1'-0"



③ Building B, 6 Plex, South Elevation, Materials
 1/8" = 1'-0"



④ Building B, 6 Plex, West Elevation, Materials
 1/8" = 1'-0"





ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2
EXTERIOR TYPE: 8	EXTERIOR TYPE: 3	EXTERIOR TYPE: 8	EXTERIOR TYPE: 8	EXTERIOR TYPE: 3	EXTERIOR TYPE: 8

① Building B, 6 Plex, North Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 2
EXTERIOR TYPE: 8

② Building B, 6 Plex, West Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2	ROOF TYPE: 2
EXTERIOR TYPE: 8	EXTERIOR TYPE: 3	EXTERIOR TYPE: 8	EXTERIOR TYPE: 8	EXTERIOR TYPE: 3	EXTERIOR TYPE: 8

③ Building B, 6 Plex, South Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 2
EXTERIOR TYPE: 8

④ Building B, 6 Plex, East Elevations, Colors
1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK

ROOF MATERIAL TYPE:
PRESIDENTIAL TL SHINGLE,
TRIPLE LAMINATE



2 COLOR: COUNTRY GREY

ROOF MATERIAL TYPE:
PRESIDENTIAL TL SHINGLE,
TRIPLE LAMINATE



3 COLOR: FLINT GREY

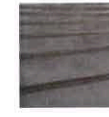
ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM



SOLAR REFLECTION INDEX: 43

4 COLOR: MEDIUM BRONZE

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM



SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James
Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR	TRIM COLOR
-----------------	-------------------	------------

Look for these color options and more great ideas by visiting harsco.com

TIPS FOR COLOR SELECTION

1. Consider the color of the sky and the surrounding landscape. The color of the sky and the surrounding landscape can have a significant impact on the overall appearance of the building. 2. Consider the color of the surrounding buildings. The color of the surrounding buildings can have a significant impact on the overall appearance of the building. 3. Consider the color of the surrounding vegetation. The color of the surrounding vegetation can have a significant impact on the overall appearance of the building. 4. Consider the color of the surrounding terrain. The color of the surrounding terrain can have a significant impact on the overall appearance of the building. 5. Consider the color of the surrounding sky. The color of the surrounding sky can have a significant impact on the overall appearance of the building. 6. Consider the color of the surrounding water. The color of the surrounding water can have a significant impact on the overall appearance of the building. 7. Consider the color of the surrounding air. The color of the surrounding air can have a significant impact on the overall appearance of the building. 8. Consider the color of the surrounding ground. The color of the surrounding ground can have a significant impact on the overall appearance of the building. 9. Consider the color of the surrounding buildings. The color of the surrounding buildings can have a significant impact on the overall appearance of the building. 10. Consider the color of the surrounding vegetation. The color of the surrounding vegetation can have a significant impact on the overall appearance of the building. 11. Consider the color of the surrounding terrain. The color of the surrounding terrain can have a significant impact on the overall appearance of the building. 12. Consider the color of the surrounding sky. The color of the surrounding sky can have a significant impact on the overall appearance of the building. 13. Consider the color of the surrounding water. The color of the surrounding water can have a significant impact on the overall appearance of the building. 14. Consider the color of the surrounding air. The color of the surrounding air can have a significant impact on the overall appearance of the building. 15. Consider the color of the surrounding ground. The color of the surrounding ground can have a significant impact on the overall appearance of the building.

- | | |
|-------------------|--------------------|
| 1 NAVAJO BEIGE | 6 HEATHERED MOSS |
| NAVAJO BEIGE | BOOTHBAY BLUE |
| ARCTIC WHITE | HEATHERED MOSS |
| | MOUNTAIN SAGE |
| | KHAKU BROWN |
| 2 ARCTIC WHITE | 7 MOUNTAIN SAGE |
| ARCTIC WHITE | HEATHERED MOSS |
| | MOUNTAIN SAGE |
| | COBBLE STONE |
| NAVAJO BEIGE | NAVAJO BEIGE |
| 3 COBBLE STONE | 8 BOOTHBAY BOOTH |
| COBBLE STONE | ARCTIC WHITE |
| | BOOTHBAY BOOTH |
| | MOUNTAIN SAGE |
| NAVAJO BEIGE | COBBLE STONE |
| 4 TIMBER BARK | 9 COUNTRY LANE RED |
| TIMBER BARK | KHAKU BROWN |
| | COUNTRY LANE RED |
| | SANDSTONE BEIGE |
| ARCTIC WHITE | MONTEREY TAUPE |
| 5 SANDSTONE BEIGE | 10 EVENING BLUE |
| SANDSTONE BEIGE | COUNTRY LANE RED |
| | EVENING BLUE |
| | MONTEREY TAUPE |
| KHAKU BROWN | COBBLE STONE |

PAINTED PANEL SCHEDULE

WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)

WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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(408) 315-5728 www.GKWArchitects.com



Building B, 6 Plex, Elevations & Colors

Sunset Hills Town Homes
City of Redding, California
by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building B, 6 Plex,
Elevations &
Colors
Not for
Construction
SD - 3B.1

SCALE As Indicated
10/1/2014 10:46:41 AM



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(408) 315-5225 LGP 3048, GKN Architects.com



Building C, Elevations & Materials

Sunset Hills Town Homes
City of Foothill California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building C,
Elevations &
Materials
Not for
Construction
SD - 3C.0

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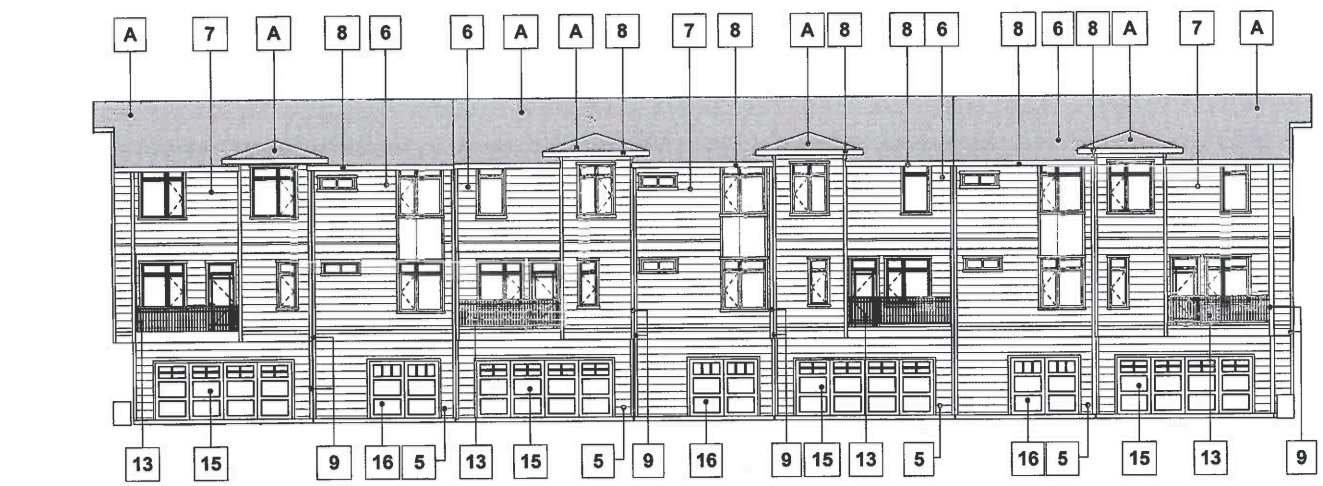


Roof Schedule: Single or Standing
Seam, See sheet SD.5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

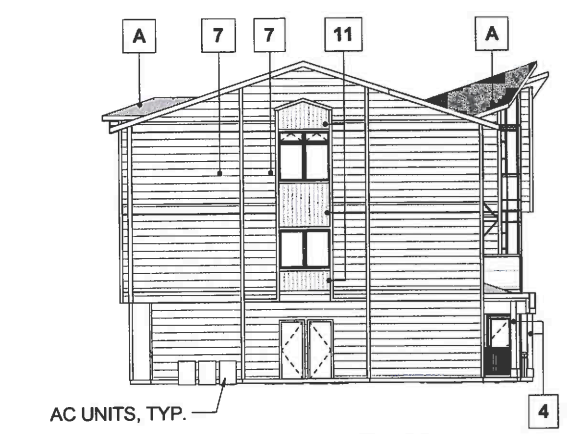
- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 1/4" RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 1/4" SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



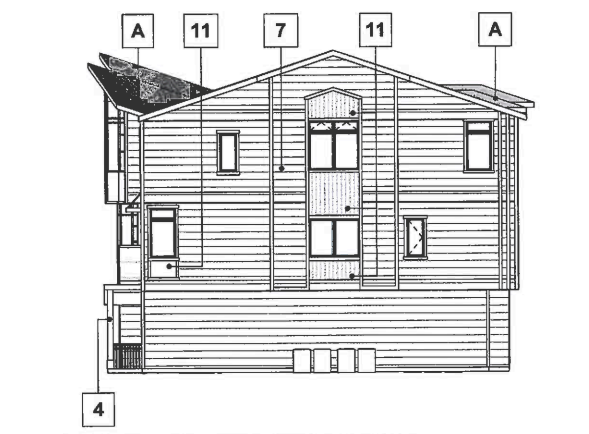
1 Building C, 7 Plex, North Elevation, Materials
1/8" = 1'-0"



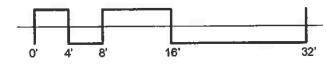
3 Building C, 7 Plex, South Elevation, Materials
1/8" = 1'-0"



4 Building C, 7 Plex, West Elevation, Materials
1/8" = 1'-0"



2 Building C, 7 Plex, East Elevation, Materials
1/8" = 1'-0"





ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1

EXTERIOR TYPE: 4 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 4 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 4

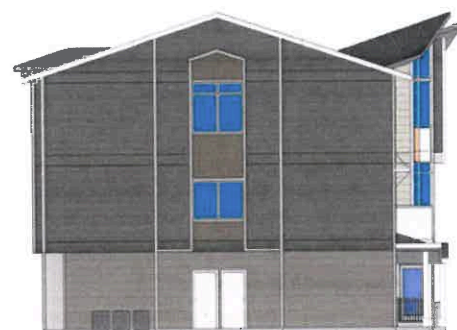
① North Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1

EXTERIOR TYPE: 4 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 4 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 4

③ South Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1

EXTERIOR TYPE: 4

④ West Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1

EXTERIOR TYPE: 4

② East Elevations, Colors
1/8" = 1'-0"

Roof Color Schedule

- 1 COLOR: CHARCOAL BLACK
ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 2 COLOR: COUNTRY GREY
ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 3 COLOR: FLINT GREY
ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
SOLAR REFLECTION INDEX: 43
- 4 COLOR: MEDIUM BRONZE
ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR
TRIM COLOR	

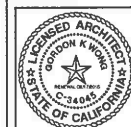
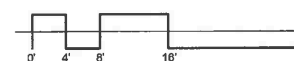
TIPS FOR COLOR SELECTION

Explore these color options and more great ideas by visiting jameshardie.com

- 1 NAVAJO BEIGE
- 2 ARCTIC WHITE
- 3 COBBLE STONE
- 4 TIMBER BARK
- 5 SANDSTONE BEIGE
- 6 HEATHERED MOSS
- 7 MOUNTAIN SAGE
- 8 BOOTHBAY BOOTH
- 9 COUNTRY LANE RED
- 10 EVENING BLUE

PAINTED PANEL SCHEDULE

- WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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Building C, Elevations & Colors

Sunset Hills Town Homes
City of Redding, California
by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building C, Elevations & Colors
Not for Construction
SD - 3C.1

SCALE As indicated
10/1/2014 11:10:51 AM



Gregory K. Wong AIA, LEED AP
 7700 Wilshire Blvd., Suite 1000, Campbell, CA 95008
 (408) 315-2123 LCP# 34945, GRW Architects.com



Building D, 6 Plex, Elevations & Materials

Sunset Hills Town Homes
 City of Foothill, California
 by, USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

Building D, 6 Plex,
 Elevations &
 Materials
 Not for
 Construction
SD - 3D.0

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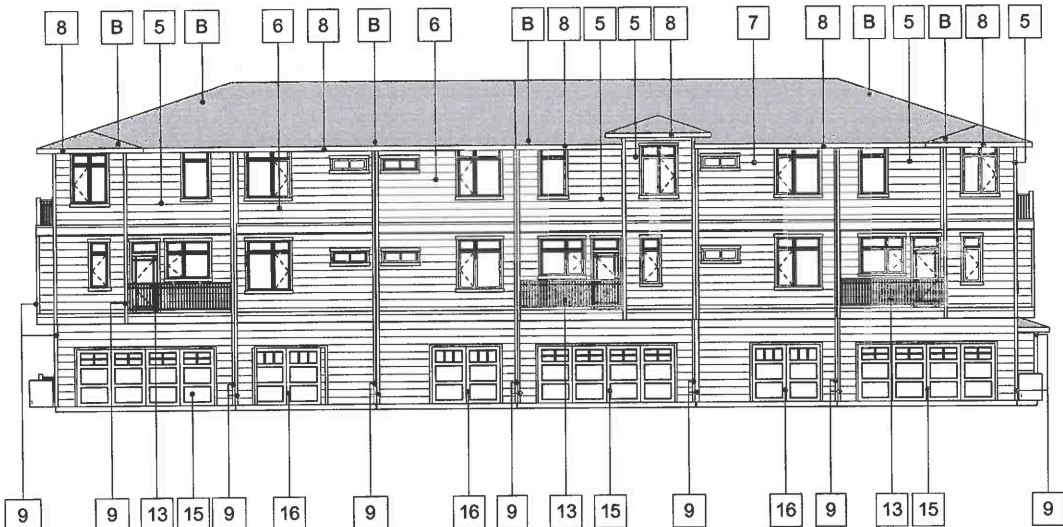


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

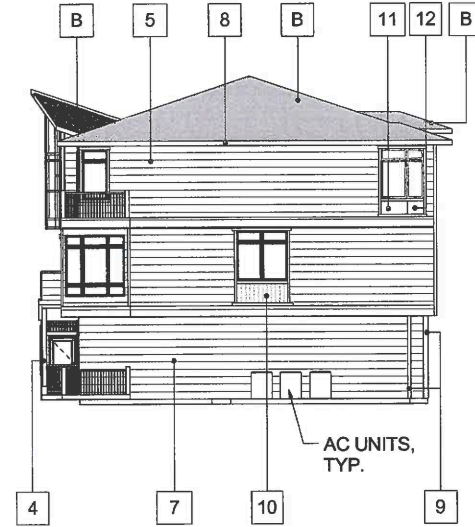
- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
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- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 3/4 RUSTIC, 3/4" X 9.25"
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- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



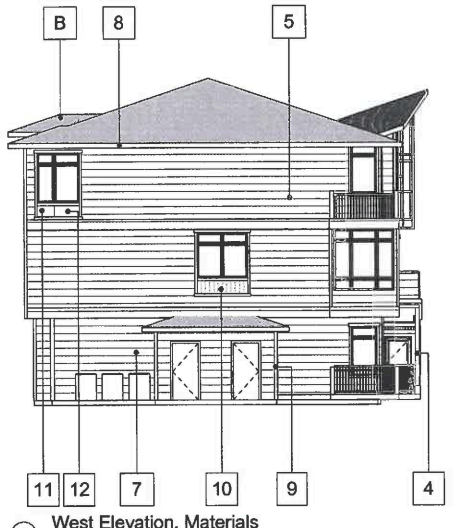
① North Elevation, Materials
 1/8" = 1'-0"



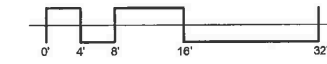
② East Elevation, Materials
 1/8" = 1'-0"



③ South Elevation, Materials
 1/8" = 1'-0"



④ West Elevation, Materials
 1/8" = 1'-0"





ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

① North Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1
 EXTERIOR TYPE: 8

④ West Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

③ South Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1
 EXTERIOR TYPE: 8

② East Elevation, Colors
 1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK

ROOF MATERIAL TYPE:
 PRESIDENTIAL TL SHINGLE,
 TRIPLE LAMINATE



2 COLOR: COUNTRY GREY

ROOF MATERIAL TYPE:
 PRESIDENTIAL TL SHINGLE,
 TRIPLE LAMINATE



3 COLOR: FLINT GREY

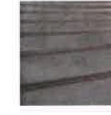
ROOF MATERIAL TYPE:
 COOL METAL ROOFING,
 STANDING SEAM



SOLAR REFLECTION INDEX: 43

4 COLOR: MEDIUM BRONZE

ROOF MATERIAL TYPE:
 COOL METAL ROOFING,
 STANDING SEAM



SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James
 Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR
TRIM COLOR	



TIPS FOR COLOR SELECTION

Explore these color options and
 more great ideas by visiting
 JamesHardie.com

- 1. Consider the color of the sky and surrounding landscape.
- 2. Consider the color of the roof and trim.
- 3. Consider the color of the windows and doors.
- 4. Consider the color of the landscaping and furniture.
- 5. Consider the color of the interior walls and floors.
- 6. Consider the color of the exterior lighting.
- 7. Consider the color of the exterior accents.
- 8. Consider the color of the exterior materials.
- 9. Consider the color of the exterior finishes.
- 10. Consider the color of the exterior textures.

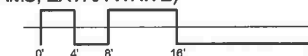
1 NAVAJO BEIGE	6 HEATHERED MOSS
NAVAJO BEIGE	HEATHERED MOSS
ARCTIC WHITE	KHAKUI BROWN
2 ARCTIC WHITE	7 MOUNTAIN SAGE
ARCTIC WHITE	HEATHERED MOSS
NAVAJO BEIGE	NAVAJO BEIGE
3 COBBLE STONE	8 BOOTHBAY BOOTH
COBBLE STONE	ARCTIC WHITE
NAVAJO BEIGE	BOOTHBAY BOOTH
4 TIMBER BARK	9 COUNTRY LANE RED
TIMBER BARK	KHAKUI BROWN
ARCTIC WHITE	COUNTRY LANE RED
5 SAND STONE BEIGE	10 EVENING BLUE
SANDSTONE BEIGE	COUNTRY LANE RED
KHAKUI BROWN	EVENING BLUE
	COBBLE STONE

PAINTED PANEL SCHEDULE

WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)

WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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Building D, 6 Plex, Elevations & Colors

Sunset Hills Town Homes
 City of Foothill, California

by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building D, 6 Plex,
 Elevations &
 Colors
 Not for
 Construction
 SD - 3D.1

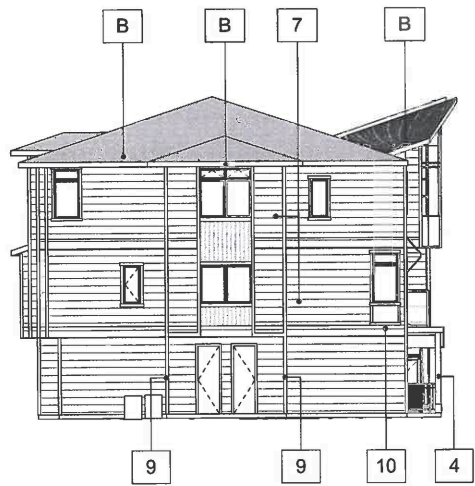
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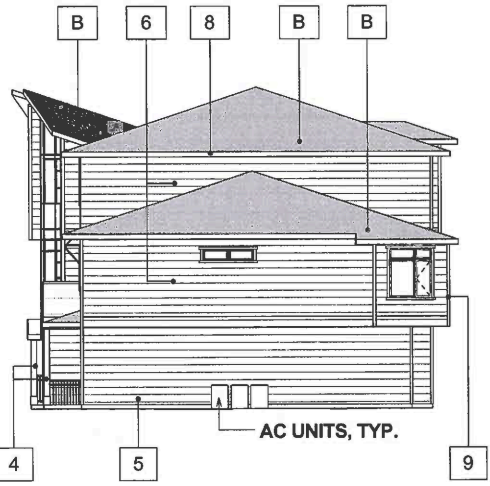
① Building E, 5 Plex, North Elevation, Materials
1/8" = 1'-0"



③ Building E, 5 Plex, South Elevation, Materials
1/8" = 1'-0"



④ Building E, 5 Plex, West Elevation, Materials
1/8" = 1'-0"



② Building E, 5 Plex, East Elevation, Materials
1/8" = 1'-0"

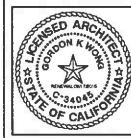
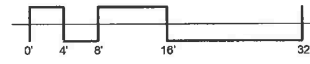


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 4/4 SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



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 Culver City, CA 90230
 (408) 315-2123 LIC# 24845, GKW Architects.com



Building E, Elevations & Materials

Sunset Hills Town Homes
 City of Redlin California
 by, USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

Building E,
 Elevations &
 Materials
 Not for
 Construction
 SD - 3E.0

SCALE 1/8" = 1'-0"
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ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2
 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 4 EXTERIOR TYPE: 4

① North Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2 ROOF TYPE: 2
 EXTERIOR TYPE: 4 EXTERIOR TYPE: 4 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5 EXTERIOR TYPE: 5

③ South Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 2
 EXTERIOR TYPE: 4

④ West Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 2
 EXTERIOR TYPE: 5

② East Elevations, Colors
 1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK

ROOF MATERIAL TYPE:
 PRESIDENTIAL TL SHINGLE,
 TRIPLE LAMINATE



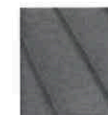
2 COLOR: COUNTRY GREY

ROOF MATERIAL TYPE:
 PRESIDENTIAL TL SHINGLE,
 TRIPLE LAMINATE



3 COLOR: FLINT GREY

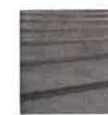
ROOF MATERIAL TYPE:
 COOL METAL ROOFING,
 STANDING SEAM



SOLAR REFLECTION INDEX: 43

4 COLOR: MEDIUM BRONZE

ROOF MATERIAL TYPE:
 COOL METAL ROOFING,
 STANDING SEAM



SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James
 Hardie Panels, Color Plus

Legend

MAIN BODY COLOR
 SECOND BODY COLOR
 TRIM COLOR



TIPS FOR COLOR SELECTION

Explore these color options and more great ideas by visiting jameshardie.com

- Coordinate with a color palette and understand the color family.
- Consider the color of the roof, gutters, and landscaping.
- Use color swatches to compare colors in person.
- Look for color samples on the actual materials to be used.
- Use a color wheel to understand the color relationships.

1 NAVAJO BEIGE

NAVAJO BEIGE

ARCTIC WHITE

2 ARCTIC WHITE

ARCTIC WHITE

3 COBBLE STONE

COBBLE STONE

4 TIMBER BARK

TIMBER BARK

5 SANDSTONE BEIGE

SANDSTONE BEIGE

KHAKUI BROWN

6 HEATHERED MOSS

HEATHERED MOSS

KHAKUI BROWN

7 MOUNTAIN SAGE

MOUNTAIN SAGE

NAVAJO BEIGE

8 BOOTHBAY BOOTH

BOOTHBAY BOOTH

COBBLE STONE

9 COUNTRY LANE RED

COUNTRY LANE RED

MONTEREY TAUPE

10 EVENING BLUE

EVENING BLUE

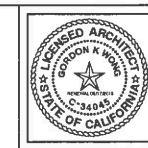
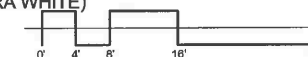
COBBLE STONE

PAINTED PANEL SCHEDULE

WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)

WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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Building E, Elevations & Colors

Sunset Hills Town Homes
 City of Redding, California
 by, USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

Building E,
 Elevations &
 Colors
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 Construction
 SD - 3E.1

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 10/1/2014 11:01:14 AM



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Building F, Elevations & Materials

Sunset Hills Town Homes
 City of Redding, California
 by, USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

Building F,
 Elevations &
 Materials
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 Construction
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SCALE 1/8" = 1'-0"
 10/1/2014 10:18:08 AM



Roof Schedule: Single or Standing
 Seam, See sheet SD-5.1

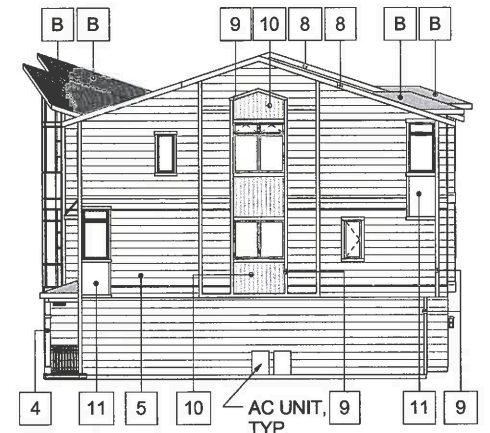
- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 4/4 SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



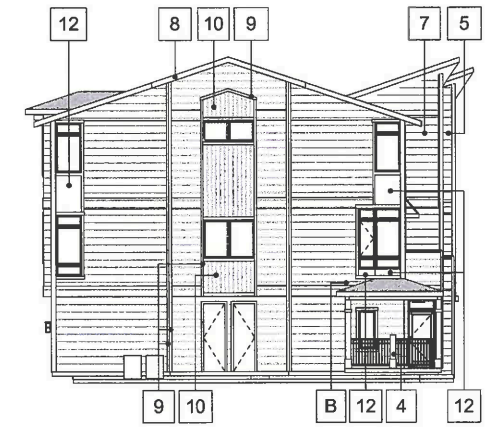
1 North Elevation, Materials
 1/8" = 1'-0"



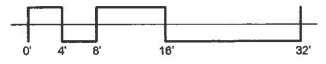
2 East Elevation, Materials
 1/8" = 1'-0"



3 South Elevation, Materials
 1/8" = 1'-0"



4 West Elevation, Materials
 1/8" = 1'-0"





ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 3

① North Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1
 EXTERIOR TYPE: 3

④ West Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
 EXTERIOR TYPE: 3 EXTERIOR TYPE: 1 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

③ South Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1
 EXTERIOR TYPE: 8

② East Elevation, Colors
 1/8" = 1'-0"

Roof Color Schedule

- 1 COLOR: CHARCOAL BLACK
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 2 COLOR: COUNTRY GREY
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 3 COLOR: FLINT GREY
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
 SOLAR REFLECTION INDEX: 43
- 4 COLOR: MEDIUM BRONZE
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
 SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR	TRIM COLOR
-----------------	-------------------	------------

TIPS FOR COLOR SELECTION

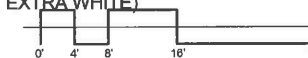
For a best color selection, consider the following:

- Consider the color of the sky and surrounding landscape.
- Consider the color of the ground and surrounding landscape.
- Consider the color of the building materials.
- Consider the color of the furniture and fixtures.
- Consider the color of the interior walls and ceiling.
- Consider the color of the exterior walls and roof.
- Consider the color of the trim and accents.
- Consider the color of the landscaping.
- Consider the color of the sky and surrounding landscape.

- 1 NAVAJO BEIGE
- 2 ARCTIC WHITE
- 3 COBBLE STONE
- 4 TIMBER BARK
- 5 SAND STONE BEIGE
- 6 HEATHERED MOSS
- 7 MOUNTAIN SAGE
- 8 BOOTHBAY BOOTH
- 9 COUNTRY LANE RED
- 10 EVENING BLUE

PAINTED PANEL SCHEDULE

- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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Building F, Elevations & Colors

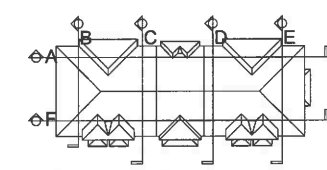
Sunset Hills Town Homes
 City of Redding, California

by, USA Investment Associates

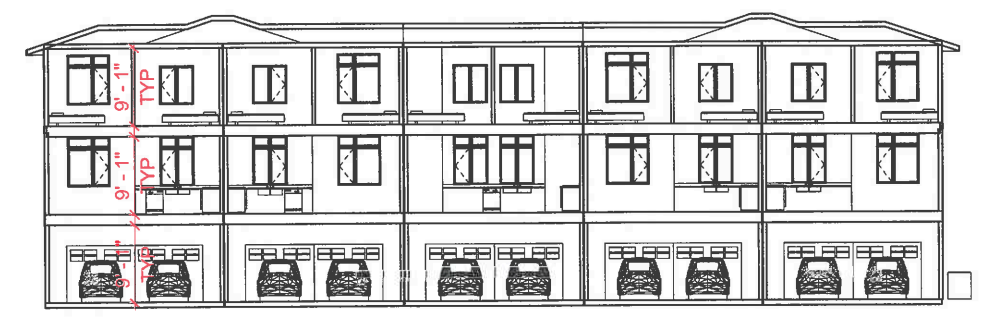
Project Schedule
 Revision
 01 10.05.2013

Building F,
 Elevations &
 Colors
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 SD - 3F.1

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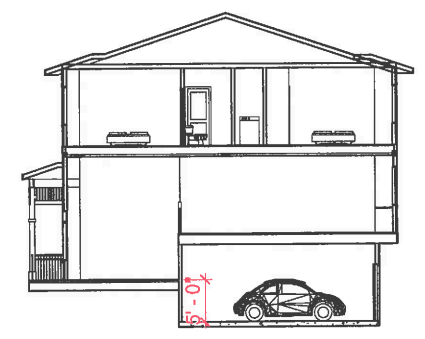
⑦ Building A, 5 Plex, Section Diagram
1" = 30'-0"



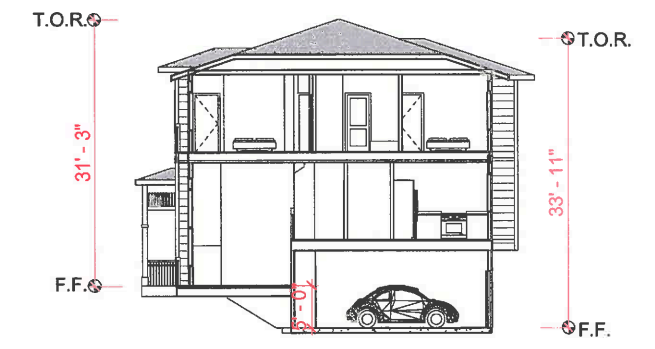
① Building A, 5 Plex, Section A
1/8" = 1'-0"



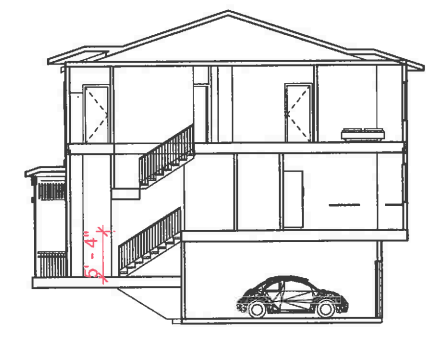
② Building A, 5 Plex, Section B
1/8" = 1'-0"



③ Building A, 5 Plex, Section C
1/8" = 1'-0"



④ Building A, 5 Plex, Section D
1/8" = 1'-0"



⑤ Building A, 5 Plex, Section E
1/8" = 1'-0"



⑥ Building A, 5 Plex, Section F
1/8" = 1'-0"



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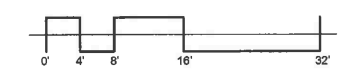


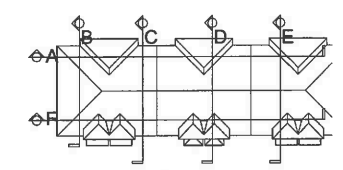
Building A, 5 Plex, Sections

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City of Redlin California
by, USA Investment Associates

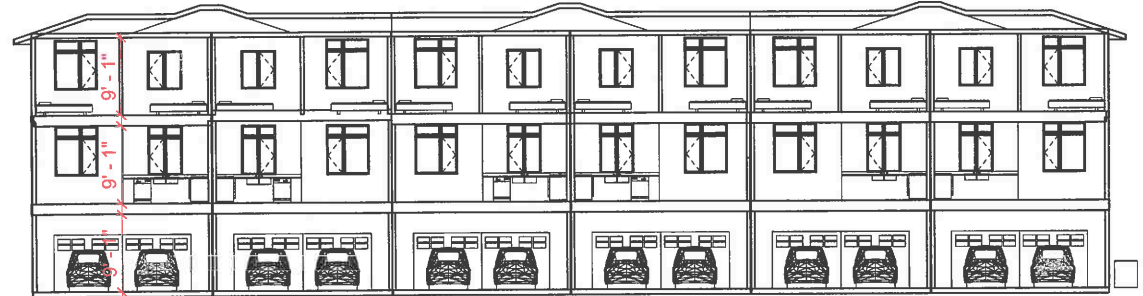
Project Schedule	Revision
01	10.05.2013

Building A, 5 Plex, Sections
Not for Construction
SD - 4A.0
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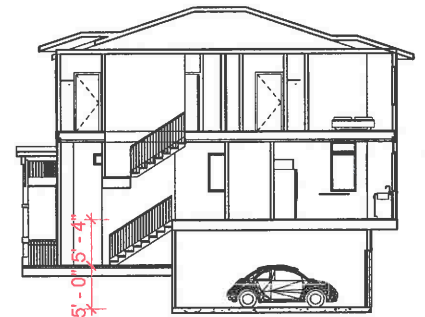




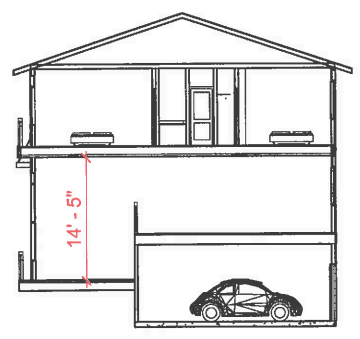
⑦ Building B, 6 Plex, Section Diagram
1" = 30'-0"



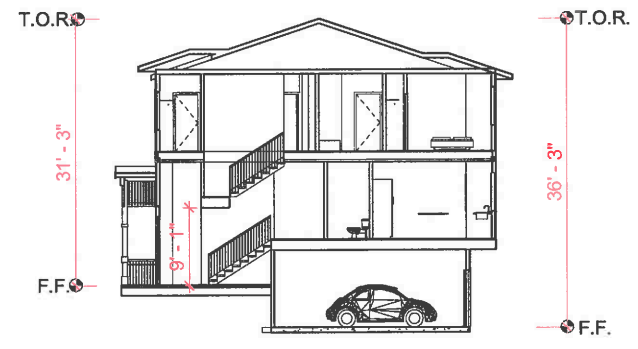
① Building B, 6 Plex, Section A
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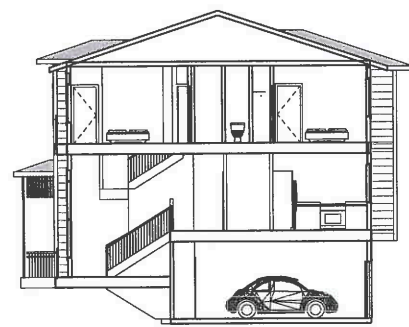
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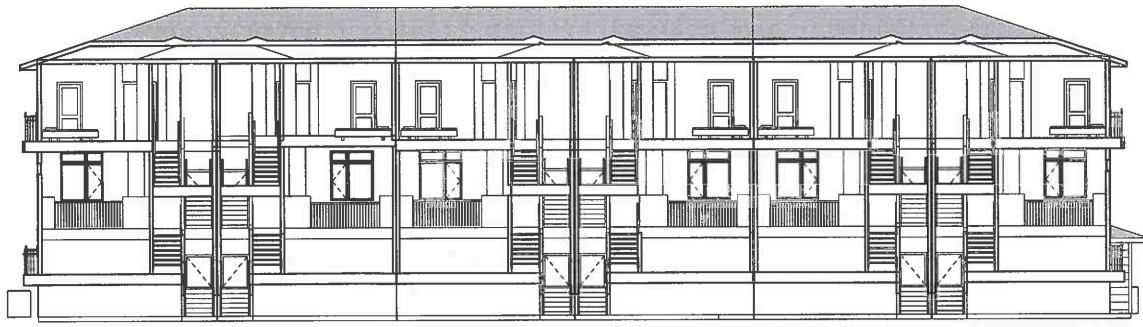
③ Building B, 6 Plex, Section C
1/8" = 1'-0"



④ Building B, 6 Plex, Section D
1/8" = 1'-0"



⑤ Building B, 6 Plex, Section E
1/8" = 1'-0"



⑥ Building B, 6 Plex, Section F
1/8" = 1'-0"



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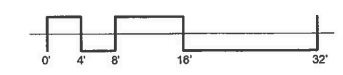


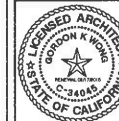
Building B, 6 Plex, Sections

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City of Redlin
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Project Schedule	Revision
01	10.05.2013

Building B, 6 Plex, Sections
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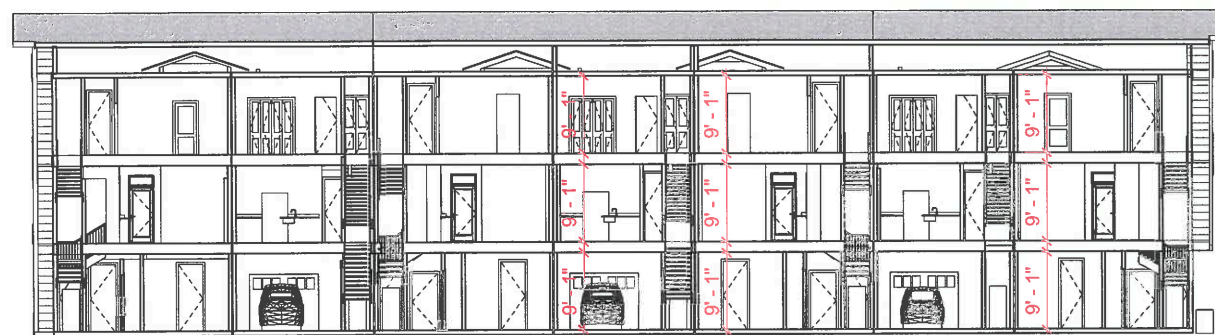
Building C, Sections

Sunset Hills Town Homes
City of Redding, California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building C,
Sections
Not for
Construction
SD - 4C.0

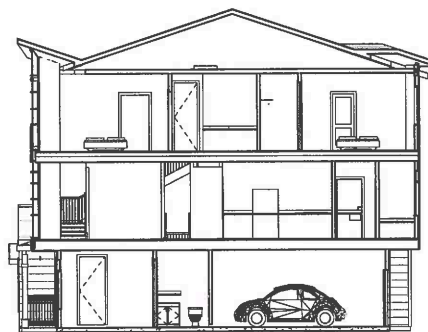
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① Section AA FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0'
1/8" = 1'-0"



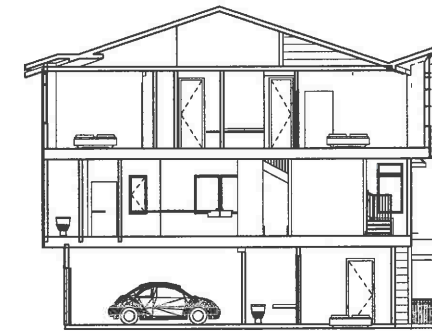
② Section BB
1/8" = 1'-0"



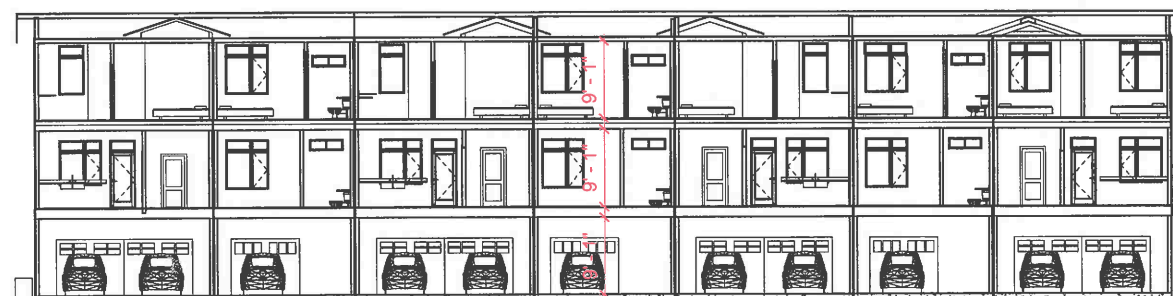
③ Section CC
1/8" = 1'-0"



④ Section DD
1/8" = 1'-0"

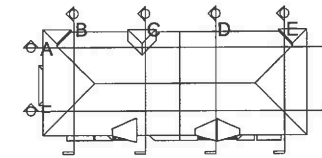


⑤ Section EE
1/8" = 1'-0"

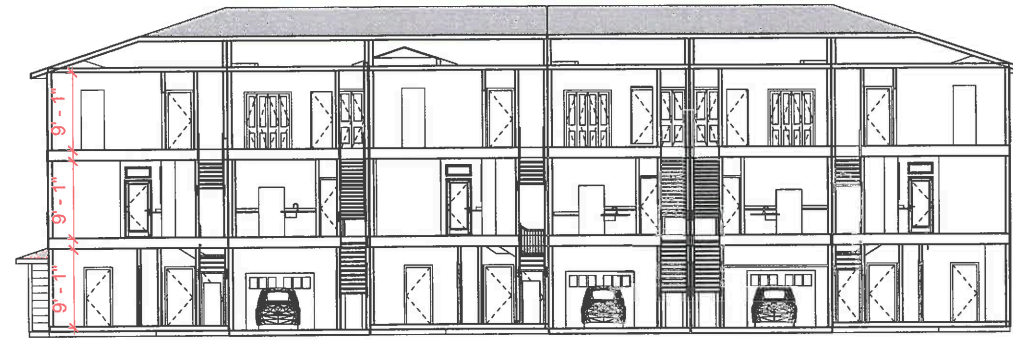


⑥ Section FF FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0'
1/8" = 1'-0"





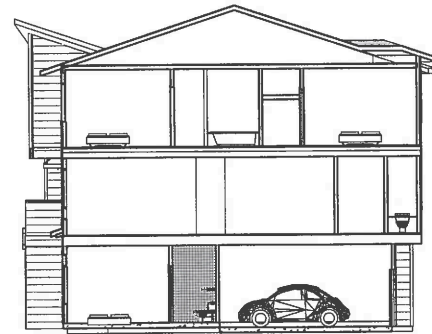
⑧ Building D, 6 Plex, Section Diagram
1" = 30'-0"



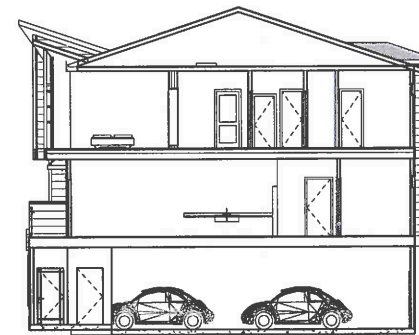
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1/8" = 1'-0"
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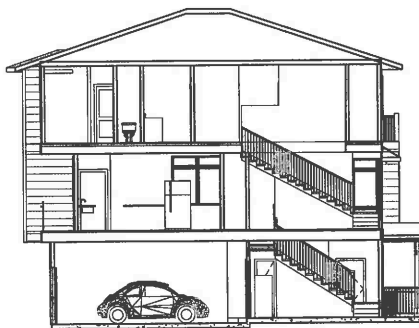
② Building D, 6 Plex, Section B
1/8" = 1'-0"



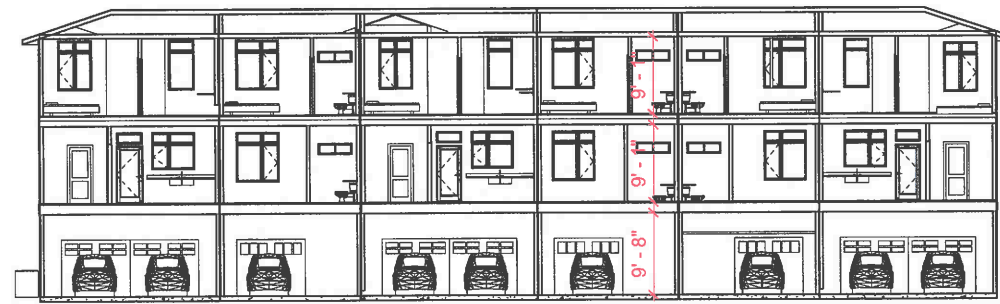
③ Building D, 6 Plex, Section C
1/8" = 1'-0"



④ Building D, 6 Plex, Section D
1/8" = 1'-0"

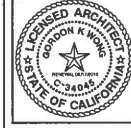


⑤ Building D, 6 Plex, Section E
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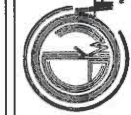


⑥ Building D, 6 Plex, Section F
1/8" = 1'-0"
FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0'

Building D, 6 Plex, Sections



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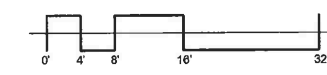


Sunset Hills Town Homes
City of Redding, California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building D, 6 Plex,
Sections
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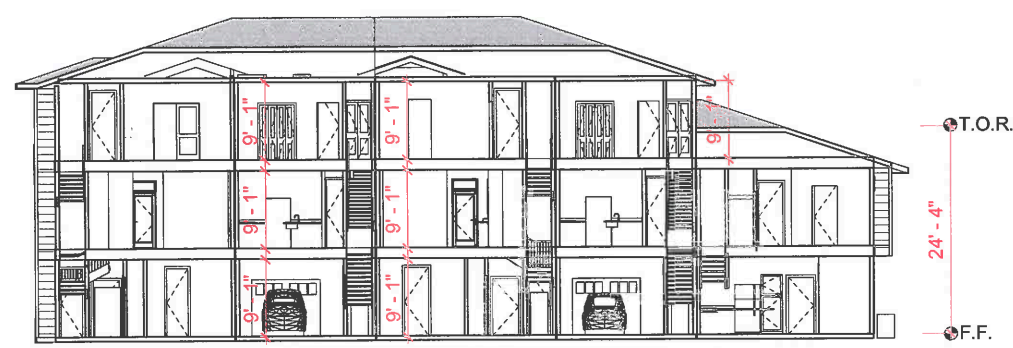
Building E, Sections

Sunset Hills Town Homes
City of Redding California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building E,
Sections
Not for
Construction
SD - 4E.0

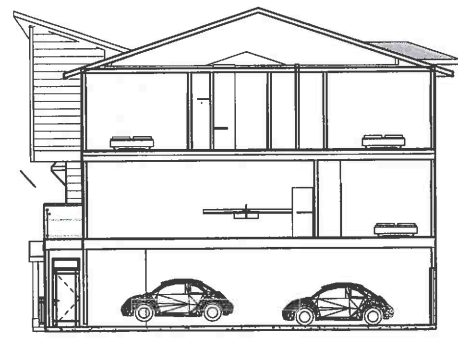
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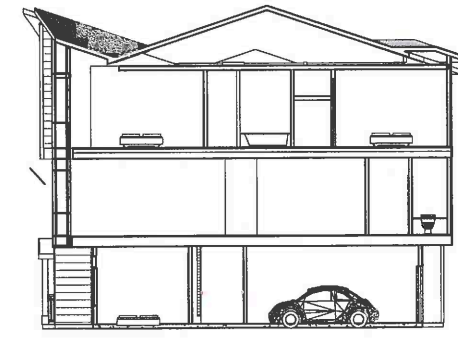
① Section AA
1/8" = 1'-0"
FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0'



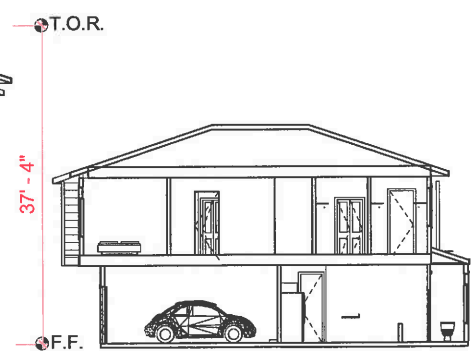
② Section BB
1/8" = 1'-0"



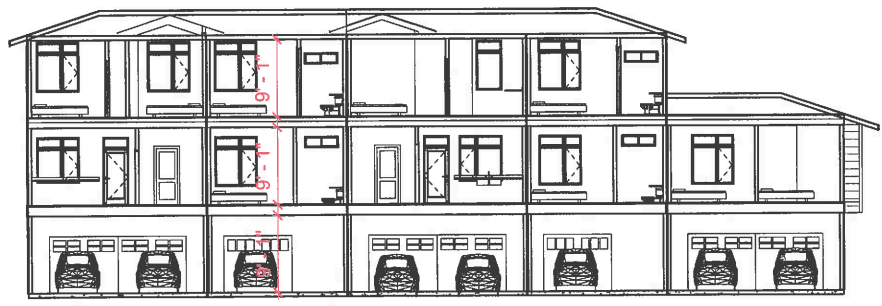
③ Section CC
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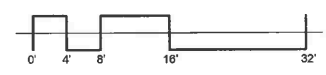
④ Section DD
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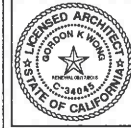


⑤ Section EE
1/8" = 1'-0"



⑥ Section FF
1/8" = 1'-0"
FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0' FF = 230.0'





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Architect
1000 California Street, Suite 1000
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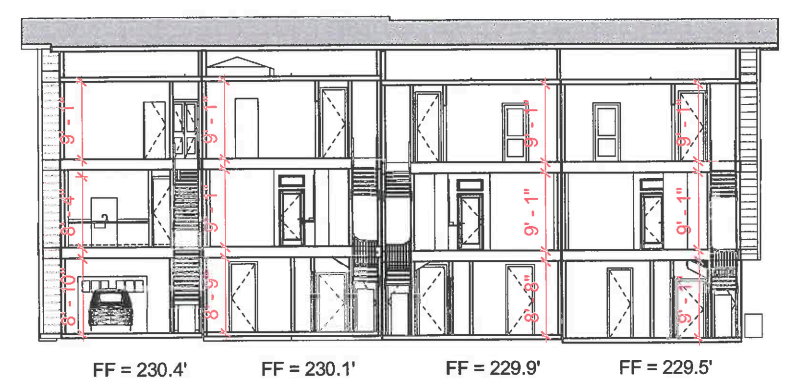
Building F, Sections

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Building F,
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SD - 4F.0

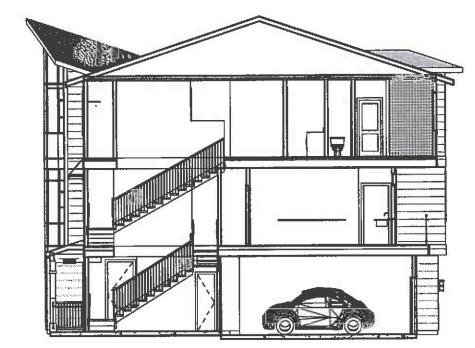
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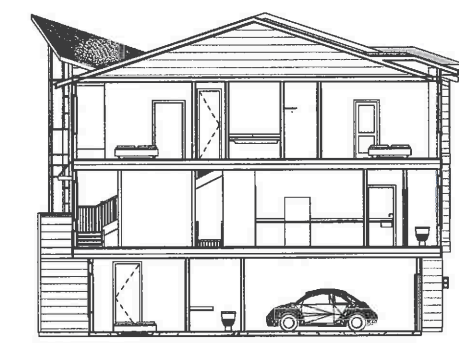
1 Section AA
1/8" = 1'-0"



2 Section BB
1/8" = 1'-0"



3 Section CC
1/8" = 1'-0"



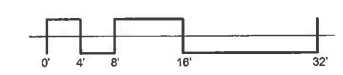
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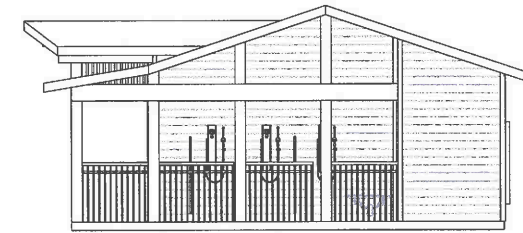
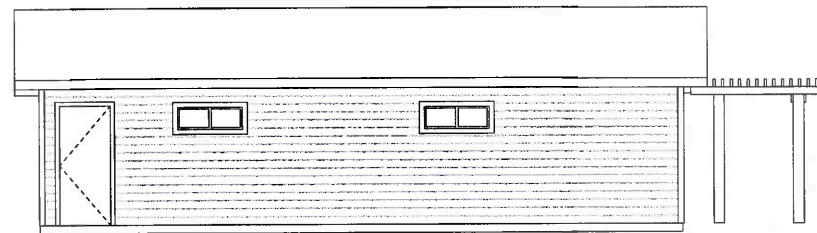
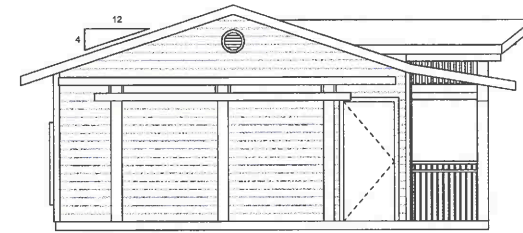
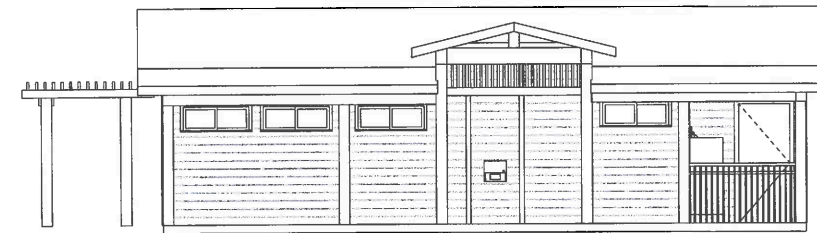
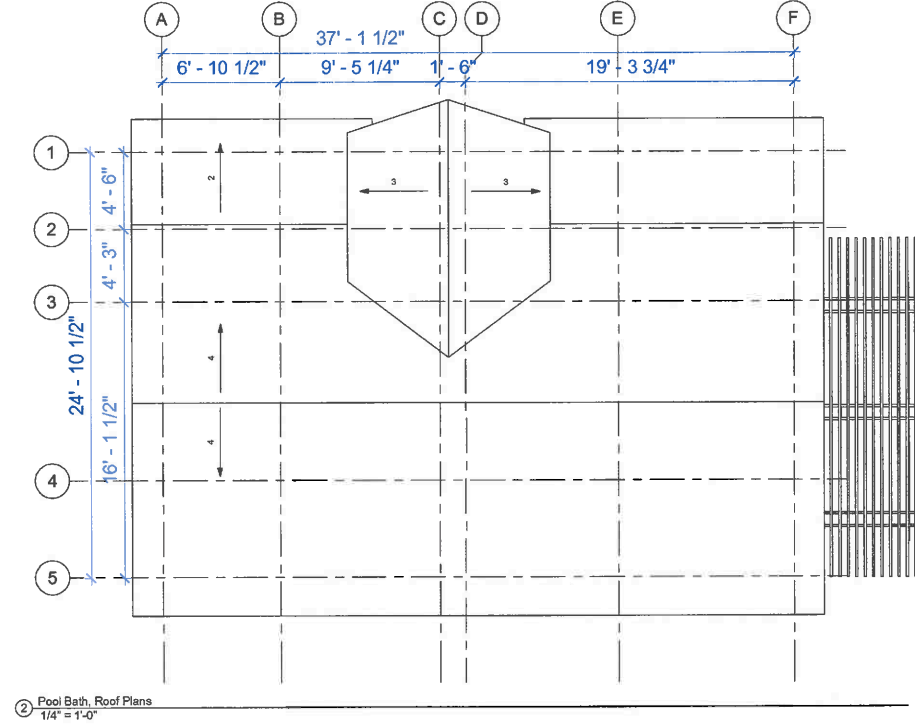
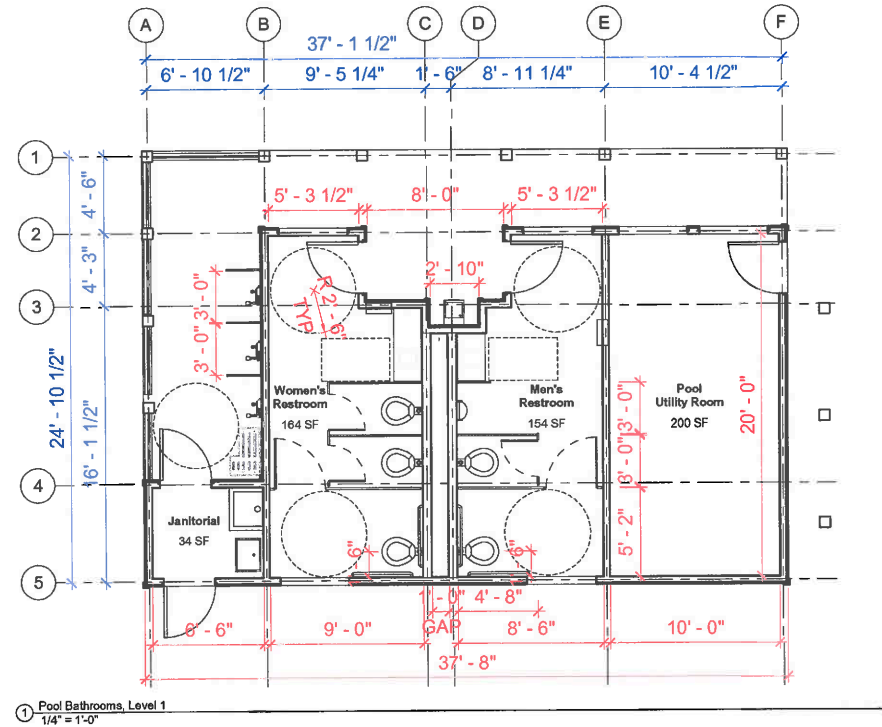


5 Section EE
1/8" = 1'-0"



6 Section FF
1/8" = 1'-0"





Pool Bathroom, Level 1, Roof Plans & Elevations



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Sunset Hills Town Homes
City of Rosharun, California
by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Pool Bathroom,
Level 1, Roof
Plans & Elevations
Not for
Construction
SD-5.0
SCALE 1/4" = 1'-0"
10/1/2014 11:28:40
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Steel

High Definition Steel

High Definition provides possible look, appeal and durability.



1. EXTERIOR DOORS

Steel security options

SECURITY DOOR

Turnkey Feature, 3 Locks in 1.

Handset options



6. EXTERIOR DOOR HARDWARE

Standard Flush Glaze Storefront Systems



11. GLASS FACADE MODEL

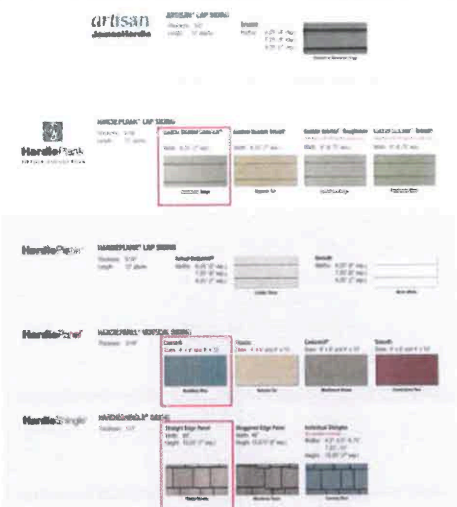
James Hardie ColorPlus Technology Siding Products

artisan JamesHardie

HardieTark

HardieTrowl

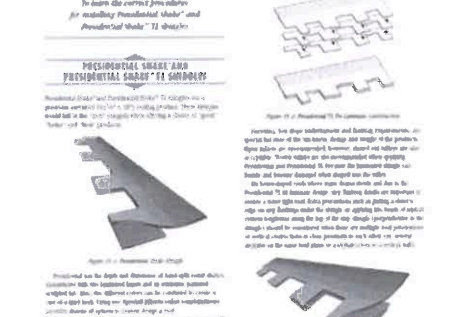
HardieTough



2. EXTERIOR SIDING TYPES


Presidential Shake™ and Presidential Shake™ TL

15



7. ROOFING MATERIAL

ULTRA



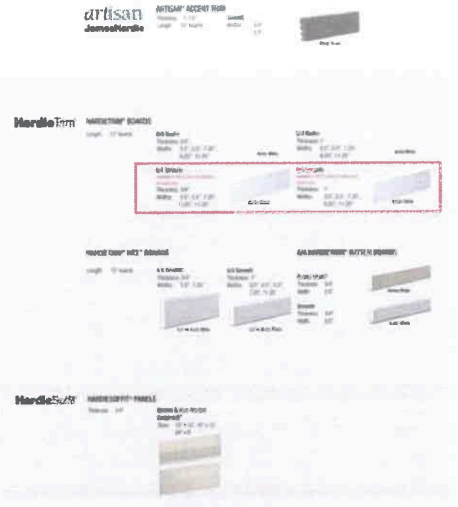
12. GLASS FACAE SYSTEM

James Hardie ColorPlus Technology Trim Products

artisan JamesHardie

HardieTrim

HardieScape



3. EXTERIOR TRIM

Eastern Metal Supply

Pro-Fabricated Sunshade System

Available mitered or square cut with pre-punched holes

Rectangular Tube or Bar Frames & An-Foil Blades from 2" to 12"


Fast Assembly • Increased Strength • Minimal Welding for a Clean Look • Fewer Parts, Less Inventory



8. WINDOW AWNINGS

ULTRA


Product	Dimensions	Weight	Material
Panel	120 x 120	15 lbs	Aluminum
Post	120 x 120	15 lbs	Aluminum
Bracket	120 x 120	15 lbs	Aluminum



13. EXTERIOR RAILING/ FENCING MODEL

James Hardie ColorPlus Technology Palette

ColorPlus Technology



4. EXTERIOR COLORS

6110 Horizontal Sliding Windows

6000 SERIES


6110 Horizontal Sliding Windows



9. WINDOW MODEL

Traditional Steel Collective Door Designs

Choose a panel style:



14. GARAGE DOOR MODEL

COLORPLUS™ TECHNOLOGY ACCESSORIES

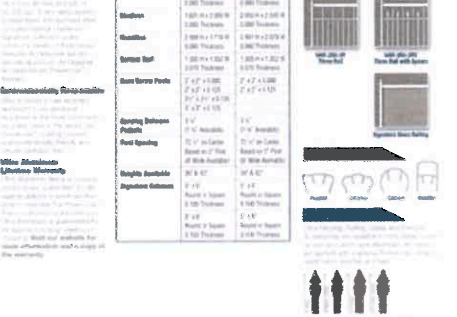
ColorPlus Technology



5. EXTERIOR APPLICATION

Signature Railing

Signature Railing



10. EXTERIOR RAILING MODEL

QUOIZEL

QUOIZEL



15. PENDANT LIGHT

California ARCHITECT License No. 34648

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FGHTECHIS
RESIDENTIAL / COMMERCIAL

Building F, Materials & Products

Sunset Hills Town Homes
City of Redding, California

by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building F, Materials & Products

Not for Construction
SD - 5.1

SCALE

10/1/2014 10:18:49 AM



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Building F, Roof Diagram & Schedule

Sunset Hills Town Homes
 City of Redland, California
 by USA Investment Associates

Project Schedule
 Revision
 01 10 05 2013

Building F, Roof
 Diagram &
 Schedule
 Not for
 Construction
 SD - 5.2
 SCALE 1" = 20'-0"
 10/1/2014 10:18:54 AM

Roof Diagram



Roof Schedule

Building Number:	Roof Type:	Color:
1	Presidential Shingles	Charcoal Black
2	Presidential Shingles	Charcoal Black
3	Presidential Shingles	Charcoal Black
4	Presidential Shingles	Charcoal Black
5	Presidential Shingles	Charcoal Black
6	Presidential Shingles	Charcoal Black
7	Presidential Shingles	Charcoal Black
8	Cool Metal Roof	Flint Grey
9	Cool Metal Roof	Flint Grey
10	Cool Metal Roof	Medium Bronze
11	Cool Metal Roof	Medium Bronze
12	Presidential Shingles	Country Grey
13	Presidential Shingles	Country Grey
14	Presidential Shingles	Country Grey
15	Presidential Shingles	Country Grey
16	Presidential Shingles	Country Grey
17	Presidential Shingles	Country Grey
18	Presidential Shingles	Charcoal Grey
19	Presidential Shingles	Charcoal Grey
20	Presidential Shingles	Charcoal Grey
21	Presidential Shingles	Charcoal Grey
22	Cool Metal Roof	Medium Bronze
23	Cool Metal Roof	Medium Bronze
24	Presidential Shingles	Charcoal Black
25	Presidential Shingles	Charcoal Black
26	Presidential Shingles	Charcoal Black
27	Cool Metal Roof	Medium Bronze

Roof Legend

[Pattern]	Country Grey
[Pattern]	Medium Bronze
[Pattern]	Flint Grey
[Pattern]	Charcoal Black



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 (415) 775-1222, LK2@GKW.com, GKW Architects.com



Building A, 5 Plex, Unit 1.0

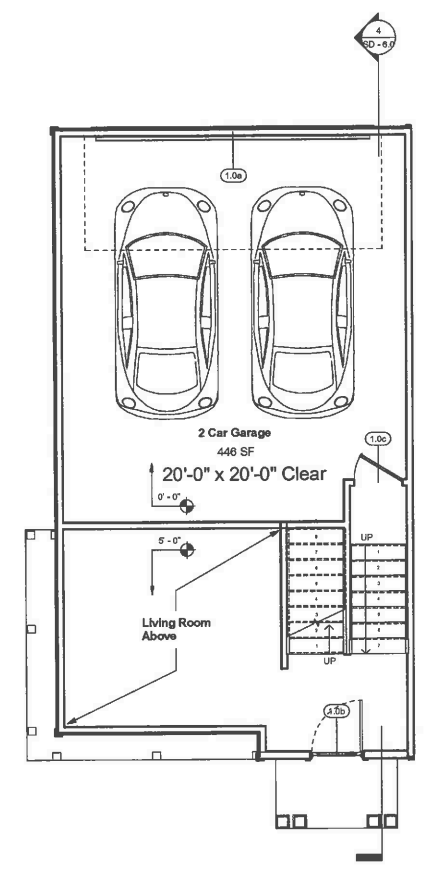
Sunset Hills Town Homes
 City of Roshlin, California
 by, USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

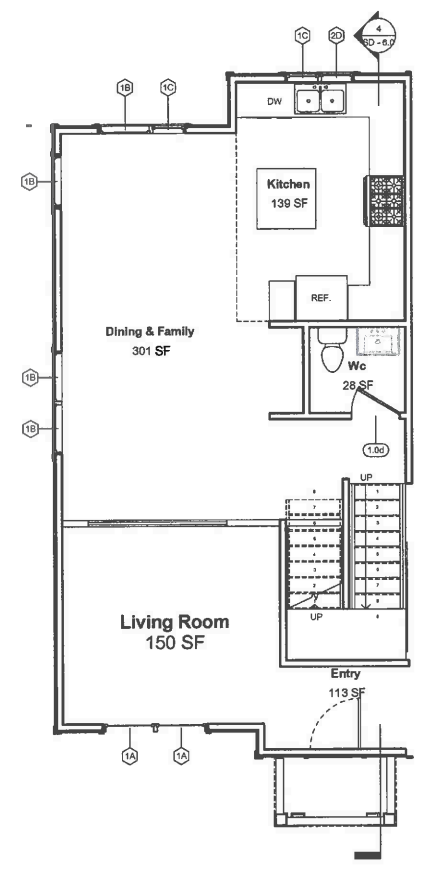
Building A, 5 Plex,
 Unit 1.0

Not for
 Construction
 SD - 6.0

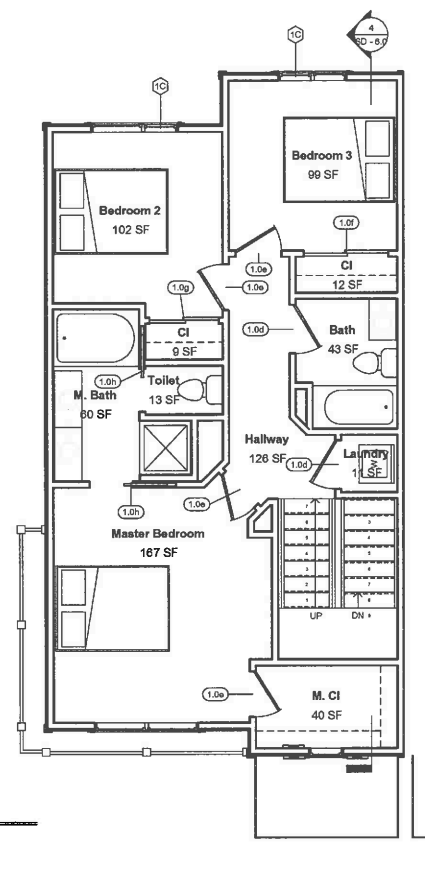
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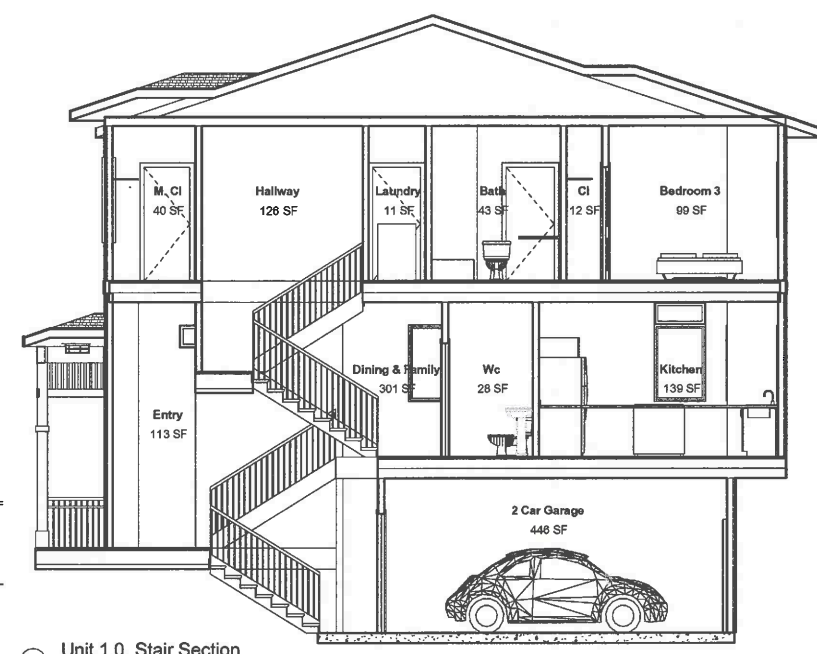
① Unit 1.0, 1st Floor
 1/4" = 1'-0"



② Unit 1.0, 2nd Floor
 1/4" = 1'-0"



③ Unit 1.0, 3rd Floor
 1/4" = 1'-0"



④ Unit 1.0, Stair Section
 1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit
1.0	1.0	3.0	1.0	1.0
Area	Area	Area	Area	Area
758 SF	758 SF	758 SF	758 SF	758 SF

⑤ Building A, 5 Plex, Level 1, F.F.
 1" = 30'-0"

Unit	Unit	Unit	Unit	Unit
1.0	1.0	3.0	1.0	1.0
Area	Area	Area	Area	Area
789 SF	789 SF	789 SF	789 SF	789 SF

⑥ Building A, 5 Plex, Level 2, F.F.
 1" = 30'-0"

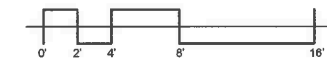
Unit	Unit	Unit	Unit	Unit
1.0	1.0	3.0	1.0	1.0
Area	Area	Area	Area	Area
780 SF	780 SF	780 SF	780 SF	780 SF

⑦ Building A, 5 Plex, Level 3, F.F.
 1" = 30'-0"

Unit 1.0, Total SF = 758+
 789+789= 2336 SF



⑧ Unit 2, Axonometric



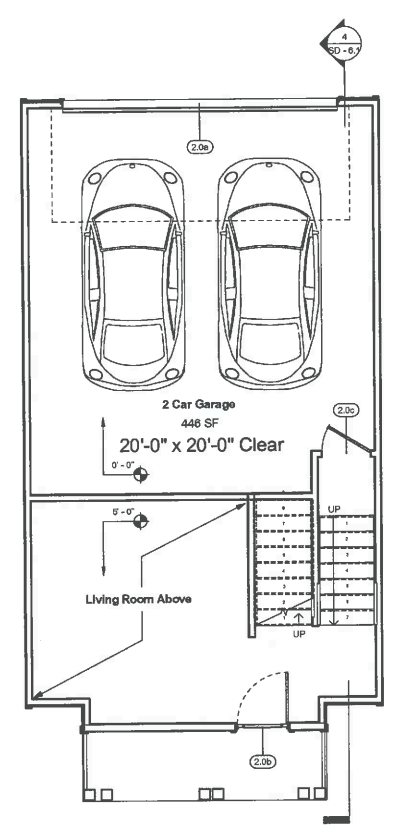


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Campbell CA 95008
(408) 318-2125, LCB 318-2125, GKW Architects.com

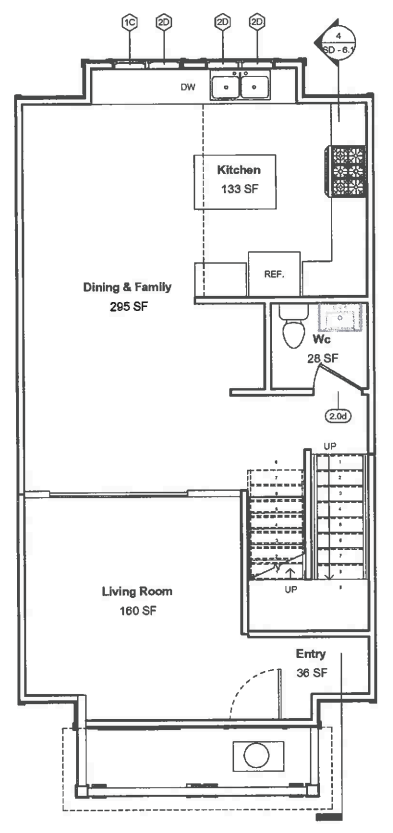


Building A, 5 Plex, Unit 5.0

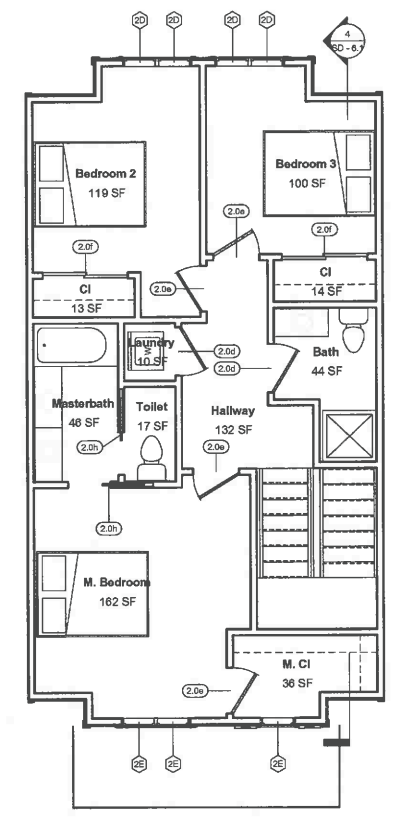
Sunset Hills Town Homes
City of Foothill, California
by, USA Investment Associates



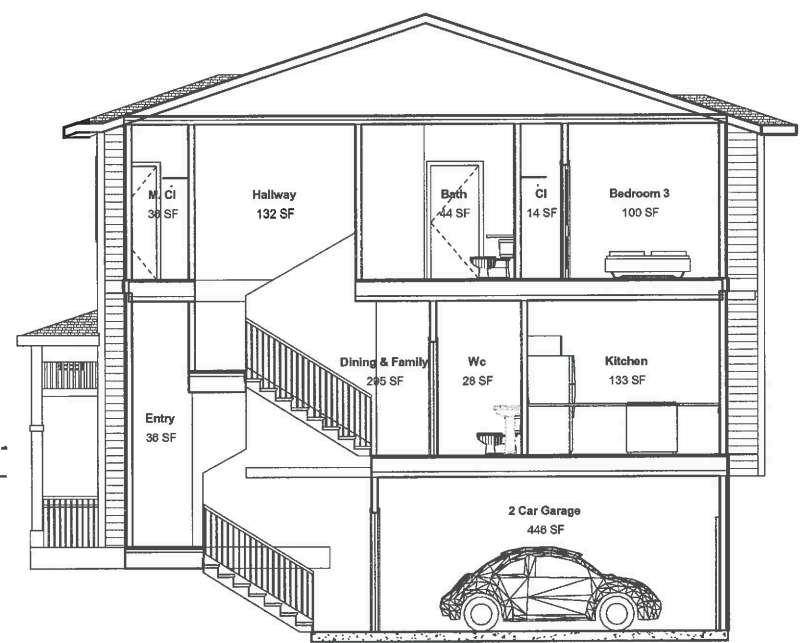
1 Unit 5.0, 1st Floor
1/4" = 1'-0"



2 Unit 5.0, 2nd Floor
1/4" = 1'-0"



3 Unit 5.0, 3rd Floor
1/4" = 1'-0"



4 Unit 5.0, Stair Section
1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit
1.0	1.0	5.0	1.0	1.0
Area	Area	Area	Area	Area
758 SF	758 SF	758 SF	758 SF	758 SF

5 Building A, 5 Plex, Level 1, FF.
1" = 30'-0"

Unit	Unit	Unit	Unit	Unit
1.0	1.0	5.0	1.0	1.0
Area	Area	Area	Area	Area
789 SF	789 SF	789 SF	789 SF	789 SF

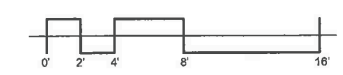
6 Building A, 5 Plex, Level 2, FF.
1" = 30'-0"

Unit	Unit	Unit	Unit	Unit
1.0	1.0	5.0	1.0	1.0
Area	Area	Area	Area	Area
789 SF	789 SF	789 SF	789 SF	789 SF

7 Building A, 5 Plex, Level 3 FF.
1" = 30'-0"

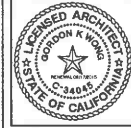
Unit 5.0, Total SF = 758 +
789 + 789 = 2336 SF

8 Unit 5.0, Axonometric



Project Schedule	Revision
01	10.05.2013

Building A, 5 Plex,
Unit 5.0
Not for
Construction
SD - 6.1
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Building C, 7 Plex, Unit 3.0

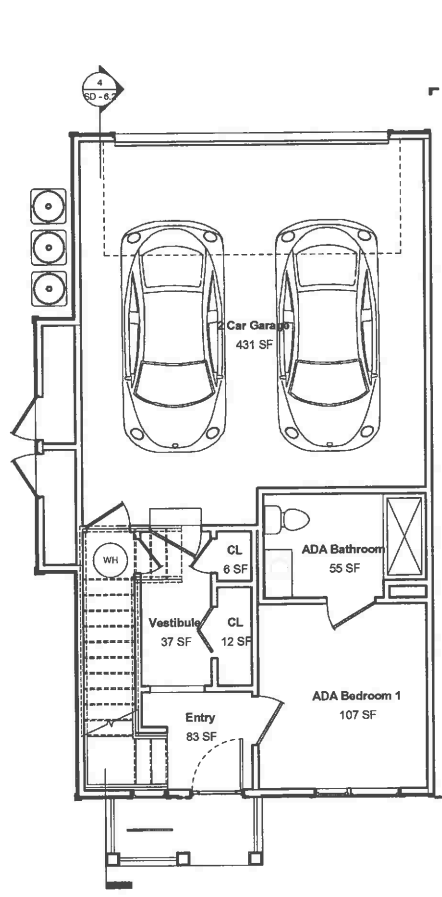
Sunset Hills Town Homes
 City of Redding, California
 by, USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

Building C, 7 Plex,
 Unit 3.0

Not for
 Construction
 SD - 6.2

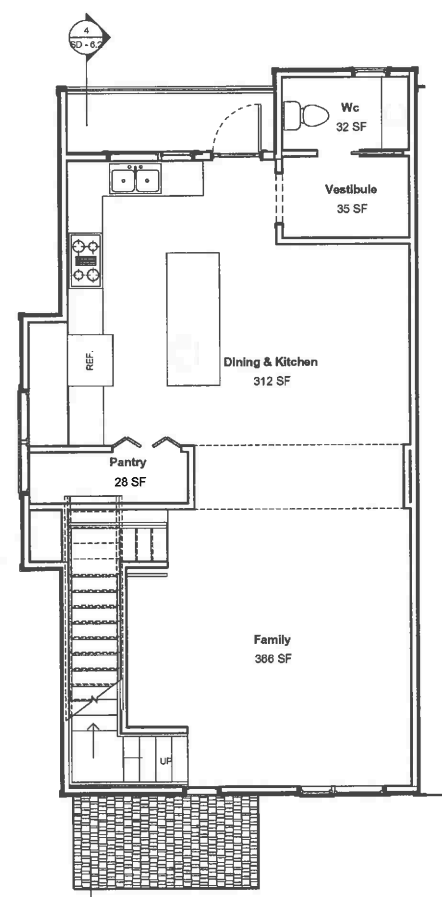
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① Unit 3.0, 1st Floor
 1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
3.0	2.0	4.0	2.0	4.0	2.0	5.0	
Area	Area	Area	Area	Area	Area	Area	Area
815 SF	720 SF	810 SF	720 SF	810 SF	720 SF	850 SF	

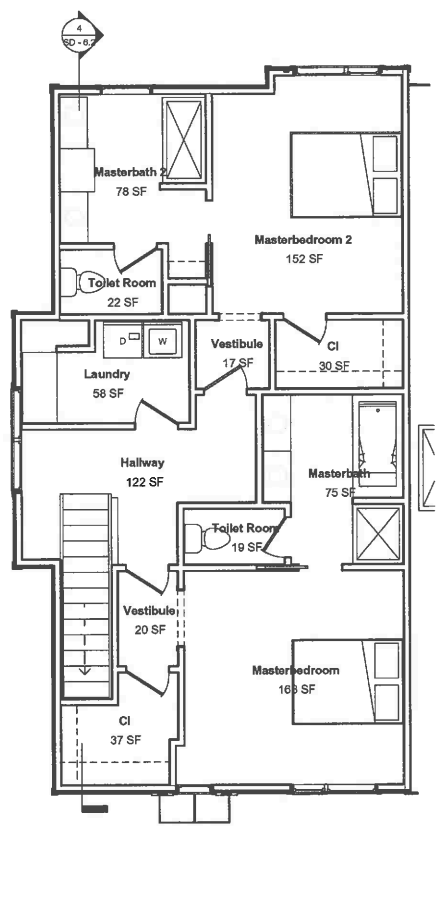
⑤ Building C, 7 Plex, Level 1, F.F
 1" = 30'-0"



② Unit 3.0, 2nd Floor
 1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
3.0	2.0	4.0	2.0	4.0	2.0	5.0	
Area	Area	Area	Area	Area	Area	Area	Area
880 SF	883 SF	842 SF	880 SF	842 SF	880 SF	880 SF	

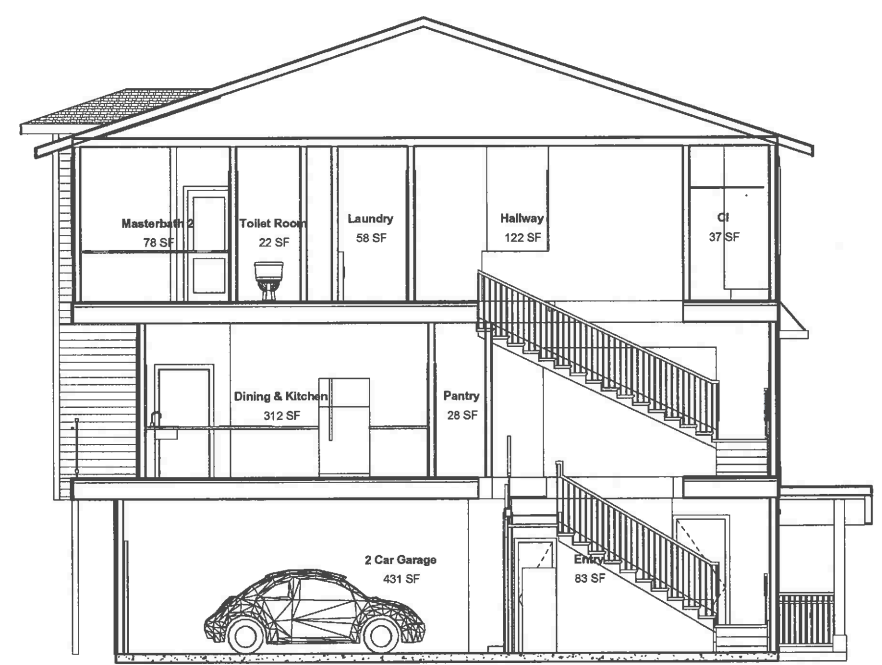
⑥ Building C, 7 Plex, Level 2, F.F
 1" = 30'-0"



③ Unit 3.0, 3rd Floor
 1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
3.0	2.0	4.0	2.0	4.0	2.0	5.0	
Area	Area	Area	Area	Area	Area	Area	Area
905 SF	880 SF	900 SF	880 SF	900 SF	880 SF	950 SF	

⑦ Building C, 7 Plex, Level 3 F.F
 1" = 30'-0"

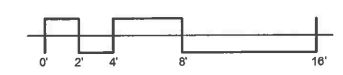


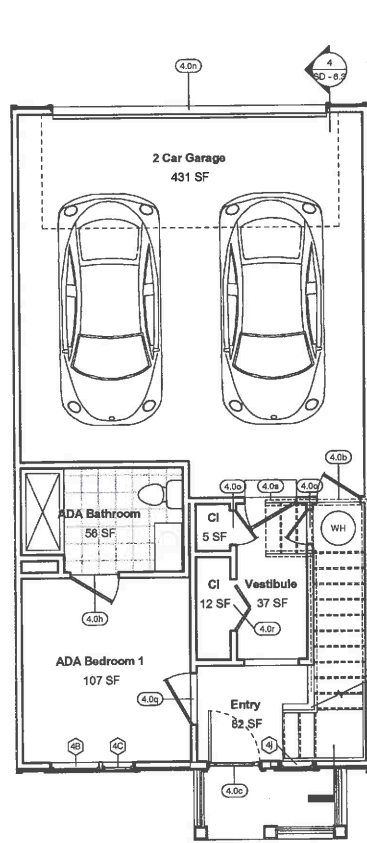
④ Unit 3.0, Stair Section
 1/4" = 1'-0"

Unit 3.0, Total SF =
 815+860+905 = 2580 SF



⑧ Unit 3.0, Axonometric



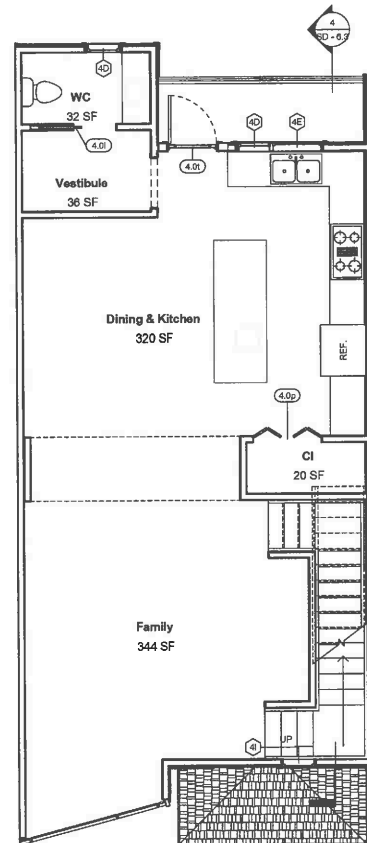


① Unit 4.0, 1st Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit Unit
3.0 2.0 4.0 2.0 4.0 2.0 5.0

Area	Area	Area	Area	Area	Area	Area	Area
815 SF	720 SF	810 SF	720 SF	810 SF	720 SF	850 SF	

⑤ Building C, 7 Plex, Level 1, FF
1" = 30'-0"

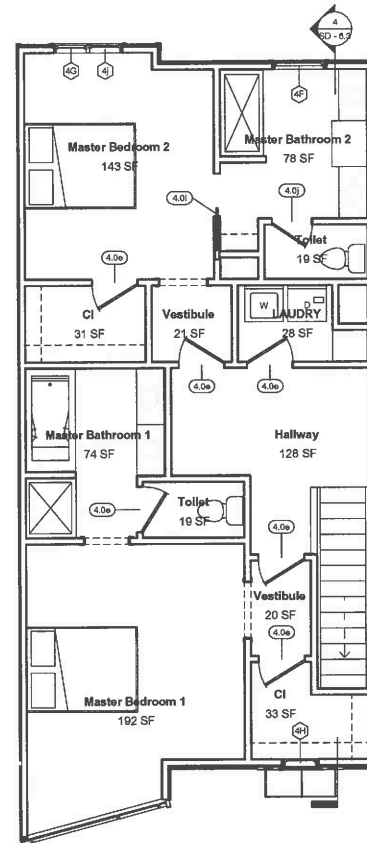


② Unit 4, 2nd Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit Unit
3.0 2.0 4.0 2.0 4.0 2.0 5.0

Area	Area	Area	Area	Area	Area	Area	Area
860 SF	883 SF	842 SF	880 SF	842 SF	880 SF	880 SF	880 SF

⑥ Building C, 7 Plex, Level 2, FF
1" = 30'-0"

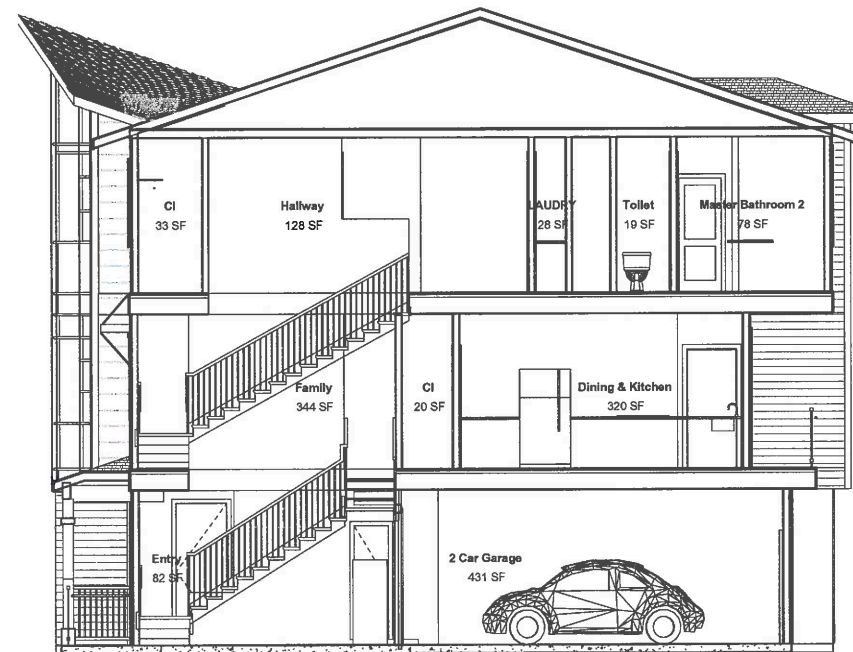


③ Unit 4.0, 3rd Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit Unit
3.0 2.0 4.0 2.0 4.0 2.0 5.0

Area	Area	Area	Area	Area	Area	Area	Area
905 SF	880 SF	900 SF	880 SF	900 SF	880 SF	950 SF	

⑦ Building C, 7 Plex, Level 3 FF
1" = 30'-0"

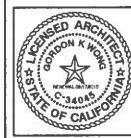


④ Unit 4.0, Stair Section
1/4" = 1'-0"

Unit 4.0, Total SF =
810+842+900 = 2552 SF



⑧ Unit 4.0, Axonometric
1" = 30'-0"



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Building C, 7 Plex, Unit 4.0

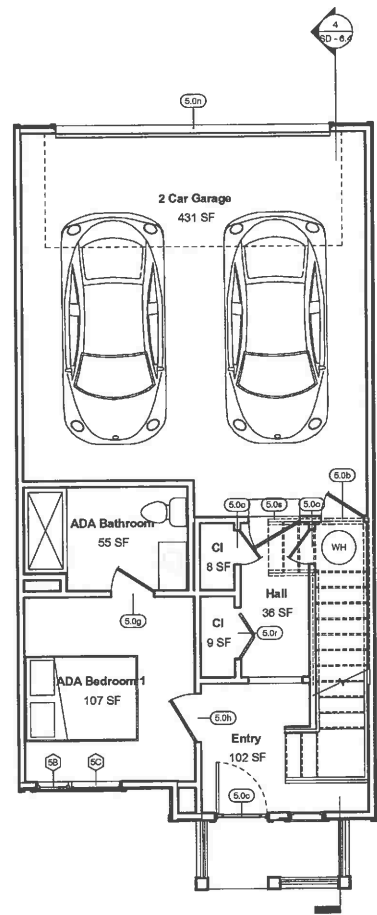
Sunset Hills Town Homes
City of Redding, California
by USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building C, 7 Plex,
Unit 4.0

Not for
Construction
SD - 6.3

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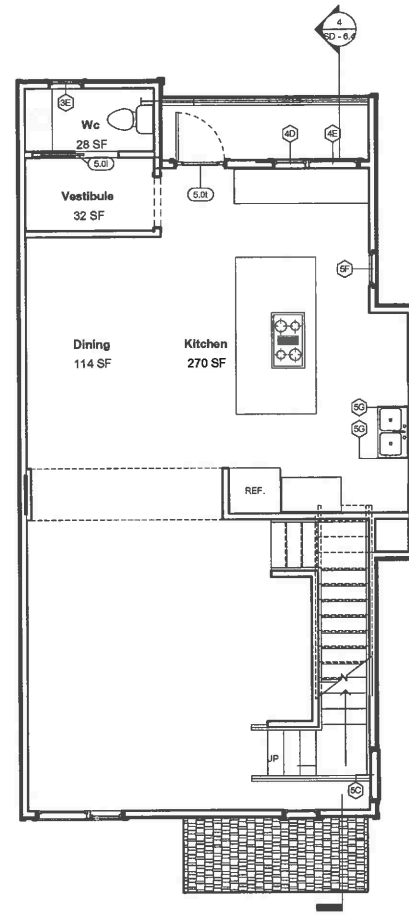


① Unit 5.0, 1st Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit Unit
3.0 2.0 4.0 2.0 4.0 2.0 5.0

Area	Area	Area	Area	Area	Area	Area
815 SF	720 SF	810 SF	720 SF	810 SF	720 SF	850 SF

⑤ Building C, 7 Plex, Level 1, FF.
1" = 30'-0"

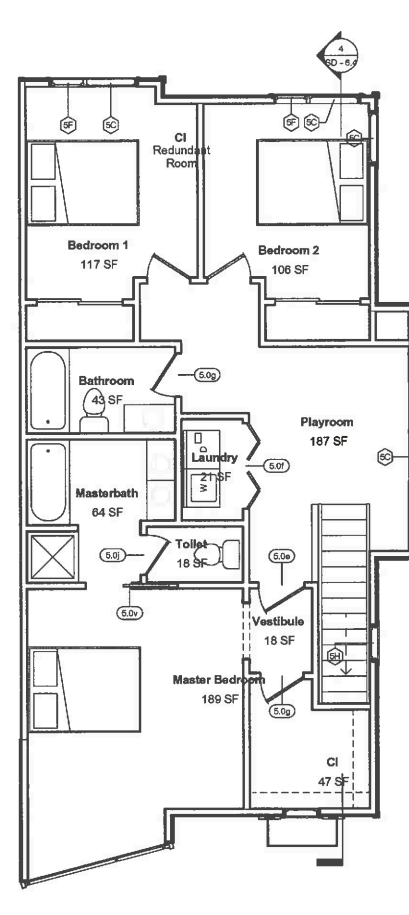


② Unit 5.0, 2nd Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit Unit
3.0 2.0 4.0 2.0 4.0 2.0 5.0

Area	Area	Area	Area	Area	Area	Area
860 SF	863 SF	842 SF	860 SF	842 SF	880 SF	880 SF

⑥ Building C, 7 Plex, Level 2, FF.
1" = 30'-0"

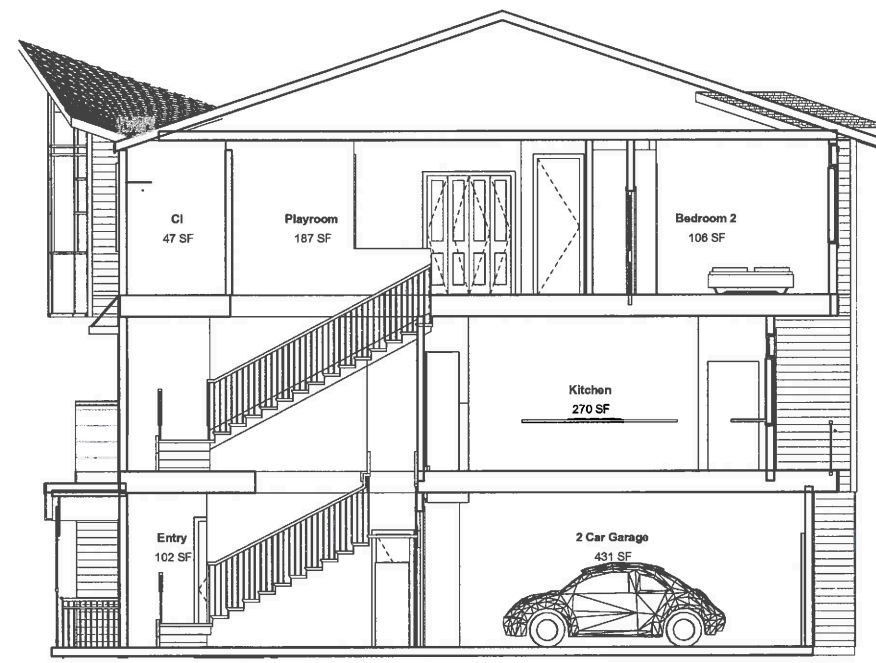


③ Unit 5.0, 3rd Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit Unit
3.0 2.0 4.0 2.0 4.0 2.0 5.0

Area	Area	Area	Area	Area	Area	Area
905 SF	880 SF	900 SF	880 SF	900 SF	880 SF	950 SF

⑦ Building C, 7 Plex, Level 3 FF.
1" = 30'-0"

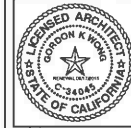
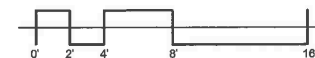


④ Unit 5.0, Stair Section
1/4" = 1'-0"

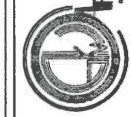
Unit 5.0, Total SF =
850+880+550 = 2280 SF



⑧ Unit 5.0, Axonometric



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Building C, 7 Plex, Unit 5.0

Sunset Hills Town Homes
City of Foothill, California
by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building C, 7 Plex,
Unit 5.0

Not for
Construction
SD - 6.4

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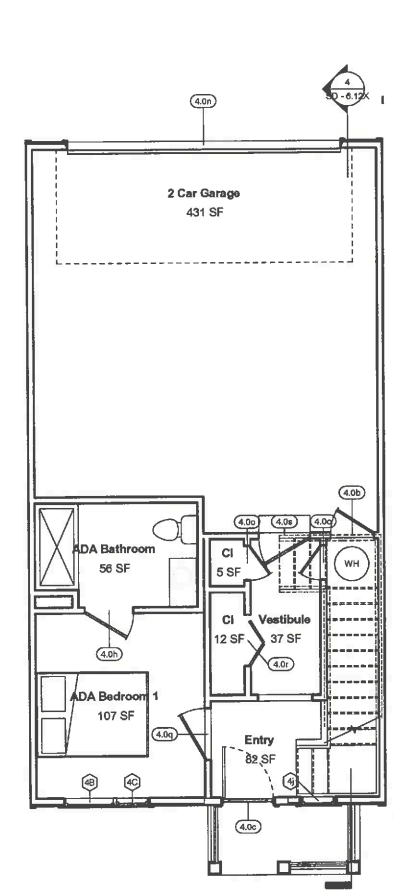


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710E McMillin Lane Suite 106, Campbell CA 95008
(408) 315-2125 LSC# 34645, GRAY Architects.com

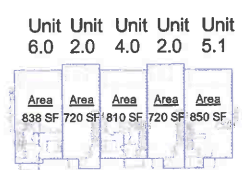


Building E, 5 Plex, Unit 6.0

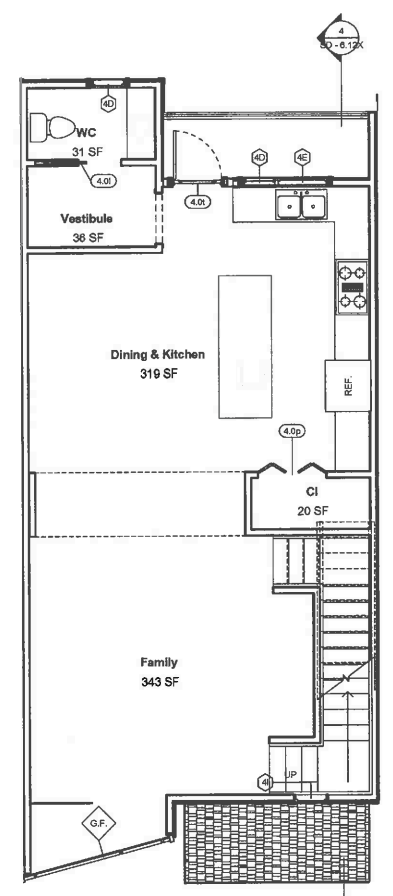
Sunset Hills Town Homes
City of Redding, California
by USA Investment Associates



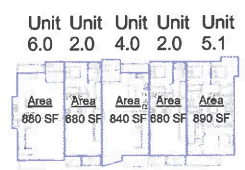
1 Unit 6.0, 1st Floor
1/4" = 1'-0"



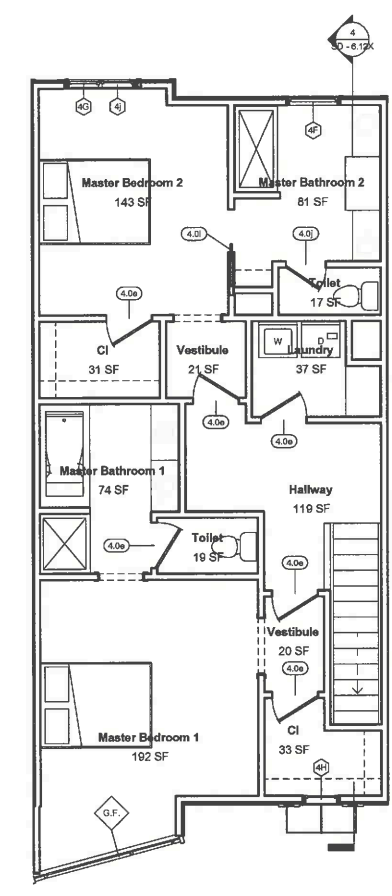
5 Building E, 5 Plex, Level 1, FF
1" = 30'-0"



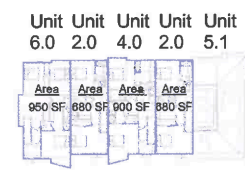
2 Unit 6.0, 2nd Floor
1/4" = 1'-0"



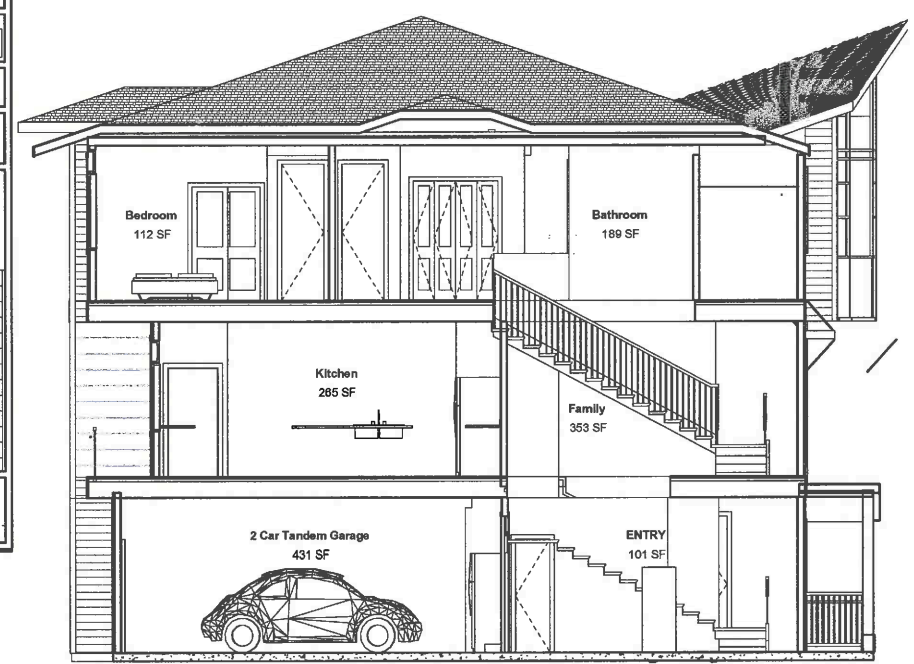
6 Building E, 5 Plex, Level 2, FF
1" = 30'-0"



3 Unit 6.0, 3rd Floor
1/4" = 1'-0"



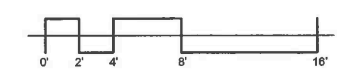
7 Building E, 5 Plex, Level 3 FF
1" = 30'-0"



4 Unit 6.0, Stair Section
1/4" = 1'-0"

Unit 6.0, Total SF =
840+880+950 = 2670 SF

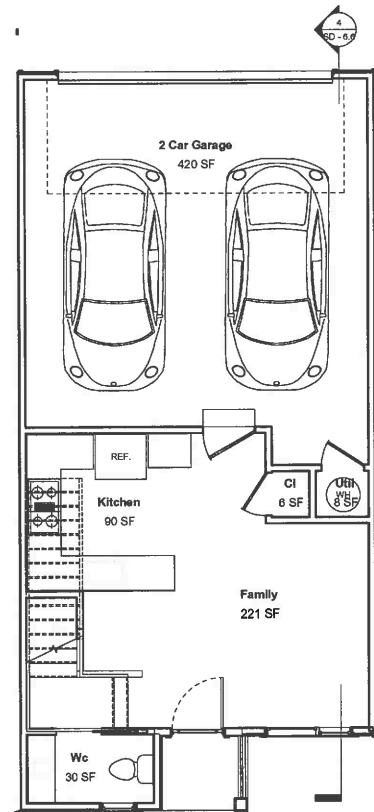
8 Unit 6.0, Axonometric
1" = 30'-0"



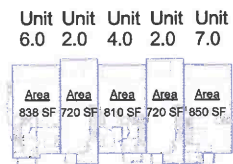
Project Schedule

Revision	Date
01	10.05.2013

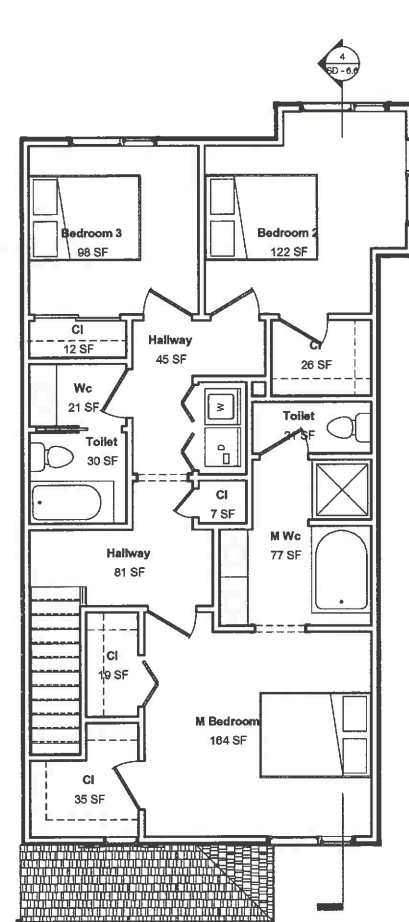
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Unit 6.0
Not for
Construction
SD - 6.5
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10/1/2014 11:01:32 AM



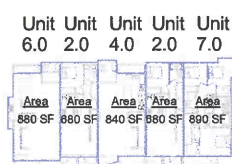
① Unit 7.0, 1st Floor
1/4" = 1'-0"



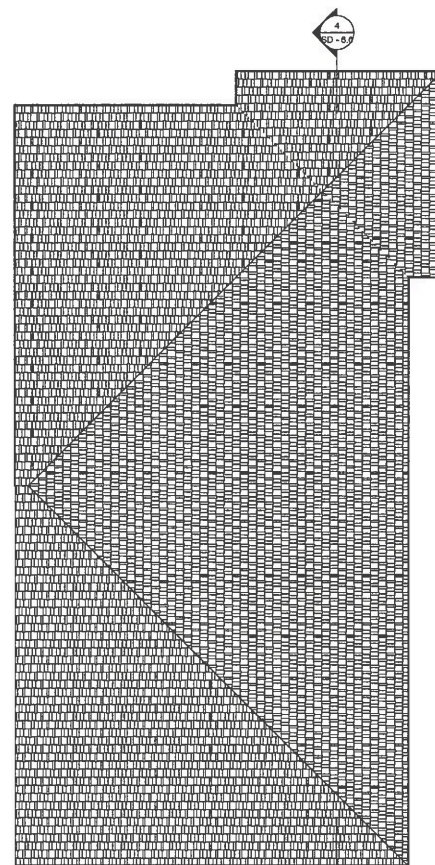
⑤ Building E, 5 Plex, Level 1, FF.
1" = 30'-0"



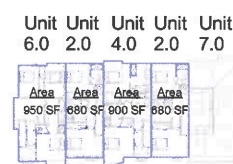
② Unit 7.0, 2nd Floor
1/4" = 1'-0"



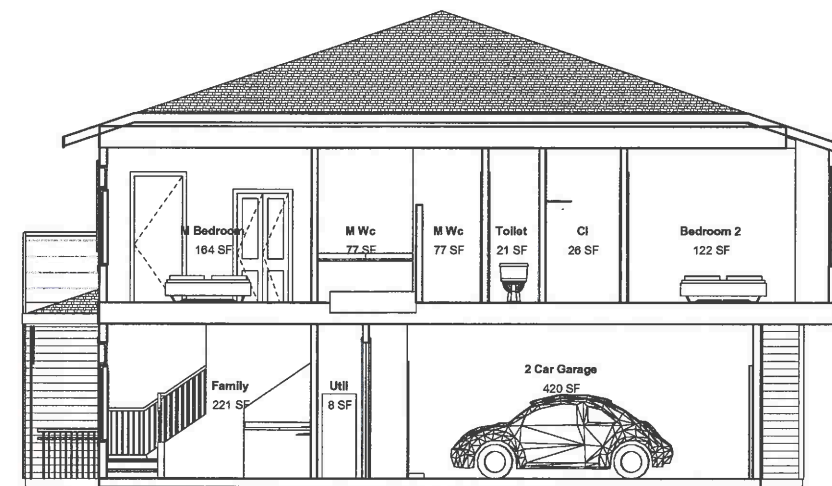
⑥ Building E, 5 Plex, Level 2, FF.
1" = 30'-0"



③ Unit 7.0, Roof
1/4" = 1'-0"



⑦ Building E, 5 Plex, Level 3 FF.
1" = 30'-0"

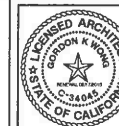


④ Unit 7.0, Stair Section
1/4" = 1'-0"

Unit 7.0, Total SF =
850+890 = 1740 SF



⑧ Unit 7.0, Axonometric



Gordon K Wong AIA, LEED GA
718E McCallum Lane Suite 106, Campbell CA 95008
(408) 375-1125 Lic# 34041, GKA Architects.com



Building E, 5 Plex, Unit 7.0

Sunset Hills Town Homes
City of Redding, California
by, USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building E, 5 Plex,
Unit 7.0

Not for
Construction
SD - 6.6

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BUILDING D, 6 UNIT TOWN + HOMES

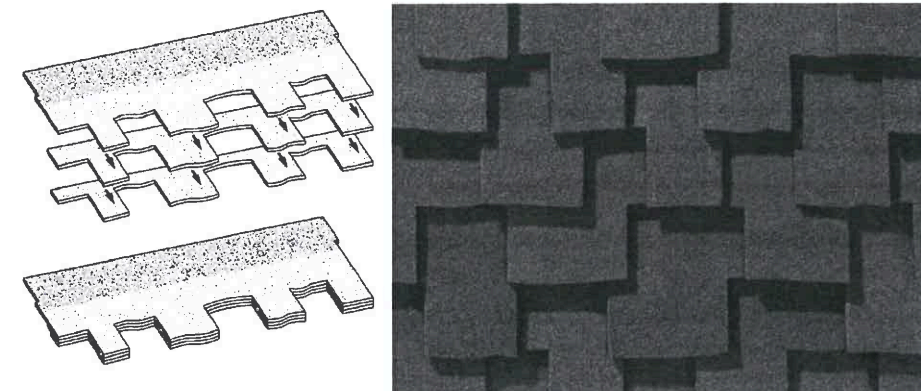
EXTERIOR TYPES

HARDIE PLANK DESIGN COLLECTION LAP SIDING
CUSTOM BEADED CEDARMILL



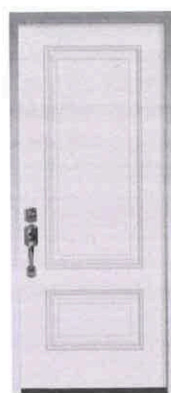
ROOF TYPES

PRESIDENTIAL TL SHINGLE ROOF
CHARCOAL BLACK

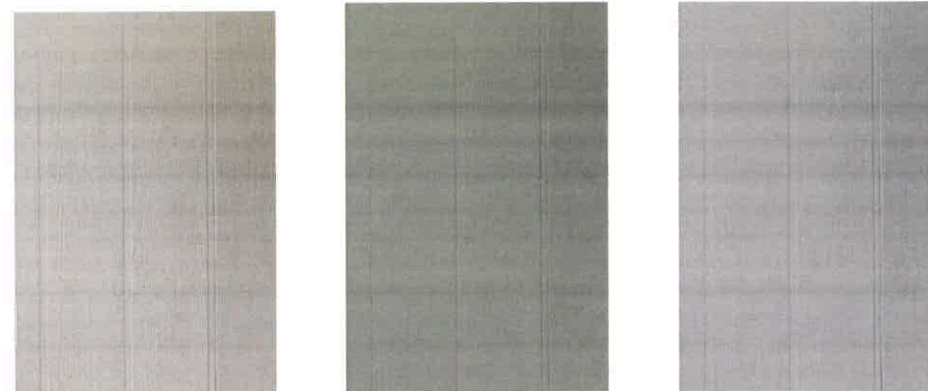


DOORS

MASONITE STA - TRU HD STEEL DOORS



HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING
SIERRA 8

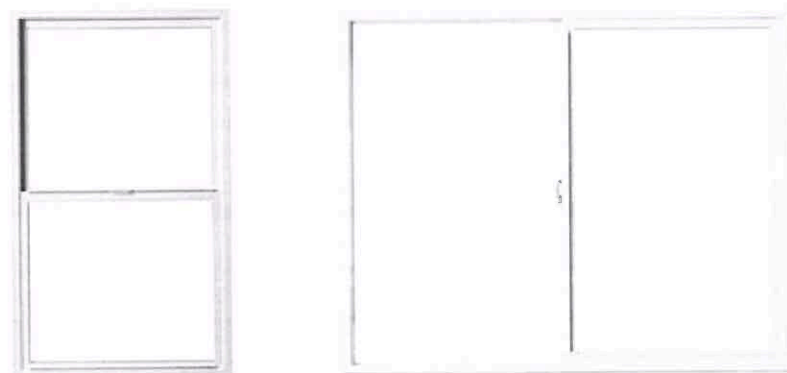


STANDING SEAM COOL METAL ROOF
FLINT GREY

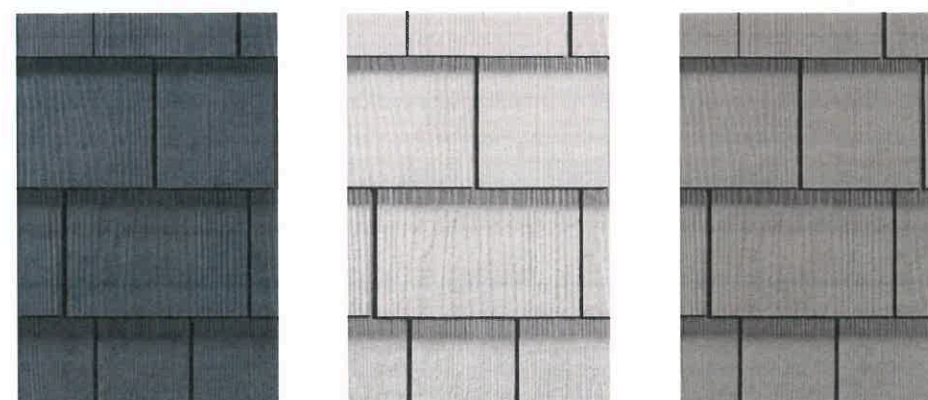


WINDOWS

MILGARD 6000 SERIES STYLE LINE VINYL



HARDIE SHINGLE DESIGN COLLECTION SIDING
STRAIGHT EDGE PANEL



EXTERIOR RAILING

ULTRA EXTERIOR RAILING

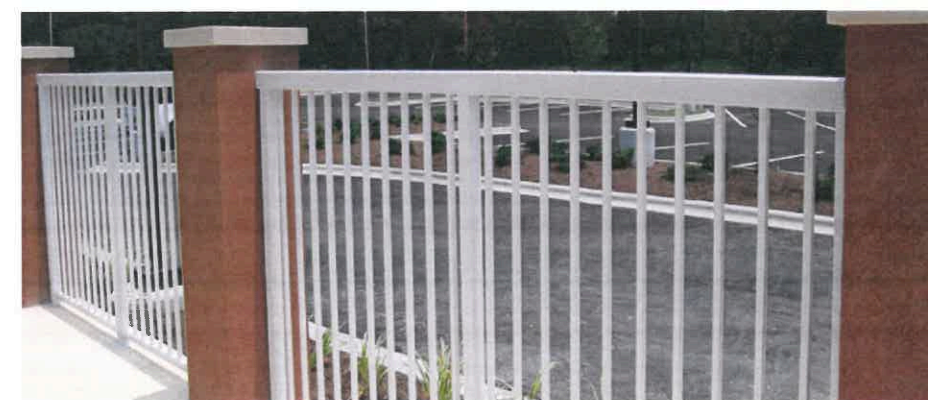


EXHIBIT B

Sunset Hills Townhomes (DR-2013-04)

Available at the Economic and Community Development Department, Planning Division

TREES	BOTANICAL NAME	COMMON NAME
	Acer rubrum 'Autumn Blaze' Med. Water Use	Autumn Blaze Maple
	Arbutus x 'Marina' Low Water Use	Arbutus Standard
	Cercis occidentalis Low Water Use	Western Redbud Multi-trunk
	Cupressus sempervirens Low Water Use	Italian Cypress
	Lagerstroemia indica 'Muskogee' Low Water Use	Muskogee Crtape Myrtle
	Pistacia chinensis 'Keith Davey' Low Water Use	Keith Davey Chinese Pistache
	Platanus x acerifolia 'Bloodgood' Medium Water Use	London Plane Tree
	Prunus cerasifera 'Newport' Med. Water Use	Newport Flowering Plum
	Quercus ilex Low Water Use	Holly Oak
	Sequoia sempervirens 'Aptos Blue' Medium Water Use	Aptos Blue Redwood
	Syagrus romanzoffiana Med. Water Use	Queen Palm

OAK TREE MITIGATION ON-SITE	BOTANICAL NAME	COMMON NAME
	Quercus douglasii Mitigation Tree	Blue Oak
	Quercus lobata Mitigation Tree	Valley Oak

LANDSCAPE AREAS	QTY	BOTANICAL NAME
	76,701 sf	Open Space Natural Area
GROUND COVERS	QTY	BOTANICAL NAME
	83,158 sf	Landscape Area Low and Medium Water Use
	3,806 sf	Sod - Bio Swale Mix Low Water Use
	6,548 sf	Sod x 'Bolero Plus' High Water Use
	29,832 sf	Sod x 'Mow Free Native' Low Water Use



0 30 60 90 feet

EXHIBIT B
DR-2013-04

PRELIMINARY LANDSCAPE PLAN OVERVIEW

A Base Landscape Theme: Mediterranean
A Mediterranean - influenced landscape is lush, colorful, inviting, generally low maintenance, and filled with drought-tolerant plants. The Mediterranean landscape is ideally suited for Rocklin's climate and complements the architectural style of the project.

Basics of a Mediterranean Garden
There are certain core characteristics that define Mediterranean style. You won't find vast expanses of green lawn; instead, plantings are more contained, and even the larger areas are more likely to be filled with shrubs, perennials, annuals and ground covers. Earth tones are the dominant colors on houses and outdoor structures, punctuated by bright accent colors like red and purple.

The tentative plant palette on this exhibit identifies a variety of drought tolerant and California native plants suited to the Mediterranean style landscape.

B Detention Basin Landscape Theme: Water Quality /
The detention basin is expected to provide a portion of the detention for the storm water run-off created by the project. Toward that end, the basin will utilize a bio-swale grass in the main flood area of the basin, along with native to Northern California plant groups / ground covers along the sloped area. Plant materials in the flood area will be selected with the ability to withstand water inundation during flood periods.

C Conservation Open Space Theme: Native Plant Materials
Except in areas disturbed by the construction of the retaining wall, and oak tree mitigation planting the natural landscape in this area is intended to remain unchanged. Where disturbance is necessary, native grasses / native shrub and Western Redbuds will be introduced to create a transition between the project landscape and the native landscape. Maintenance and fire access to this area will remain via the existing access point from Sunset Blvd.

D South Whitney Blvd. Median Theme: Mediterranean
The landscape median along South Whitney Blvd. will be modified to accommodate the new turn lanes. The landscape area disturbed by construction will be replaced with native oaks and an under-story landscape consisting of Mediterranean plant materials.

E Perimeter Landscape Theme: Oak woodland / Mediterranean
The streetscape area between the public sidewalk and the project perimeter will include street trees and an under-story landscape consisting of Mediterranean plant materials. Boulders will also be incorporated into the landscape design.

Parking Area Shading
Visitor parking spaces will be shaded by trees located at least 1 tree very 5 spaces.

Irrigation Design
The irrigation design will consist mainly of low water use drip and in-line drip irrigation controlled by electronic valves and a "smart" irrigation controller. Additional low volume rotary irrigation will be used on lawn / grass areas or in landscape areas where spray irrigating ground cover areas is appropriate. Regardless of the type of irrigation proposed the project irrigation design will meet the requirements of the State of California Water Conservation in the Landscape Act.

APPROVED BY
CITY COUNCIL ON June 9, 2015
Barbara Ivanusich

NOTE:
Due to the scale of this exhibit only the major trees and typical planting type areas (shrubs and ground covers, lawn, etc.) are illustrated. See the following exhibit for an enlargement of a "typical" planting area depicting density and plant type relationships. See also the proposed complete plant palette on sheet 3 of 5.

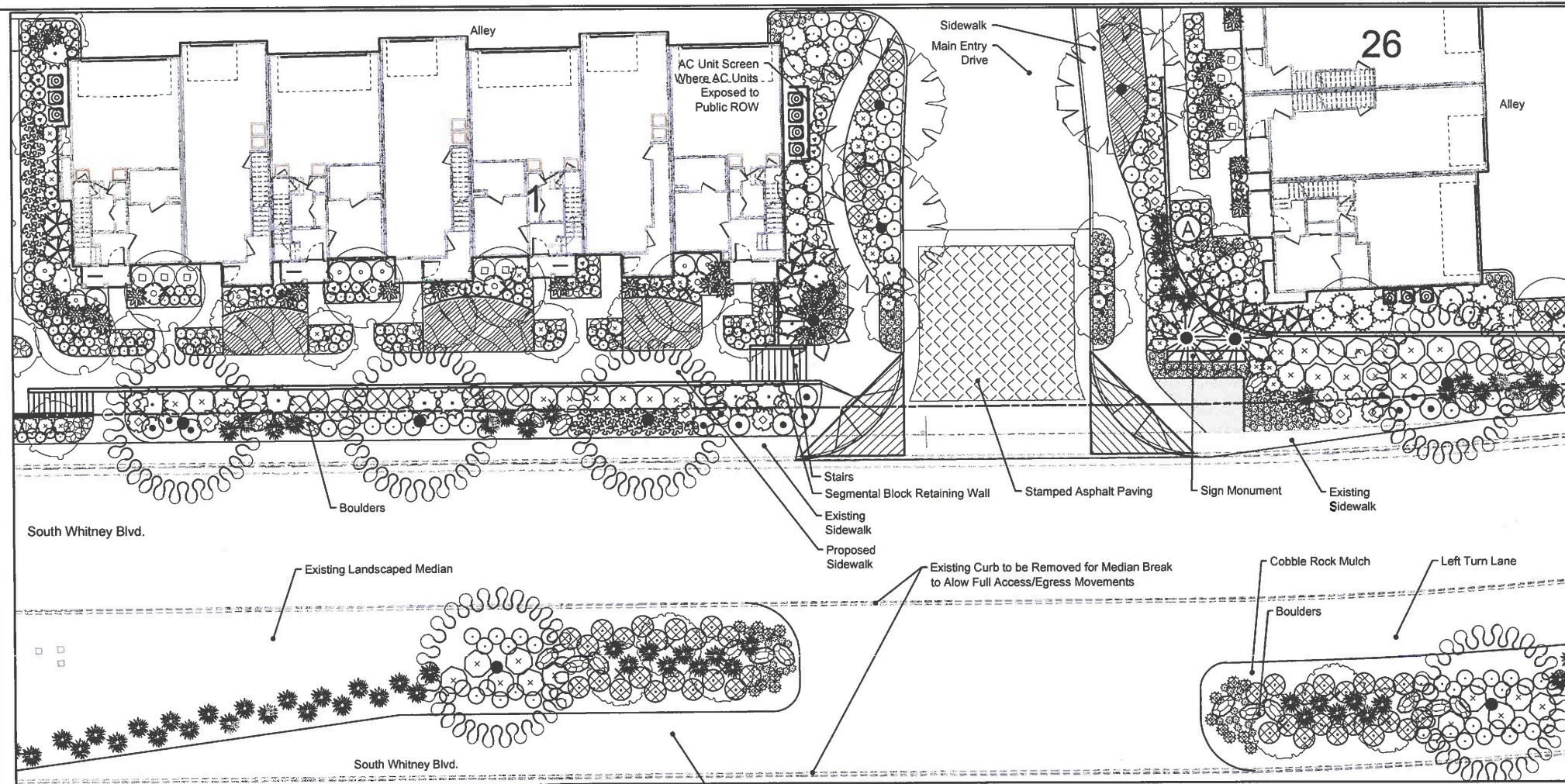
omni means
LANDSCAPE ARCHITECTURE
SUNSET HILLS TOWN HOMES
Rocklin, California

ARCHITECTS
USA INVESTMENT ASSOCIATES

PRELIMINARY LANDSCAPE PLAN (Overview)
SUNSET HILLS TOWN HOMES, By USA Investment Associates
Rocklin, California

EXHIBIT B

1 of 4



TYPICAL LANDSCAPE AROUND BUILDINGS, ENTRY ALONG SOUTH WHITNEY BOULEVARD



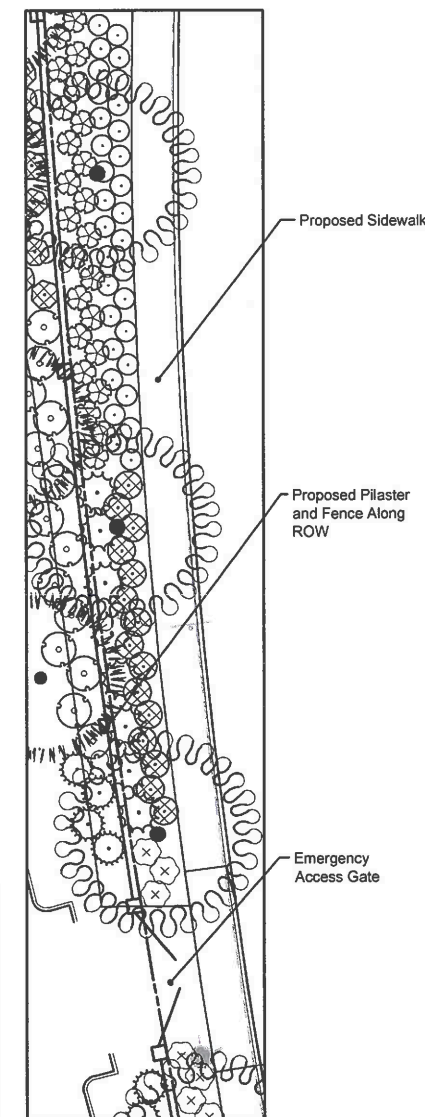
AC UNIT SCREEN: Wood lattice frame components painted to match building wall.



ORNAMENTAL FENCING STYLE AROUND POOL AND TOT-LOT

PLANT PALETTE ASSOCIATED WITH THIS EXHIBIT ONLY (SEE FOLLOWING SHEET FOR COMPLETE PROJECT PLANT PALETTE)

SHRUBS				GRASSES				PERENNIALS AND GROUND COVERS				GROUND COVERS			
BOTANICAL NAME	COMMON NAME	CONT	BOTANICAL NAME	COMMON NAME	CONT	BOTANICAL NAME	COMMON NAME	CONT	BOTANICAL NAME	COMMON NAME	CONT	BOTANICAL NAME	COMMON NAME	CONT	
Acer rubrum 'Autumn Blaze' Med. Water Use	Autumn Blaze Maple	15 gal	Muhlenbergia capillaris 'Regal Mist'™ Low Water Use	Muhly	1 gal	Agapanthus praecox orientalis Med. Water Use	Lily of the Nile	1 gal	Sod x 'Bolero Plus' High Water Use	Bolero Plus Lawn Sod	Sod	Sod x 'Mow Free Native' Low Water Use	Mow Free Native Mix	Sod	
Arbutus x 'Marina' Low Water Use	Arbutus Standard	15 gal	Muhlenbergia rigens Low Water Use	Deer Grass	1 gal	Arctostaphylos x 'Emerald Carpet' Low Water Use	Emerald Carpet Manzanita	1 gal							
Cupressus sempervirens Low Water Use	Italian Cypress	15 gal	Agapanthus praecox orientalis Med. Water Use	Lily of the Nile	1 gal	Arctostaphylos x 'Emerald Carpet' Low Water Use	Emerald Carpet Manzanita	1 gal							
Lagerstroemia indica 'Muskogee' Low Water Use	Muskogee Crtape Myrtle	15 gal	Arctostaphylos x 'Emerald Carpet' Low Water Use	Emerald Carpet Manzanita	1 gal	Dielsia bicolor Low Water Use	Fortnight Lily	1 gal							
Prunus cerasifera 'Newport' Med. Water Use	Newport Flowering Plum	15 gal	Dielsia bicolor Low Water Use	Fortnight Lily	1 gal	Rosa x 'Flower Carpet Red' Low Water Use	Red Groundcover Rose	1 gal							
Quercus ilex Low Water Use	Holly Oak	15 gal	Rosa x 'Flower Carpet Coral' Low Water Use	Flower Carpet Coral Rose	2 gal	Rosa x 'Flower Carpet White' Low Water Use	Flower Carpet Rose - White	2 gal							
Syagrus romanzoffiana Med. Water Use	Queen Palm	14-ft BT	Rosa x 'Flower Carpet White' Low Water Use	Flower Carpet Rose - White	2 gal	Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asiatic Dwarf Star Jasmine	1 gal							
Barberis thunbergii 'Atropurpurea' Low Water Use	Red Leaf Japanese Barberry	5 gal	Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asiatic Dwarf Star Jasmine	1 gal	Tulbaghia violacea Med. Water Use	Society Garlic	1 gal							
Barberis thunbergii 'Rose Glow' Low Water Use	Rosy Glow Barberry	5 gal	Tulbaghia violacea Med. Water Use	Society Garlic	1 gal	Tulbaghia violacea 'Silver Lace' Med. Water Use	Silver Lace Society Garlic	1 gal							
Callistemon citrinus 'Little John' Low Water Use	Dwarf Bottle Brush	5 gal	Verbena tenuisecta Low Water Use	Rock Verbena	1 gal										
Nandina domestica 'Compacta' Low Water Use	Compact Heavenly Bamboo	5 gal													
Nerium oleander 'Petite Pink' Low Water Use	Petite Pink Oleander	5 gal													
Phormium tenax 'Rubrum' Low Water Use	New Zealand Flax	5 gal													
Prunus caroliniana 'Compacta' Low Water Use	Carolina Cherry	5 gal													
Rhaphiolepis indica 'Ballerina' Low Water Use	Indian Hawthorne	5 gal													
Rhaphiolepis indica 'Clara' Low Water Use	Clara India Hawthorn	5 gal													
Salvia greggii 'Lipstick' Low Water Use	Autumn Sage	5 gal													



TYPICAL ROW LANDSCAPE ALONG SUNSET BOULEVARD

This exhibit is intended to demonstrate the typical planting density layout proposed and the plant mixture types (tree, shrubs, ground covers, perennials) throughout the project. It should be noted that the plants used in this view do not represent the entire plant palette proposed for the project. Exposure, slope condition, and size of planter area will dictate the final planting design.

PRELIMINARY LANDSCAPE PLAN
(Design Approach)
SUNSET HILLS TOWN HOMES, By USA Investment Associates
Rocklin, California

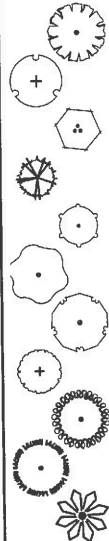


EXHIBIT B

631UPJ_001.dwg Sept. 5, 2014

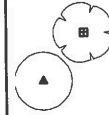
PLANT SCHEDULE

TREES



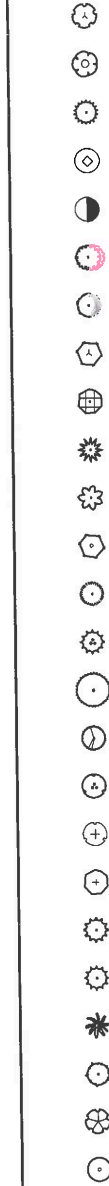
BOTANICAL NAME	COMMON NAME	CONT
Acer rubrum 'Autumn Blaze' Med. Water Use	Autumn Blaze Maple	15 gal
Arbutus x 'Marina' Low Water Use	Arbutus Standard	15 gal
Cercis occidentalis Low Water Use	Western Redbud Multi-trunk	15 gal
Cupressus sempervirens Low Water Use	Italian Cypress	15 gal
Lagerstroemia indica 'Muskogee' Low Water Use	Muskogee Criape Myrtle	15 gal
Pistacia chinensis 'Keith Davey' Low Water Use	Keith Davey Chinese Pistache	15 gal
Platanus x acerifolia 'Bloodgood' Medium Water Use	London Plane Tree	15 gal
Prunus cerasifera 'Newport' Med. Water Use	Newport Flowering Plum	15 gal
Quercus ilex Low Water Use	Holly Oak	15 gal
Sequoia sempervirens 'Aptos Blue' Medium Water Use	Aptos Blue Redwood	15 gal
Syagrus romanzoffiana Med. Water Use	Queen Palm	14-ft BT

OAK TREE MITIGATION ON-SITE



BOTANICAL NAME	COMMON NAME	CONT
Quercus douglasii Mitigation Tree	Blue Oak	15 gal
Quercus lobata Mitigation Tree	Valley Oak	15 gal

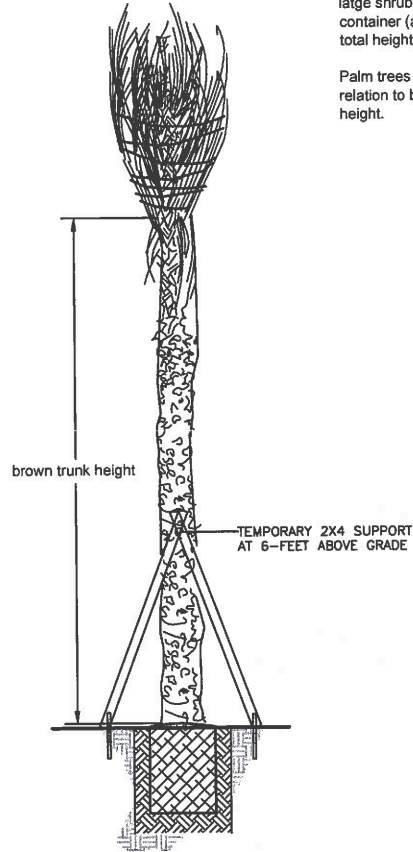
SHRUBS



BOTANICAL NAME	COMMON NAME	CONT
Azalea x 'Autum Twist' TM Medium Water Use	Encore Azalea 'Autum Twist'	5 gal
Berberis thunbergii 'Atropurpurea' Low Water Use	Red Leaf Japanese Barberry	5 gal
Berberis thunbergii 'Rose Glow' Low Water Use	Rosy Glow Barberry	5 gal
Callistemon citrinus 'Little John' Low Water Use	Dwarf Bottle Brush	5 gal
Carpenteria californica Low Water Use	Bush Anemone	5 gal
Ceanothus x 'Concha' Low Water Use	California Lilac	5 gal
Ceanothus x 'Joyce Coulter' Low Water Use	Ceanothus Joyce Coulter	5 gal
Cistus x purpureus Low Water Use	Orchid Rockrose	5 gal
Cistus x skanbergii Low Water Use	Coral Rockrose	5 gal
Cordyline x 'Baueri' Low Water Use	Bauer's Dracaena	5 gal
Cycas revoluta Med. Water Use	Sago Palm	5 gal
Heteromeles arbutifolia Low Water Use	Toyon	5 gal
Juniperus chinensis 'Blue Point' Low Water Use	Blue Point Juniper	5 gal
Juniperus chinensis 'Sea Green' Low Water Use	Sea Green Juniper	5 gal
Juniperus scopulorum 'Pathfinder' Low Water Use	Pathfinder Juniper	5 gal
Juniperus scopulorum 'Skyrocket' Low Water Use	Skyrocket Juniper	5 gal
Nandina domestica 'Compacta' Low Water Use	Compact Heavenly Bamboo	5 gal
Nandina domestica 'Moon Bay' TM Low Water Use	Moon Bay Nandina	5 gal
Nerium oleander 'Pette Pink' Low Water Use	Pette Pink Oleander	5 gal
Phormium tenax 'Rubrum' Low Water Use	New Zealand Flax	5 gal
Phormium tenax 'Sundowner' Low Water Use	New Zealand Flax	5 gal
Phormium tenax 'Yellow Wave' Low Water Use	New Zealand Flax	5 gal
Prunus caroliniana 'Compacta' Low Water Use	Carolina Cherry	5 gal
Raphiolepis indica 'Ballerina' Low Water Use	Indian Hawthorne	5 gal
Raphiolepis indica 'Clara' Low Water Use	Clara India Hawthorn	5 gal



Typical 15-gallon Tree Example Size



TREE SIZE NOTE AT PLANTING: The example image represent a "typical" expectation of size for trees planted from a 15-gallon container. Average branch height for single trunk tree ranges between 6' to 8', dependign upon species. Trunk caliper size is typically between 3/4" to 1". As noted in the American Standard for Nursery Stock Standards height relationship to caliper is different throughout regions of country dependign upon climate conditions. There is no defined height for any specific tree type.

Note that the Western Redbud multi-trunk species will look like a large shrub in a 15-gallon container (approximately 3'-5' tall total height).

Palm trees are specified in relation to brown trunk (BT) height.

GRASSES



Raphiolepis indica 'Enchantress' TM Low Water Use	Enchantress Indian Hawthorne	5 gal
Salvia greggii 'Furmans Red' Low Water Use	Furman's Red Salvia	5 gal
Salvia greggii 'Lipstick' Low Water Use	Autumn Sage	5 gal
Salvia nemorosa 'Blue Hill' Low Water Use	Woodland Sage	5 gal
Teucrium fruticans Low Water Use	Bush Germander	5 gal
Xylosma congestum 'Compacta' Low Water Use	Compact Xylosma	5 gal
Yucca recurvifolia Low Water Use	Spineless Yucca	5 gal

PERENNIALS AND GROUND COVERS



BOTANICAL NAME	COMMON NAME	CONT
Carex divulsa Low Water use	Berkeley Sedge	1 gal
Festuca glauca 'Elijah Blue' Low Water Use	Blue Fescue	1 gal
Muhlenbergia capillaris 'Regal Mist' TM Low Water Use	Muhly	1 gal
Muhlenbergia rigens Low Water Use	Deer Grass	1 gal
Agapanthus africanus 'Peter Pan' Med. Water Use	Dwarf Blue Lily of the Nile	1 gal
Agapanthus africanus 'Queen Anne' Med. Water Use	Queen Anne Lily of the Nile	1 gal
Agapanthus praecox orientalis Med. Water Use	Lily of the Nile	1 gal
Anigozanthos flavidus 'Big Red' Low Water Use	Red Kangaroo Paw	1 gal
Anigozanthos x 'Yellow Gem' Low Water Use	Yellow Gem Kangaroo Paw	1 gal
Arctostaphylos x 'Emerald Carpet' Low Water Use	Emerald Carpet Manzanita	1 gal
Ceanothus griseus horizontalis 'Yankee Point' Low Water Use	California Lilac	1 gal
Cotoneaster dammeri Low Water Use	Bearberry Cotoneaster	1 gal
Dietsa bicolor Low Water Use	Fortnight Lily	1 gal
Hemerocallis hybrid Med. Water use	Daylily ("Evergreen" Variety)	2 gal
Juniperus horizontalis 'Blue Chip' Low Water Use	Blue Chip Juniper	1 gal
Lavandula stoechas Low Water Use	Spanish Lavender	1 gal
Mahonia repens Low Water Use	Creeping Oregon Grape	1 gal
Rosa x 'Flower Carpet Red' Low Water Use	Red Groundcover Rose	1 gal
Rosa x 'Flower Carpet Coral' Low Water Use	Flower Carpet Coral Rose	2 gal
Rosa x 'Flower Carpet White' Low Water Use	Flower Carpet Rose - White	2 gal
Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asiatic Dwarf Star Jasmine	1 gal
Trachelospermum jasminoides 'Star' Medium Water Use	Star Jasmine	1 gal
Tulbaghia violacea Med. Water Use	Society Garlic	1 gal
Tulbaghia violacea 'Silver Lace' Med. Water Use	Silver Lace Society Garlic	1 gal
Verbena tenuisecta Low Water Use	Rock Verbena	1 gal

LANDSCAPE AREAS



Open Space Natural Area	Undisturbed Area	1 gal minimu
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GROUND COVERS

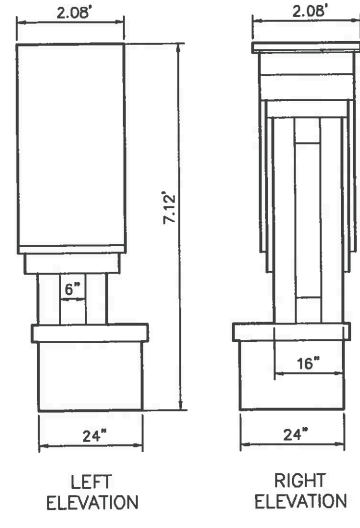
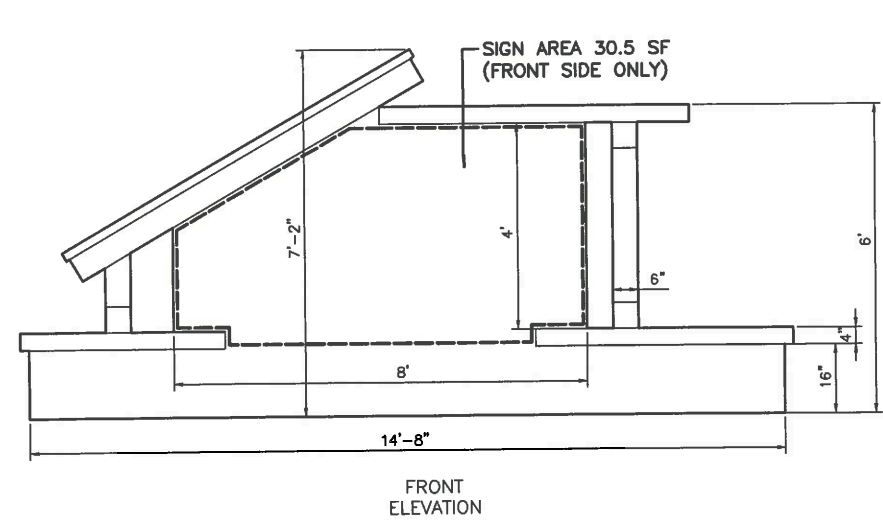


BOTANICAL NAME	COMMON NAME	CONT
Landscape Area Low and Medium Water Use	Shrub and GC Area	SF
Sod - Bio Swale Mix Low Water Use	DELTA Blue Grass Native Bio-Swale Mix	Sod
Sod x 'Bolero Plus' High Water Use	Bolero Plus Lawn Sod	Sod
Sod x 'Mow Free Native' Low Water Use	Mow Free Native Mix	Sod

PRELIMINARY PLANT SCHEDULE
SUNSET HILLS TOWN HOMES, By USA Investment Associates
Rocklin, California



Sept. 5, 2014

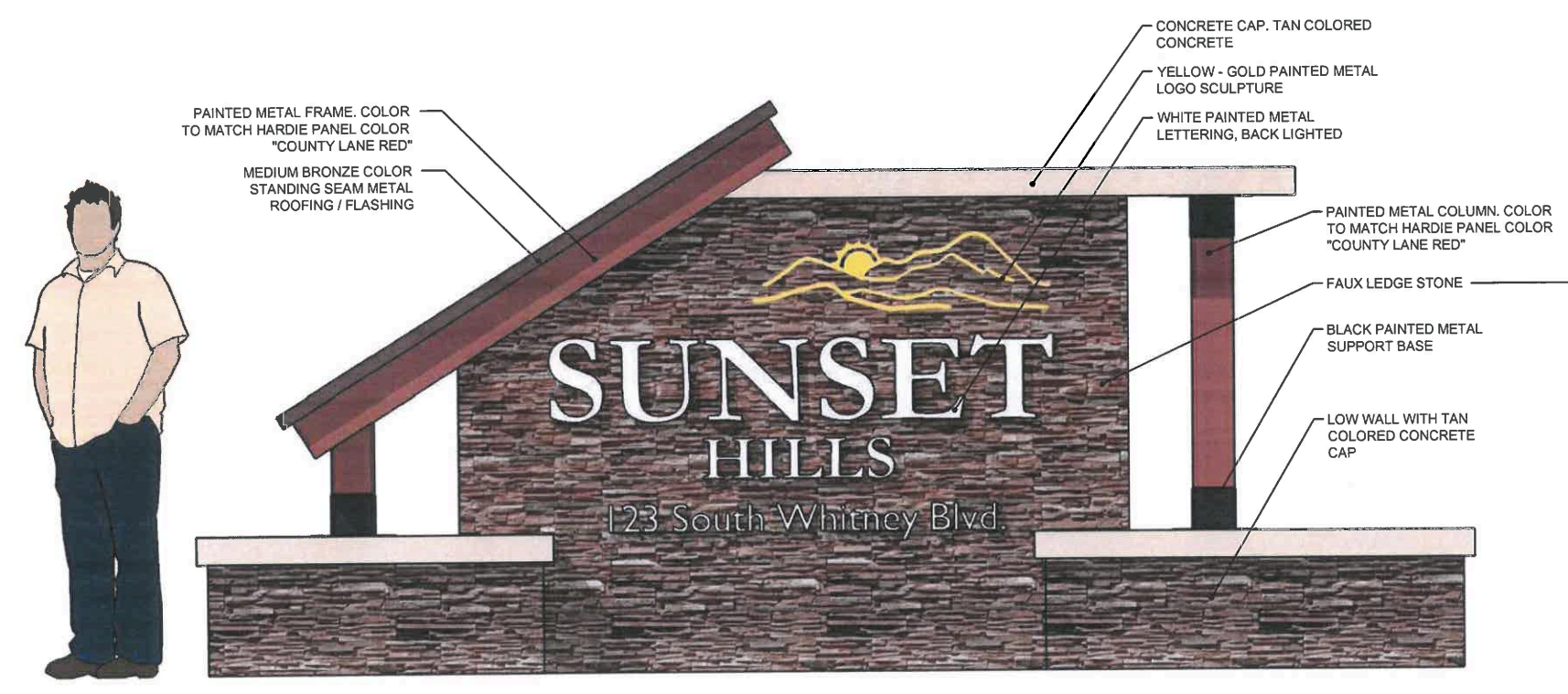


1 SUNSET HILLS TOWN HOME SIGN MONUMENT
3/4" = 1'-0"

1314-01

DIMENSIONAL ELEVATIONS

PERSPECTIVE VIEW



"CORONADO" MOUNTAIN STRIP LEDGE STONE - CHABLIS BLEND

FRONT ELEVATION ILLUSTRATIVE



PRELIMINARY PROJECT SIGN DESIGN
SUNSET HILLS TOWN HOMES, By USA Investment Associates
 Rocklin, California
EXHIBIT B

631UPJ001.dwg
 Sept. 5, 2014