

**MEETING OF THE DESIGN REVIEW COMMITTEE
WEDNESDAY, SEPTEMBER 20, 2023**

1:30 P.M.

**Community Building
33 Church Street
Sutter Creek, CA 95685**

THE DESIGN REVIEW COMMITTEE WILL BE AVAILABLE VIA ZOOM AND IN PERSON.

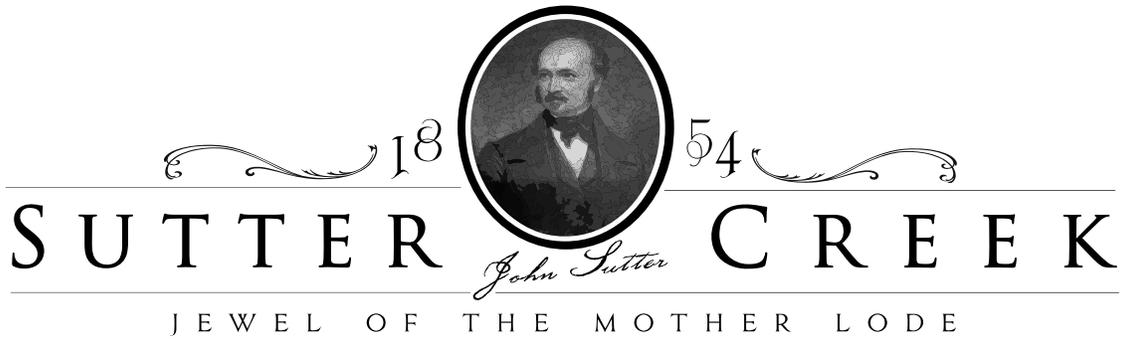
Join Zoom Meeting

<https://us02web.zoom.us/j/9568520224>

Please note: Zoom participation is only available for viewing the meeting.

Public comment will not be taken from Zoom.

- 1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING-1:30 P.M**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. PUBLIC FORUM** – *Any person may address the Committee regarding matters not on the agenda and within their purview.*
- 4. CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - * A. Approval of Design Review Committee Minutes of August 16, 2023.
- 5. DESIGN CLEARANCE APPLICATIONS:**
 - * A. Valley View Way and Bowers Rd; Applicant: DANCO
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.
- 6. ADJOURNMENT**
 - * *Attachments*



**MINUTES OF THE DESIGN REVIEW COMMITTEE
 September 6, 2023**

Committee Members:

Mike O’Neill

John otto

Sharyn Brown

Absent: Susan Peters and Sandi Baracco

1. **CALL TO ORDER AND ESTABLISH A QUORUM FOR THE SPECIAL MEETING-1:30 P.M**
 Chairperson O’Neill called the meeting to order.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
 Chairperson O’Neill led the pledge.
3. **PUBLIC FORUM- None.**
4. **CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - A. Approval of Design Review Committee Minutes of July 5, 2023.

M/S Baracco/O’Neill to Approve the Design Review Committee Minutes of August 16, 2023.

AYES: Brown, Otto and O’Neill
NOES: None
ABSTAIN: None
ABSENT: Baracco and Peters
MOTION CARRIED

5. **DESIGN CLEARANCE APPLICATIONS**
 - A. 113 Badger Rd. Roof Replacement; Applicant: Nelson
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

M/S Baracco/Brown to Approve Design Clearance for 113 Badger Rd., as presented.

AYES: Brown, Otto and O’Neill
NOES: None
ABSTAIN: None
ABSENT: Baracco and Peters

6. **ADJOURNMENT**
 The meeting was adjourned at 1:34 p.m.

Karen Darrow, City Clerk

Susan Peters, Chairperson

Date Approved:

DATE: SEPTEMBER 20, 2023

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: Design Clearance for multifamily residential development at the corner of Valley View Way and Bowers Road
 (APN: 040-020-057)
 Zoning: R-4 Multiple Family
 Design Standard District: Outside of the Historic District
 Owner/Builder: DANCO

RECOMMENDATION:

Approve Design Clearance and make a recommendation to the Planning Commission for the approval of a Site Plan permit for the construction of three separate buildings containing a community room, 18 studio apartments, 25 one-bedroom apartments, 2 two-bedroom apartments, and 1 three-bedroom apartment on a 2.06 acre parcel located at the corner of Valley View Way and Bowers Road.

BACKGROUND:

The applicant, DANCO, is proposing to construct three separate buildings containing a community room, 18 studio apartments, 25 one-bedroom apartments, 2 two-bedroom apartments, and 1 three-bedroom apartment. Other site amenities include a dog park, gardens, basketball court, and onsite parking. The project is proposed to provide permanent supportive housing for unhoused individuals and those with mental health needs. The location map is attached. The following is a summary of the structure for design clearance.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-4	R-4	Yes	
District:	Outside of Historic District			
Lot Size:		2.06	N/A	
Set Back requirements:				
Front	10'	10'	Yes	The front yard setback varies from 10' to 26' 3"
Side	5' Corner 10'	10' 10'	Yes	Side yard setbacks vary from 10' to 41' 11"
Rear	10'	43' 8"	Yes	
Lot coverage	75%	Buildings 20.87% Paving 26.86% Site Amenities 3.65%	Yes	

		Concrete walks and pads 8.33% Landscape/Open Space 40.29%		
Are there existing historic features?		No	N/A	
Structure Type		MFR	Yes	
Max Building height	40'* *Applicant is requesting a concession per State Density Bonus Law	41' 7.5"	Yes	The project is proposed at 100% affordable and therefore is entitled to 4 concessions per State Density Bonus Law. The applicant is requesting a concession on allowed maximum height. Building C is proposed at 41'7.5" (2 stories) where 40' is the max allowed in the R-4.

Building	Footprint (square feet)	Number of Stories	Height (feet)	Number of studio units	Number of 1-bedroom units	Number of 2-bedroom units	Number of 3-bedroom units
A	6,981	3	39' 3"	12	5		1
B	5,552	2	33.5'	6	8		
C	6,197	2	41' 7.5"		12	2	
Total units	--	--	--	18	25	2	1

DISCUSSION:

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. In addition to the standards that apply Citywide, there are specific standards in Chapter 5 for multi-family residential housing. A complete review attached.

The applicant has requested a concession regarding overall allowable height. The maximum allowable height is 40ft. and Building C has a maximum height of 41' 7.5". The height of Building C is under the height limit on the Bowers Road elevation.

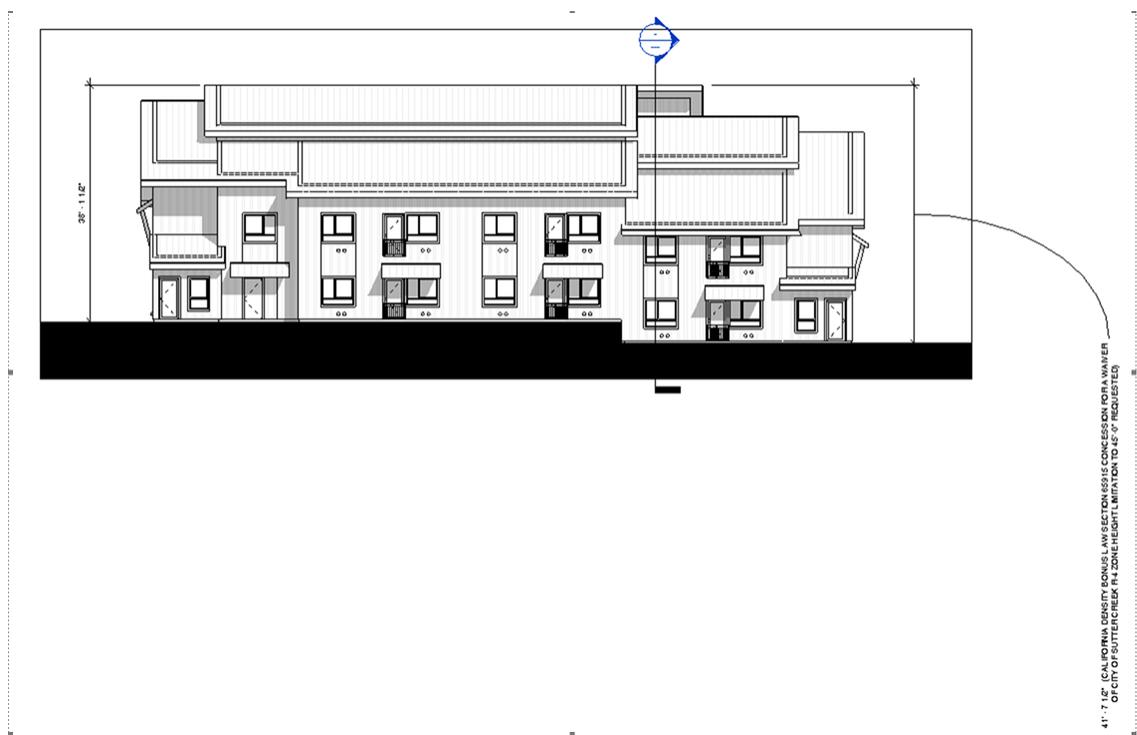
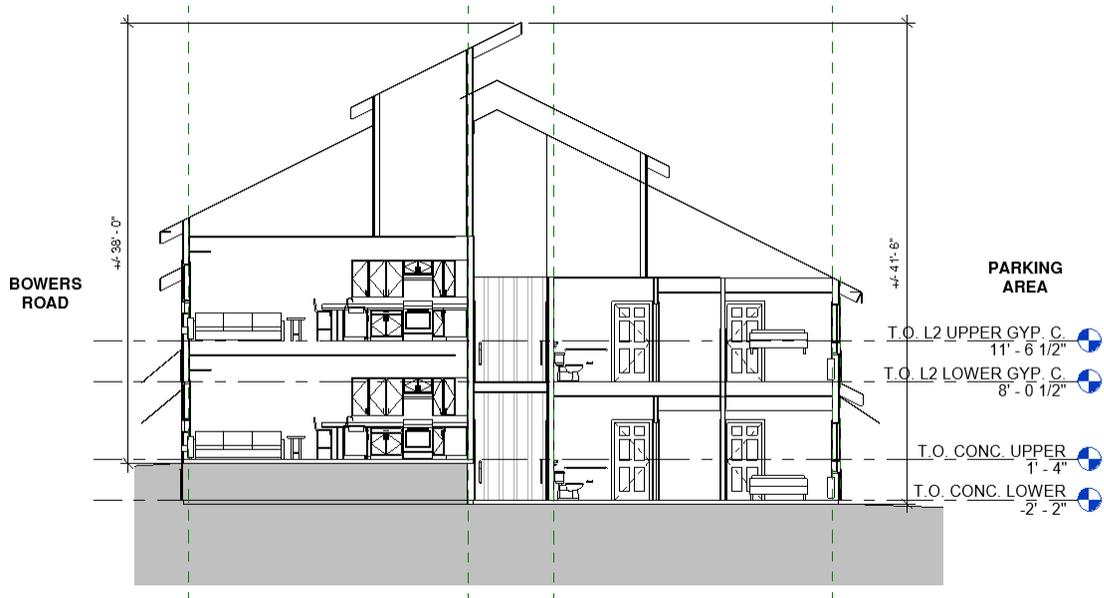


Figure 1- Site Location
Valley View Way/Bowers Drive



VICINITY MAP
N.T.S.

Design Standard	Complies	Discussion
2.2.1 Adjacent Development. Each proposal shall demonstrate consideration for the existing conditions on and off the site including the following:		
a. The land use and site organization of neighboring properties;	Yes	The layout of the structures would be similar to the arrangements of the adjacent apartment complexes, with clusters of units in smaller buildings, easy access to onsite parking, landscape and common areas, wright iron view type, and other design considerations.
b. The architectural character, style, and scale of neighboring structures;	Yes	The proposed structures would be in the similar style, character, and scale as the existing adjacent apartments and in a similar style to the Amador County Transportation building.
c. The existing natural features (i.e., mature trees, landforms, etc.);	Yes, conditioned	There are very few existing natural features on the site. It appears that previous earth work was done on the site and there are currently only a few trees. The applicant is proposing the removal of two trees, a redwood and an oak tree. Removal of the oak may require replacement per the Code of Ordinances. As a condition of approval, the Project must comply with the Ordinance and include appropriate replacement trees within the complex.
d. Opportunities to preserve ridgelines and/or enhance views;	Yes	The Project site is located on sloped property, but not an aesthetic ridgeline. With staggered building heights and placement along the hillside, the views from the site toward the ranchlands will be maintained. Development of the infill site will maintain urban cohesion within a higher density development area.
e. Privacy and solar access of the site and neighboring properties;	Yes	The residential units would be within three separate buildings clustered and staggered onsite to maintain privacy.
f. Links to adjacent development using sidewalks or pathways and shared access	Yes	The Project site is located at the intersection of Bowers Drive

Design Standard	Complies	Discussion
driveways and parking; and		and Valley View Way, which have established sidewalks and provide access through the greater neighborhood area. In addition, the transit center is located within walking distance from the proposed complex.
g. Use of construction and/or restoration materials in a manner that is consistent with the texture, color, geometry, and visual relationship of historic building materials.	Yes	The Project structures would be in a similar style and footprint as the nearby apartments. Standing seam metal roof, board and batten siding in 3 colors, and additional colors for trim, fascia and railings are proposed. Each building would have a combination of these materials to define units and provide variation. Building colors include grey, beige, and blue with white trim and window framing. Variation in roof heights is proposed to reduce overall massing of the buildings. Balconets include black metal railings. Windows would be simple rectangular shapes in white frames, while doors would be located within interior stairwell areas so that doors are not visible on the exterior of the structure.
2.2.2 Building and Parking Locations		
a. General placement. Buildings should generally be oriented parallel to streets and placed as close to the street as established setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a specific design goal to be achieved.	Yes	Buildings are angled and oriented parallel to the street. Setbacks are maintained in compliance with City Code.
b. Pedestrian or vehicular orientation. The orientation of buildings shall respond to the pedestrian or vehicular nature of the street.	Yes	The orientation of the complex is in keeping with existing roads and sidewalk
c. Protection of views and natural features. Buildings should be sited to preserve and enhance significant views, vegetation, existing landforms, and natural features.	Yes	The buildings are arranged to maintain views of the natural environment.
d. Consideration of views in project design. Visually Sensitive Areas (VSAs), scenic views and the natural environment surrounding the project site shall be considered early during the conceptual design stage of a project.	Yes	The buildings are arranged to maintain views of the natural environment.

Design Standard	Complies	Discussion
e. Commercial building placement. Commercial sites should be designed so that a minimum of 50 percent of the total street frontage is occupied by buildings located at the sidewalk.	N/A	Not Applicable
f. Corner building. The primary mass of the building should not be placed at an angle to the corner.	No	The corner of the building is angled toward the street corner. The appearance of the overall mass of the building may be reduced by the angling of the building but the corner building still appears bulky. The steep slope of the existing topography is maintained which increased the overall height of the building and bulk and mass.
g. Projects with multiple structures. Multiple buildings in a single project should create a positive functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a “village” scale.	Yes	The buildings are clustered around a central parking and landscaped area.
h. Open space areas. Open space areas shall be accessible from the majority of structures and shall be landscaped and oriented to take advantage of sun or shade as appropriate.	Yes	The main open space area is located at the rear of the site and will be landscaped to take advantage of the sun. A small garden area is located along Valley View Way and will receive afternoon sun.
i. Pedestrian walkways. Projects shall connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 lineal feet (or fraction thereof). Parking areas shall be connected to building entrances by a clearly defined system.	Yes	Walkways are located throughout the site, connecting residential units with the common areas and parking areas.
j. Off-site views, solar access. Building placement should optimize off-site views to ridgelines, hillsides, mountains, open space, or watercourses whenever possible. Solar access should be considered for natural lighting and heating.	Yes	Buildings are placed to maintain views to hillsides and undeveloped areas and are oriented to maximize east/west exposure.
k. Buildings on slopes. Buildings constructed on hillsides should step to follow the natural terrain whenever possible.	Yes	The applicant is proposing steps in Buildings B and C better fit the contours of the land.
l. Parking facilities	Yes	Parking is located in the center of the site, with access off of Valley View Way and Bowers Road.

Design Standard	Complies	Discussion
<p>m. Fence and wall design. The design of fences and walls should harmonize with the site and with the buildings in both scale and materials.</p>	No	<p>Black metal fencing is proposed long the side and rear property lines of the site. The retaining walls on site are proposed to be a charcoal stone color.</p> <p>The project proposes retaining walls with an overall height of up to 17’ at the front corner of the property. The Design Standards do not put a limit on retaining wall height for Multi-family structures but this may be something the Committee should consider in its recommendation to the Planning Commission.</p>
<p>2.2.3 Landscaping</p> <p>a. Landscaped areas shall be planned as an integral part of the overall project and not simply located in “left-over” areas of the site. Where required by ordinance, a landscaping plan and plant list shall be submitted for review with the site plan.</p>	Yes	<p>Landscaping is planned around the perimeter of the complex, around each building, and within the common area. Site plans include a landscaping plan.</p>
<p>b. Landscaping shall be used to help define outdoor spaces, soften a structure’s appearance, and where feasible to screen parking, loading, storage, trash enclosures, and equipment areas.</p>	Yes	<p>Landscaping is planned around the perimeter of the complex, entry, each building, and the common area, and is used to screen the trash enclosure.</p>
<p>c. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged. These elements should be provided in conjunction with on-site open spaces and should be integrated into the site plan.</p>	Yes	<p>Outdoor seating amenities are included in the common area. A designated covered smoking area is located at the rear of the property.</p>
<p>2.2.4 Solar exposure, collectors and skylights</p> <p>a. Building placement and landscaping should accommodate solar designs wherever possible.</p>	Yes	<p>Landscape and garden areas are located where they will received east/west sunlight.</p>
<p>b. New developments and structures should be oriented to maximize solar access opportunities to the greatest extent feasible.</p>	Yes	<p>Between building orientation to reduce bulk and mass, and solar access, the buildings are appropriately placed.</p>
<p>c. Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors (where not prohibited by ordinance) should be screened from public view with materials that are compatible with</p>	N/A	<p>Not applicable.</p>

Design Standard	Complies	Discussion
the building's architecture.		
d. Roof-mounted collectors should be installed at the same angle as or as close as possible to the pitch of the roof.	N/A	Not applicable.
e. Appurtenant equipment, particularly plumbing and related fixtures, should be installed in the attic or screened from public view.	Yes	Utilities are screened from view or located within closets.
f. Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominant colors of the structure wherever feasible.	N/A	Not applicable.
g. Skylights and solar panels should be installed as unobtrusively as possible. Skylights and solar panels should be designed to fit flush with the roof surface or up to a maximum of two feet above the surface of the roof wherever feasible. Reflective materials should not be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties. Skylights shall be designed to reduce emitted light, and no lighting may be placed within the skylight well.	N/A	Not applicable.
2.2.5 Exterior lighting	Yes	Lighting is compatible with the architectural and landscape design of the project.
a. Exterior lighting shall be designed to be compatible with the architectural and landscape design of the project.		
b. An appropriate hierarchy of lighting fixture types and intensity shall be considered when designing the lighting for the various elements of a project (i.e., building entrances, site entrances, walkways, parking areas, landscaping, monuments, signage, and other areas of the site).	Yes	Various lighting intensities are proposed throughout the site design.
c. The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures shall be properly shielded to minimize light and glare impacts to adjacent properties, and the light source shall not be visible from off-site. If neon tubing is used to illuminate portions of a building it shall be concealed from view through the use of parapets, cornices or ledges. Exposed neon tubing is not allowed in the Historic District.	Yes	Lighting is focused to the interior of the site, at building entrances, parking and walkways.
d. To achieve the desired lighting level for parking and pedestrian areas, the use of shorter, low intensity fixtures is encouraged over the use of tall fixtures that illuminate large	Yes	Pole, surface and wall mounted lighting is proposed.

Design Standard	Complies	Discussion
areas.		
<p>2.2.6 Screening</p> <p>a. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening shall be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.</p>	Yes	Buildings are angled to avoid direct views and landscaping is provided throughout the complex, including trees. The complex includes perimeter landscaping. Trash enclosures and mechanical units/utilities are screened and landscaped.
<p>b. The method of screening shall be compatible with adjacent structures in terms of overall design, materials, and color.</p>	Yes	The proposed materials for screen are compatible with adjacent developments.
<p>c. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.</p>	Yes	Screening includes metal fencing, landscaping, and concrete block walls.
<p>2.2.7 Refuse, storage and equipment areas</p> <p>a. Refuse containers, service areas, loading docks, and similar facilities shall be located in areas out of view from the general public. Such areas shall not interfere with on-site parking or circulation areas or adjacent uses, especially residential uses.</p>	Yes	A trash enclosure is located to the rear of the site, centrally located for all residences and screened from the road. The trash enclosure will be constructed of the same materials as the retaining walls.
<p>b. Trash bins shall be fully enclosed within a structure that is compatible with the structure it is associated with. Where feasible, enclosures shall be screened with landscaping on their most visible sides. Recommended locations include inside parking courts or at the end of parking bays. Locations shall be conveniently accessible for trash collection and maintenance and shall not allow blockage of access driveways during loading operations.</p>	Yes	Trash enclosures would be located at the end of parking lot and screened with block walls and landscaping.
<p>c. Trash storage areas that are visible from the upper stories of adjacent structures should, where feasible, have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views. The covering structure shall be compatible with the architectural style of adjacent structures.</p>	Yes	The trash enclosures are angled to avoid direct views and are screened with similar colors and materials as the building units.
<p>d. Screening facilities shall be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.</p>	Yes	Screening around the trash enclosure and the mechanical/utility equipment is sized to adequately cover the units, without creating excess

Design Standard	Complies	Discussion
		coverage. Landscaping would surround screening to soften views.
<p>e. Utility equipment (e.g., electric and gas meters, electrical panels, backflow prevention devices, junction boxes, and public utility equipment) shall be located in a utility room within the structure, in enclosed utility cabinets, in an appropriately screened area at the rear of the structure, or in the most inconspicuous location available that still provides for efficient access, operation and maintenance.</p>	Yes	Each building contains a small utility room. Water meters will be screened by landscaping.
<p>f. Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, satellite dishes, pool equipment, communications equipment) and other mechanical equipment for the building shall be concealed from view of public streets and neighboring properties whenever possible. Screening devices shall be compatible with the architecture and color of the adjacent structures. Noise reduction enclosures and other devices shall be utilized as necessary to meet the noise standards of the General Plan.</p>	Condition	HVAC units shall be located at the ground floor of the buildings and screened with landscaping.
<p>g. Mechanical equipment should not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design.</p>	Yes	Mechanical equipment is not proposed on the roof.
<p>2.3.1. Architectural style</p> <p>a. Desirable character elements. New projects should incorporate as many as possible of the "character-defining elements" of the historic buildings of Sutter Creek into new designs</p>	Yes	The design includes horizontal wood-style siding, non-reflective corrugated metal roofs, balconies, elevation changes, variations in plane, and vertical elements.
<p>b. Inappropriate elements. The following architectural styles and motifs are generally considered inappropriate</p>	Yes	None of the listed styles or motifs are used.
<p>c. Multi-tenant structures. Multi-tenant structures should emphasize the individuality of units by variations in rooflines and wall planes. Larger building masses should be broken up into smaller units using both horizontal and vertical wall articulation.</p>	Yes	Buildings include multiple gables and planes, with board and batten materials to break up building mass.
<p>2.3.2 Façade</p> <p>a. Façade design. Building façades shall be designed to provide visual interest and relief. For commercial buildings continuous, street façades as near the street as possible with predominantly retail uses at grade level and</p>	Yes	Standing seam metal roof, board and batten siding in 3 colors, and additional colors for trim, fascia and railings. Each building would have a combination of these materials to define units and provide

Design Standard	Complies	Discussion
office/professional and residential uses above, are encouraged. Buildings should not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest.		variation. Building colors include grey, beige, and blue with white trim and window framing. Variation in roof heights is proposed to reduce overall massing of the buildings. Balconies would include black metal railings.
b. Facade elements. Building façade elements (e.g., windows, doors, and eaves) should be in proportion with and relate to one another. Window openings should reflect a distinction between uses that occur within the building. Ground floor windows will typically be larger than those found on upper levels. Careful consideration should be given to the ratio of solid wall area to window area. Treatments that will obscure the visual distinction between windows and walls (e.g., spandrel glass) shall be avoided.	Yes	Windows would be simple rectangular shapes in white frames, while doors would be located within interior stairwell areas so that doors are not visible on the exterior of the structure.
c. Wall features. Wall design features should not be overly decorative; however, blank side and end walls should be avoided. Continuity of design should continue around all visible sides of the building. The use of ornamental detailing should be limited and in keeping with historical contexts. While detailing is often required to make a building look attractive, the overuse of detailing detracts from the composition as a whole. Likewise, the use of detailing which is not in context with its architectural style will detract from the overall appearance of the building.	Yes	Wall features include combinations of siding materials, variation in color, balconies and railings, and windows and window treatments.
d. Balconies and porches. Balconies and porches, like other wall features, should be simply designed and are encouraged where appropriate for the architectural style of the building. The mass of the support columns, balusters and railing should be a significant visual element of the building's design.	Yes	Balconies would be simple with black metal railings.
e. Awnings and Canopies. Awnings and canopies are considered an architectural feature of the structure. Awnings and canopies are generally intended to provide protection for pedestrians and occupants, and as such are not a "signage" component. Any signage incorporated into awnings and canopies must conform to the City's signage regulations.	Yes	Some windows include an overhang. No signage would be placed on the overhangs.
2.3.3 Fenestration	Yes	Doors would not be prominent on the exterior as each unit's entry door would be located within a stairwell area.

Design Standard	Complies	Discussion
		Windows would be simple rectangles.
2.3.4 Roofs and rooflines	Yes	Non-reflective corrugated metal roofing is proposed.
2.3.5 Roof equipment screening	Yes	Roof equipment is not proposed
2.3.6 Parapets	N/A	Not applicable
2.3.7 Entries	Yes	Entries are located at various locations depending on the building. Entries are defined with roof overhangs to make them more visible.
2.3.8 Additions to existing structures	N/A	Not applicable
<p>2.3.9 Building materials</p> <p>a. Artificial or decorative façade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, shall be avoided. Artificial products that poorly imitate real materials (for example, wood, stone, brick, etc.) are discouraged.</p>	Yes	Materials would include a fiber-cement board and batten siding in a variety of colors. These and similar materials are used on the existing apartments nearby.
<p>b. The composition of materials should avoid creating the impression of thinness and artificiality. Veneers should turn corners, avoiding exposed edges.</p>	Yes	Materials would include a fiber-cement board and batten siding in a variety of colors. These and similar materials are used on the existing apartments nearby.
<p>c. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings are encouraged. Buildings shall not use large expanses of glazing, aluminum panels, or other materials not typically found in the City. Synthetic materials that poorly simulate the textures or patterns of other materials (e.g., vinyl siding that attempts to simulate the pattern of wood grain) are discouraged.</p>	Yes	Materials would include a fiber-cement board and batten siding in a variety of colors. These and similar materials are used on the existing apartments nearby.
<p>2.3.10 Colors</p> <p>a. Colors should be compatible with existing colors of the surrounding area but need not duplicate existing colors. The use of muted tones for the structure's base color is recommended. Color shall not be used as an attention-getting device.</p> <p>b. Accent colors should be used carefully.</p>	Yes	Building colors include grey, beige, and blue with white trim and window framing.

Design Standard	Complies	Discussion
<p>Accent colors should be either complementary to the base color or a variation of its hue – i.e. lighter or darker.</p> <p>c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.</p> <p>d. Accent colors on wall surfaces can enliven buildings. In most cases, only one or two accent colors should be used in addition to the base color.</p> <p>e. Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls the predominant tone should trend toward earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain, or other coating. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors shall not be used.</p>		
5.5 Multi-Family Residential		
<p>5.5.1 Site organization</p> <p>a. The clustering of units should be a consistent element of site planning. Projects containing more than 10 dwelling units should be broken into groups of structures that are appropriate in scale and compatible with the neighborhood.</p> <p>b. Buildings should be designed so that living spaces do not directly face one another to assure maximum privacy.</p> <p>c. Buildings should be oriented to create courtyards and common open space areas to increase the overall aesthetic appeal of the development.</p>	Yes	<p>The Project breaks up the units into three buildings to avoid large box-like structures and in keeping with the other apartment complexes nearby. The buildings would not be built in rows directly facing each other to avoid issues of privacy and to accommodate a central common open space in the center of the complex.</p>
<p>5.5.2 Building design</p> <p>a. Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross-gables mitigate the barracks-like quality of flat walls and roofs of excessive length. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to pitched roof segments applied at the structure's edge.</p>	Yes, with conditions	<p>a. The building plans indicate each unit includes a balconet. With the small size of some of the units, it is not appropriate to require a change in wall projection. The building would appear to be broken up into too many segments.</p>

Design Standard	Complies	Discussion
<p>Structures containing three or more attached dwellings in a row should incorporate at least one of the following:</p> <ol style="list-style-type: none"> 1) For each dwelling unit, at least one architectural projection not less than two feet from the wall plane and not less than four feet wide should be provided. Projections shall extend the full height of single story structures, at least one-half the height of a two-story building, and two-thirds the height of a three story building; 2) A change in wall plane of at least three feet for at least 12 feet for each two dwelling units. <ol style="list-style-type: none"> b. Because multi-family residential projects are often taller than one story, their bulk can impose on surrounding uses. The scale of these projects should be considered within the context of their surroundings. Structures with greater height may require additional setbacks so as to avoid dominating the character of the neighborhood. c. The use of balconies, porches, and patios is encouraged for both practical and aesthetic values. These elements should be integrated into structures to break up large wall masses, offset floor setbacks, and add human scale to structures. Design should be simple and straight-forward. d. The use of long, monotonous access balconies and corridors which provide access to five or more units should be avoided. Instead, access points to units should be clustered in groups of four or less. The use of distinctive architectural elements and materials to denote prominent entrances is encouraged. e. Simple, clean, and bold projections of stairways are encouraged to complement the architectural massing and form of the structure. Thin-looking, open metal, prefabricated stairs are discouraged. f. Support structures (e.g. laundry facilities, recreation buildings, and sales/lease offices) shall be consistent with the architectural design of the rest of the complex. g. Stairways and elevators shall not be accessible from the exterior of the building. h. Communications devices (e.g. satellite dishes) should be limited in number by providing central communications services to individual 		<ol style="list-style-type: none"> b. The scale of the proposed buildings is similar in size to the surround multi-family buildings. The applicant has requested a concession on building height per the State Density Bonus Law. c. Balconets are proposed on each unit. d. Access to each individual unit is in the interior. e. Stairways are located in the interior of the buildings. f. The community and common area are located within building A. g. Stairways are located in the interior of the buildings. h. Satellite dishes or communications details are not included on the plans, and a condition shall be included to address central communications services to each unit.

Design Standard	Complies	Discussion
units.		
<p>5.5.3 Parking and circulation</p> <ul style="list-style-type: none"> a. The project entry shall be articulated through both landscape and hardscape to denote its use. For larger projects, extensive information about the project should be readily available upon entry to assist the public. Special attention should be given to hardscape and landscape treatments to enhance the overall image of the project. Parking lot lighting shall be designed to minimize the impact on the night sky and on adjacent properties. b. The principal vehicular access shall be through a main entry drive rather than a parking area. c. There are generally three means of accommodating parking: parking driveways, parking courts, and garages within residential buildings. Projects with either long, monotonous parking drives or large, undivided parking lots are not encouraged. Where garage parking within residential buildings is not provided, dispersed parking courts are the desired alternative. d. Parking areas should be visible from the residential units which use them wherever feasible. e. A parking court shall not consist of more than two double-loaded parking aisles (bays) adjacent to one another. The length of a parking court should not exceed 14 stalls wherever feasible. f. Parking courts should be separated from each other by dwelling units or by a landscaped buffer not less than 30 feet wide. g. Parking areas tucked under residential structures should be enclosed behind garage doors. Garages with parking aprons less than 20 feet in length shall be equipped with automatic door openers and roll-up doors. h. Where carports are utilized, they must follow the same spacing criteria as parking courts. i. Carports and detached garages should be designed as an integral part of the overall project and should be similar in materials, color, and detail to the principal structures. 	Yes	<ul style="list-style-type: none"> a. The entry on Valley View Way will have landscape on the side adjacent to Building A. Lighting will be located at the entry and parking areas. b. The primary entry will be on Valley View Way with secondary access on Bowers Drive. c. Parking will be located in the central part of the site. The long parking areas are broken up by proposed landscaping and pedestrian walks. d. Parking is located in the center of site and visible from the majority of the units. e. The complex includes parking drives rather than courts. f. The complex includes parking drives rather than courts. g. Garages are not proposed. h. Carports are not proposed. i. Carports and detached garages are not proposed.

Design Standard	Complies	Discussion
<p>5.5.4 Open space areas</p> <ul style="list-style-type: none"> a. The design and orientation of open space areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. b. Common open spaces should be conveniently located for the majority of units. Children's play areas should be visible from as many units as possible. In complexes with more than 40 two-bedroom units, several play areas shall be provided throughout the complex. 		<p>Small open spaces are provided at the front and the rear of the property.</p>

SUTTER CREEK PERMANENT SUPPORTIVE HOUSING APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY
SUTTER CREEK, CA

APN: 044-020-057



PROJECT SHEET INDEX	
Sheet Number	Sheet Name
T1.1	DRAWING SHEET INDEX, PROJECT DATA, TITLE SHEET
ALTA	ALTA SURVEY
ARCHITECTURAL	
A1.1	ARCHITECTURAL SITE PLAN
A1.1A	SITE PLAN - EXISTING STRUCTURES AND BUILDINGS
A1.2	SITE DETAILS
A2.1	UNIT PLANS
A2.2	UNIT PLAN
A3.1	COMMUNITY & COMMON AREAS
A4.1A	1ST FLOOR PLAN - COMMUNITY BUILDING A
A4.1B	2ND FLOOR PLAN - COMMUNITY BUILDING A
A4.1C	3RD FLOOR PLAN - COMMUNITY BUILDING A
A4.2	BUILDING ELEVATIONS - COMMUNITY BUILDING A
A4.2A	COLOR BOARD - COMMUNITY BUILDING A
A4.3	BUILDING A - 3D PERSPECTIVES
A5.1A	1ST FLOOR PLAN - BUILDING B
A5.1B	2ND FLOOR PLAN - BUILDING B
A5.2	BUILDING ELEVATIONS - BUILDING B
A5.2A	COLOR BOARD - BUILDING B
A5.3	BUILDING B - 3D PERSPECTIVES
A6.1A	1ST FLOOR PLAN - BUILDING C
A6.1B	2ND FLOOR PLAN - BUILDING C
A6.2	BUILDING ELEVATIONS - BUILDING C
A6.2A	COLOR BOARD - BUILDING C
A6.3	BUILDING C - 3D PERSPECTIVES
CIVIL	
1	PRELIMINARY GRADING PLAN
2	UTILITY PLAN
LANDSCAPE	
L1	LANDSCAPE PLAN
ELECTRICAL	
E1.00	ELECTRICAL SITE PLAN
E1.01	PHOTOMETRIC SITE PLAN
E1.02	LUMINAIRE CUTSHEETS

REVISIONS

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PROJECT #
DNG21-30



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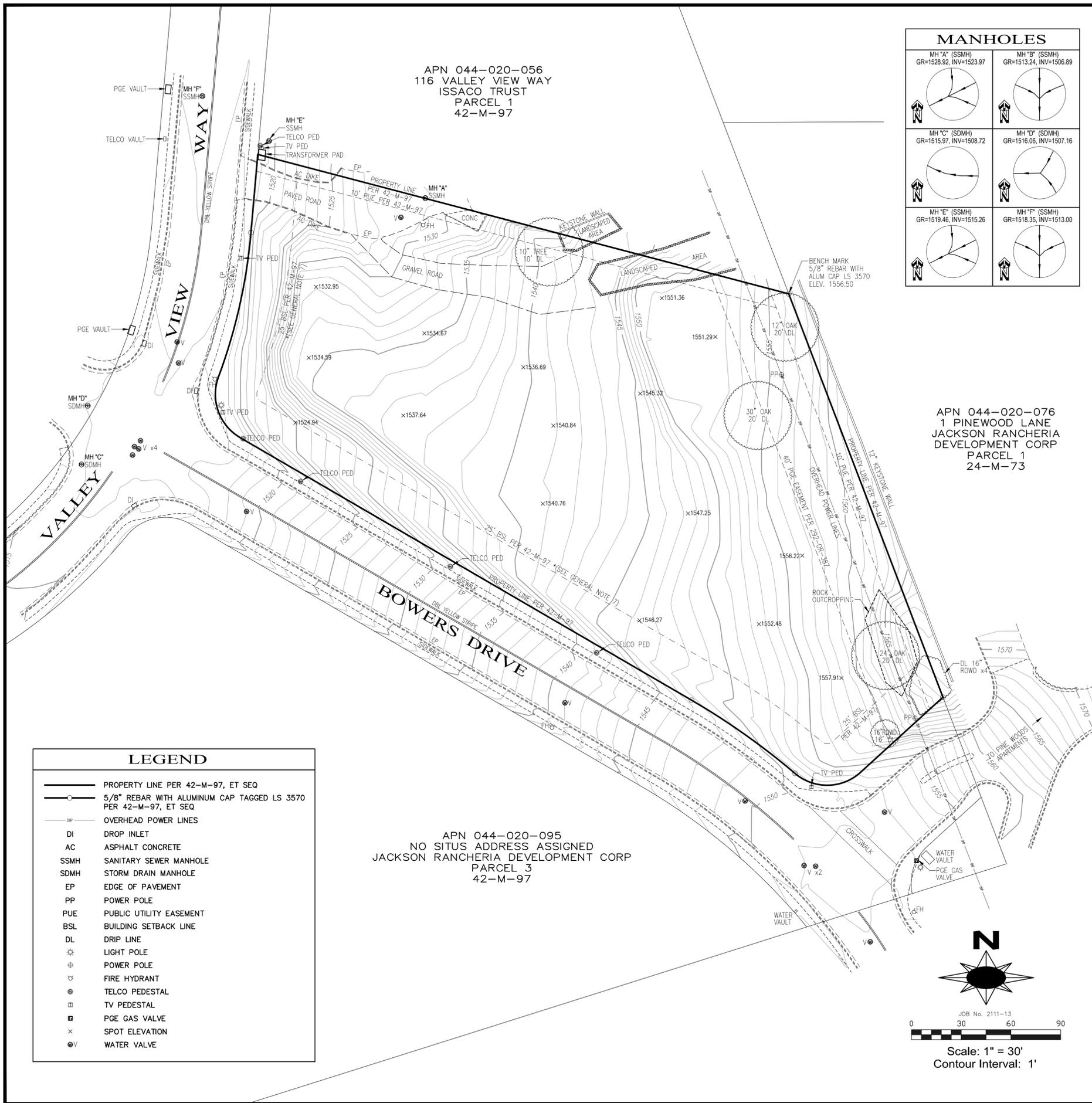
DG GROUP ARCHITECTURE PLLC
430 E. STATE STREET, SUITE 100
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(208) 461-0022
fax (208) 461-3267

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LOUISIANA - SOUTH DAKOTA - UTAH - WASHINGTON - WYOMING

PROJECT
**SUTTER CREEK PSH
APARTMENTS**
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

T1.1
DRAWING SHEET INDEX,
PROJECT DATA, TITLE
SHEET

ENTITLEMENT APPLICATION



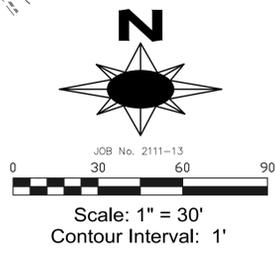
APN 044-020-056
116 VALLEY VIEW WAY
ISSACO TRUST
PARCEL 1
42-M-97

APN 044-020-076
1 PINWOOD LANE
JACKSON RANCHERIA
DEVELOPMENT CORP
PARCEL 1
24-M-73

APN 044-020-095
NO SITUS ADDRESS ASSIGNED
JACKSON RANCHERIA DEVELOPMENT CORP
PARCEL 3
42-M-97

MANHOLES	
MH "A" (SSMH) GR=1528.92, INV=1523.97	MH "B" (SSMH) GR=1513.24, INV=1506.89
MH "C" (SDMH) GR=1515.97, INV=1508.72	MH "D" (SDMH) GR=1516.06, INV=1507.16
MH "E" (SSMH) GR=1519.46, INV=1515.26	MH "F" (SSMH) GR=1518.35, INV=1513.00

LEGEND	
	PROPERTY LINE PER 42-M-97, ET SEQ
	5/8" REBAR WITH ALUMINUM CAP TAGGED LS 3570 PER 42-M-97, ET SEQ
	OVERHEAD POWER LINES
	DROP INLET
	ASPHALT CONCRETE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	EDGE OF PAVEMENT
	POWER POLE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	DRIP LINE
	LIGHT POLE
	POWER POLE
	FIRE HYDRANT
	TELCO PEDESTAL
	TV PEDESTAL
	PGE GAS VALVE
	SPOT ELEVATION
	WATER VALVE



SURVEY CERTIFICATION

TO NINEVAH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DANCO BUILDERS AND PLACER TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 10, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2021.

DATE: _____

CIRO L. TOMA P.L.S. 3570
MY LICENSE EXPIRES 6-30-2022



BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS REFERRED TO THE NORTH LINE OF PARCEL 2 AS SHOWN ON 42-M-97, ET. SEQ., THE BEARING OF WHICH IS S 75°20'54" E.

TITLE VESTING

TITLE AS NOTED IN PRELIMINARY REPORT ORDER No. P-530340, PREPARED BY PLACER TITLE COMPANY DATED NOVEMBER 23, 2021 IS VESTED IN:
NINEVAH LLC, a California Limited Liability Company

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION WAS NOTED IN PRELIMINARY REPORT ORDER No. P-530340 PREPARED BY PLACER TITLE COMPANY DATED NOVEMBER 23, 2021 AND NOTED AS EXHIBIT "A" LEGAL DESCRIPTION:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, CITY OF SUTTER CREEK, DESCRIBED AS FOLLOWS:
PARCEL ONE:
PARCEL 2 OF PARCEL MAP NO. 2269, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON AUGUST 5, 1988 IN BOOK 42 OF MAPS AND PLATS AT PAGE 97, AMADOR COUNTY RECORDS.
PARCEL TWO:
THOSE ACCESS EASEMENTS OVER BOWERS DRIVE AND VALLEY VIEW WAY, AS SHOWN ON SAID PARCEL MAP, FILED FOR RECORD ON AUGUST 5, 1988 IN BOOK 42 OF MAPS AND PLATS AT PAGE 97, AMADOR COUNTY RECORDS.
APN 044-020-057-000

EXCEPTIONS

THE FOLLOWING EXCEPTIONS WERE NOTED IN PRELIMINARY REPORT ORDER No. P-530340, PREPARED BY PLACER TITLE COMPANY DATED NOVEMBER 23, 2021 (SEE SAID REPORT FOR COMPLETE LIST):

EX. NUMBER	DOCUMENT	AFFECTS	PURPOSE
6	292-OR-387	SEE DOCUMENT	POWER POLE LINES, WIRES AND COMMUNICATION
7	481-OR-183	SEE DOCUMENT	50' ROAD AND PUBLIC UTILITY EASEMENT OVER AN EXISTING ROAD (1986 - NOT MAPPABLE)
8	42-M-97, ET SEQ	SEE MAP	PUBLIC UTILITY EASEMENTS, BUILDING SETBACKS, DRAINAGE, RIGHT-OF-WAY AND UTILITY MAINTENANCE AS SHOWN ON MAP
9	42-M-97, ET SEQ	SEE MAP	EASEMENTS AND INCIDENTALS AS SHOWN ON MAP

GENERAL NOTES

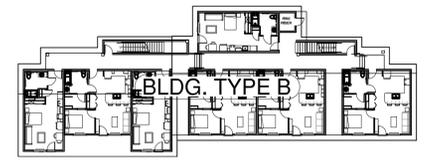
1. APN: 044-020-057
2. PROPERTY ADDRESS: NO SITUS ADDRESS ASSIGNED
3. RECORD INFORMATION: SEE PRELIMINARY REPORT ORDER No. P-530340 PREPARED BY PLACER TITLE COMPANY DATED NOVEMBER 23, 2021
4. GROSS LAND AREA: 2.06 ACRES
5. ZONING: R-4 MULTIPLE FAMILY (INFORMATION PROVIDED BY CITY OF SUTTER CREEK FIGURE 3 ZONING MAP DATED JULY 15, 2019 AND EMAIL DATED 1.04.2022)
6. GENERAL PLAN: RH-RESIDENTIAL HIGH DENSITY (INFORMATION PROVIDED BY CITY OF SUTTER CREEK FIGURE 4-1, LU-1, LAND USE DIAGRAM DATED JULY 15, 2019 AND EMAIL DATED 1.04.2022)
7. SETBACKS: 10 FEET (FRONT AND REAR), FIVE FEET (SIDE) AND 10 FEET (STREET) (INFORMATION PROVIDED BY CITY OF SUTTER CREEK EMAIL DATED 1.04.2022) *NOTE: INFORMATION PROVIDED BY CITY OF SUTTER CREEK EMAIL DOES NOT MATCH BUILDING SETBACKS AS SHOWN ON 42-M-97.
8. HEIGHT RESTRICTION: 3 STORIES NOT TO EXCEED 40 FEET (INFORMATION PROVIDED BY CITY OF SUTTER CREEK EMAIL DATED 1.04.2022)
9. MAX LOT COVERAGE: 75% (INFORMATION PROVIDED BY CITY OF SUTTER CREEK EMAIL DATED 1.04.2022)
10. FLOOD ZONE: THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN ZONE "X" AS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010. PANEL 343 OF 700, MAP No. 06005C0343F.
11. STRUCTURES: THERE ARE CURRENTLY NO STRUCTURES ON THIS PROPERTY.
12. UTILITIES: EXISTING UTILITIES SHOWN ARE PER A FIELD SURVEY DATED DECEMBER 8, 2021.
13. NOTE 1: PER FIELD SURVEY DATED DECEMBER 8, 2021, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. NOTE 2: PER FIELD SURVEY DATED DECEMBER 8, 2021, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAYS.
15. NOTE 3: PER FIELD SURVEY DATED DECEMBER 8, 2021, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**ALTA/ACSM
LAND TITLE SURVEY**
for
DANCO BUILDERS

BEING A PORTION OF THE NE 1/4 SECTION 18, T. 6 N., R. 11 E., M. D. M.
CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA



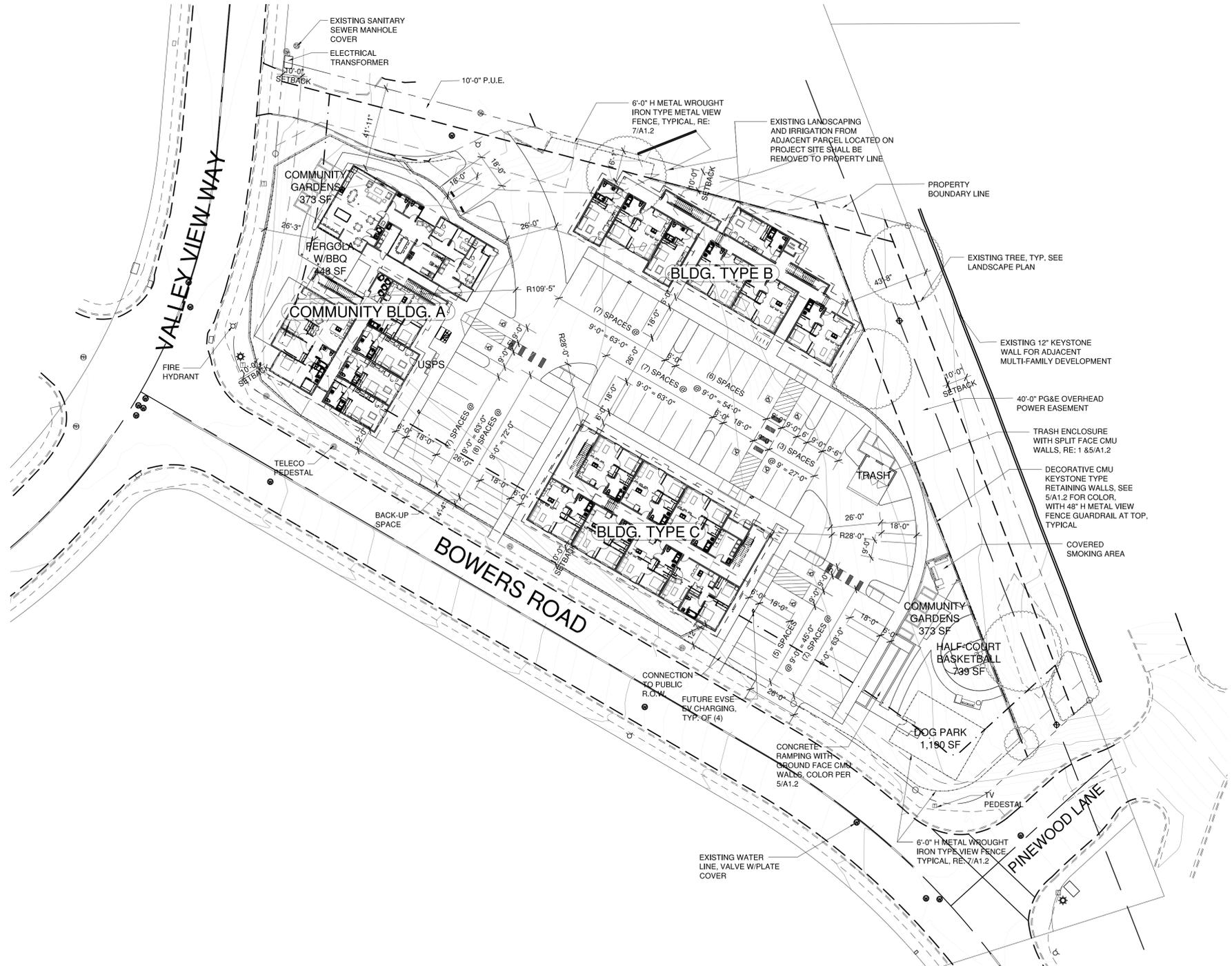
COMMUNITY BUILDING A
 (1) BUILDING TOTAL
 (12) STUDIO UNITS, (5) 1-BDRM UNITS & (1) 3-BDRM UNIT
 FOOTPRINT - 6,981 S.F.
 MAXIMUM HEIGHT - 38'-6"± (3) STORY
 OCCUPANCY R-2/A-3/B
 FULLY SPRINKLERED PER NFPA 13
 CONSTRUCTION TYPE: VA



BUILDING B
 (1) BUILDING TOTAL
 (6) STUDIO UNITS & (8) 1-BDRM UNITS
 FOOTPRINT - 5,552 S.F.
 MAXIMUM HEIGHT - 31'-0"± (2) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13R
 CONSTRUCTION TYPE: VB



BUILDING C
 (1) BUILDING TOTAL
 (12) 1-BDRM UNITS & (2) 2-BDRM UNITS
 FOOTPRINT - 6,197 S.F.
 MAXIMUM HEIGHT - 38'-6"± (2) STORY
 OCCUPANCY R-2/B
 FULLY SPRINKLERED PER NFPA 13
 CONSTRUCTION TYPE: VB



APPLICANT
 SUTTER CREEK VALLEY VIEW WAY LP
 CHRIS DART
 5251 ERICSON WAY
 ARCATA, CALIFORNIA 95521
 (707) 822-9000

ARCHITECT
 DG GROUP ARCHITECTURE, PLLC
 DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
 430 E. STATE STREET, SUITE 100
 EAGLE, IDAHO 83616
 (208)-461-0022 X3021

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (15% TOTAL)	7	15.6%
SENSORY IMPAIRED UNITS (10% TOTAL)	5	11.1%

PSH & MANAGER'S UNIT MIX SUMMARY

	SQ. FOOTAGES
(18) STUDIO UNITS	(18) x 479 S.F. = 8,622 S.F.
(25) 1-BEDROOM UNITS	(25) x 655 S.F. = 16,375 S.F.
(2) 2-BEDROOM UNITS	(2) x 863 S.F. = 1,726 S.F.
(1) 3-BEDROOM MANAGER'S UNIT	(1) x 1,386 S.F. = 1,386 S.F.
(46) UNITS TOTAL	28,502 S.F.
COMMUNITY COMMON AREA	2,658 S.F.
TOTAL	30,767 S.F.

FIRE SPRINKLER
 AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FDC'S

ZONING
 R-4 MULTIPLE FAMILY / RH-RESIDENTIAL HIGH DENSITY (GENERAL PLAN)

PARCEL NUMBER
 044-020-057

SITE SIZE
 89,734 S.F. (2.06 ACRES' ±)
 22.3 DWELLING UNITS/ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	18,730 S.F.	20.87%
ON-SITE ASPHALT CONCRETE PAVING	24,095 S.F.	26.86%
SITE AMENITIES (PERGOLA, BASKETBALL, COMMUNITY GARDENS, DOG PARK)	3,274 S.F.	3.65%
CONCRETE WALKS & PADS	7,473 S.F.	8.33%
LANDSCAPE, OPEN SPACE	36,162 S.F.	40.29%
TOTAL AREA	89,734 S.F.	100%

NOTE: * ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

PARKING SUMMARY

TOTAL MULTI-FAMILY REQUIRED BY CITY OF SUTTER CREEK ZONING ORDINANCE 18.48.030 FOR MULTIPLE-FAMILY DWELLINGS:
 (18) STUDIO UNITS X 1.5 = 27 SPACES REQUIRED
 (25) 1-BDRM UNITS X 1.5 = 38 SPACES REQUIRED
 (2) 2-BDRM UNITS X 1.5 = 3 SPACES REQUIRED
 (1) 3-BDRM UNITS X 1.5 = 2 SPACES REQUIRED
 TOTAL SPACES REQUIRED: 70 SPACES + 45/5 = 10 GUEST SPACES = 80 TOTAL

CALIFORNIA DENSITY BONUS LAW SECTION 65915 PARKING REDUCTION CONCESSION REQUESTED FOR 100% AFFORDABLE UNITS:
 (18) STUDIO UNITS X 1 = 18 SPACES REQUIRED
 (25) 1-BDRM UNITS X 1 = 25 SPACES REQUIRED
 (2) 2-BDRM UNITS X 2 = 4 SPACES REQUIRED
 (2) 3-BDRM UNITS X 2 = 2 SPACES REQUIRED
 TOTAL SPACES REQUIRED: 49 TOTAL SPACES

TOTAL PROVIDED: 64 (INCLUDING 8 ADA SPACES) OR 1.4 SPACES/UNIT

EV SPACES PROVIDED FOR FUTURE EVSE PER 2019 CALGREEN SECTION 4.106.4.2 IS 64 X 10% = 7 EV SPACES PROVIDED

COVERED SPACES PROVIDED: NONE

BICYCLE PARKING 16 SPACES PROVIDED INCLUDED 4 LONG TERM COVERED SPACES



VICINITY MAP
 N.T.S.

SITE PLAN
 SCALE: 1" = 30'-0"

REVISIONS

DATE	DESCRIPTION
7/28/22	

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SUTTER CREEK PSH APARTMENTS

PROJECT LOCATION

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A1.1

ARCHITECTURAL SITE PLAN

ENTITLEMENT APPLICATION

DATE
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PROJECT

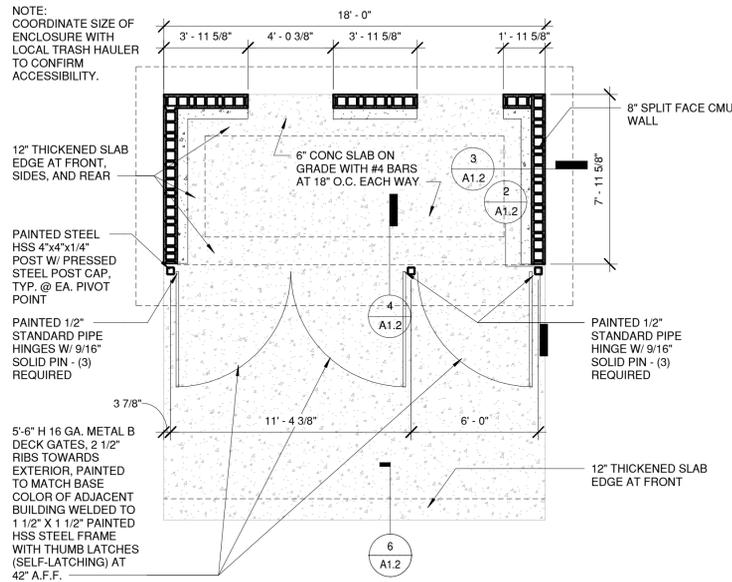
SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

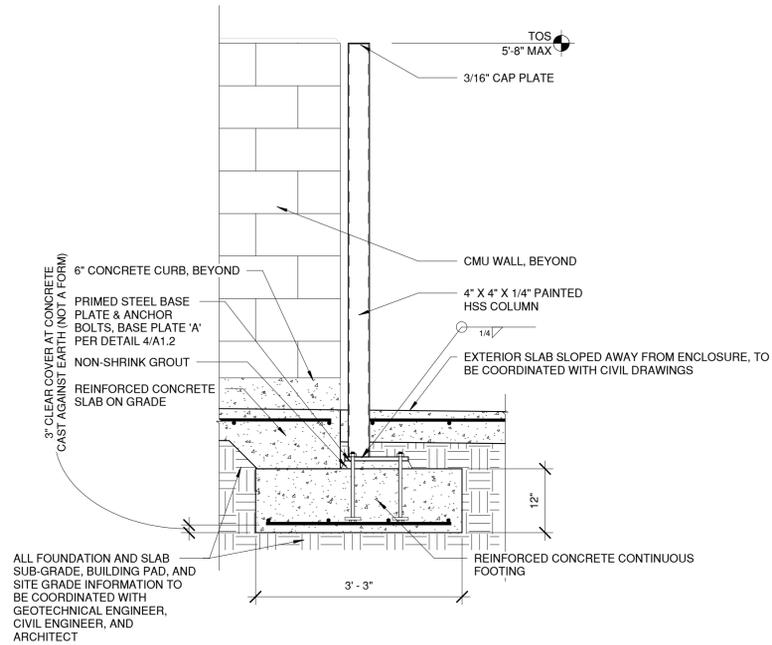
A1.2

SITE DETAILS

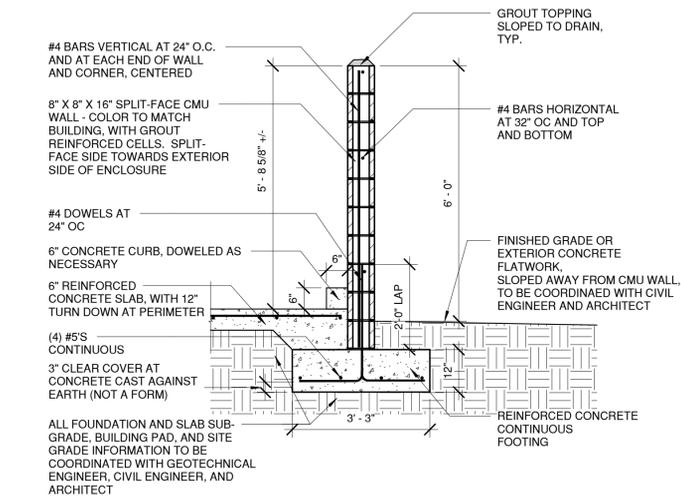
ENTITLEMENT APPLICATION



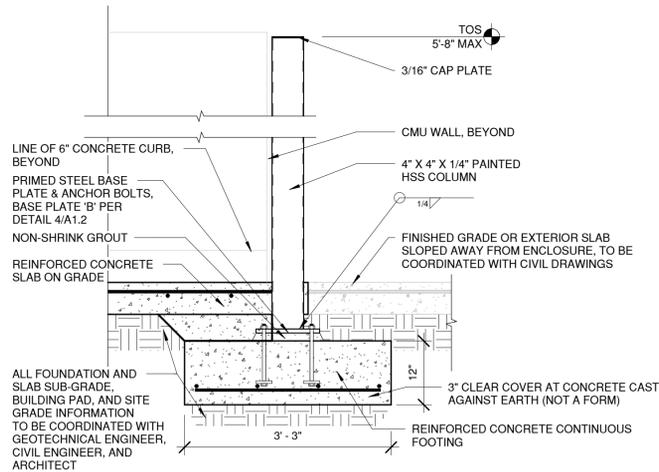
1 PLAN AT TRASH ENCLOSURE
1/4" = 1'-0"



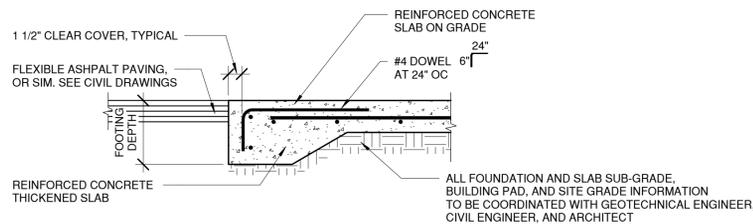
2 HSS COLUMN AT TRASH ENCLOSURE GATE
3/4" = 1'-0"



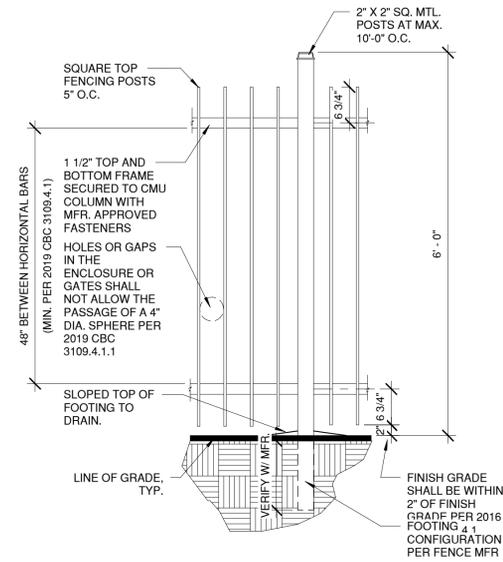
3 MASONRY WALL DETAIL AT TRASH ENCLOSURE
1/2" = 1'-0"



4 HSS CENTER COLUMN AT TRASH ENCLOSURE GATE
3/4" = 1'-0"



6 THICKENED SLAB AT TRASH ENCLOSURE
3/4" = 1'-0"

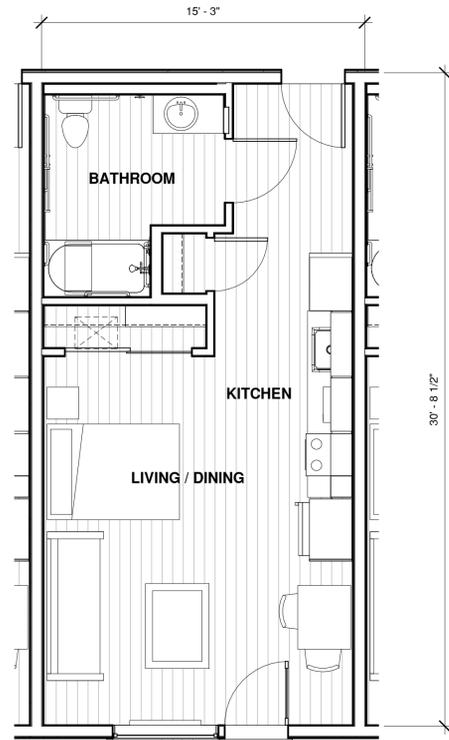


7 TYPICAL METAL VIEW TYPE FENCE
3/4" = 1'-0"

COLOR TO MATCH PAVESTONE CHARCOAL AT TRASH ENCLOSURE AND RETAINING WALLS



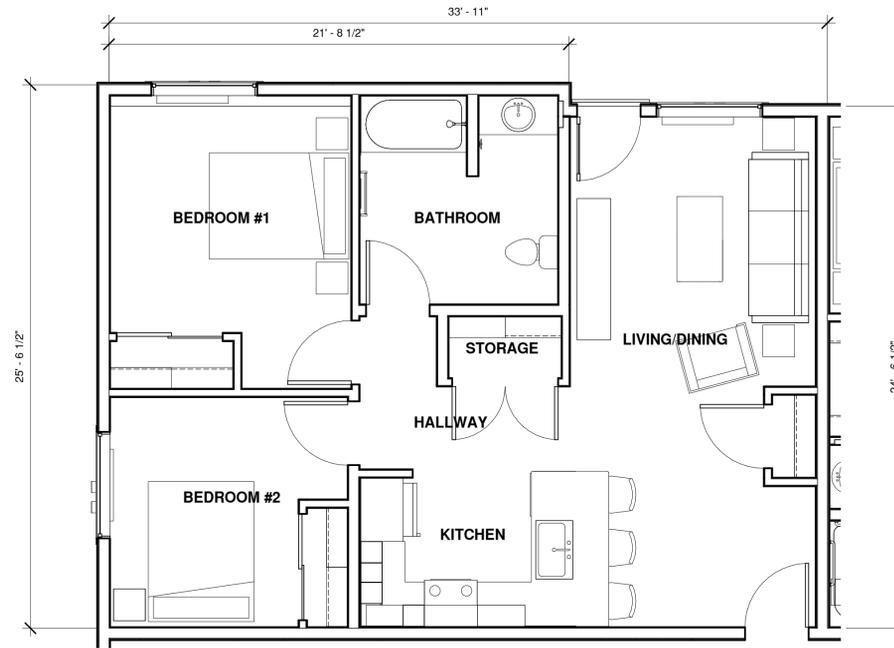
5 TYPICAL SPLIT FACE CMU
1/8" = 1'-0"



① STUDIO UNIT PLAN
1/4" = 1'-0" 479 TOTAL G.S.F.



② 1-BEDROOM UNIT PLAN
1/4" = 1'-0" 655 TOTAL G.S.F.



③ 2-BEDROOM UNIT PLAN
1/4" = 1'-0" 863 TOTAL G.S.F.

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07/22/22

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DNG21-30



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PROJECT

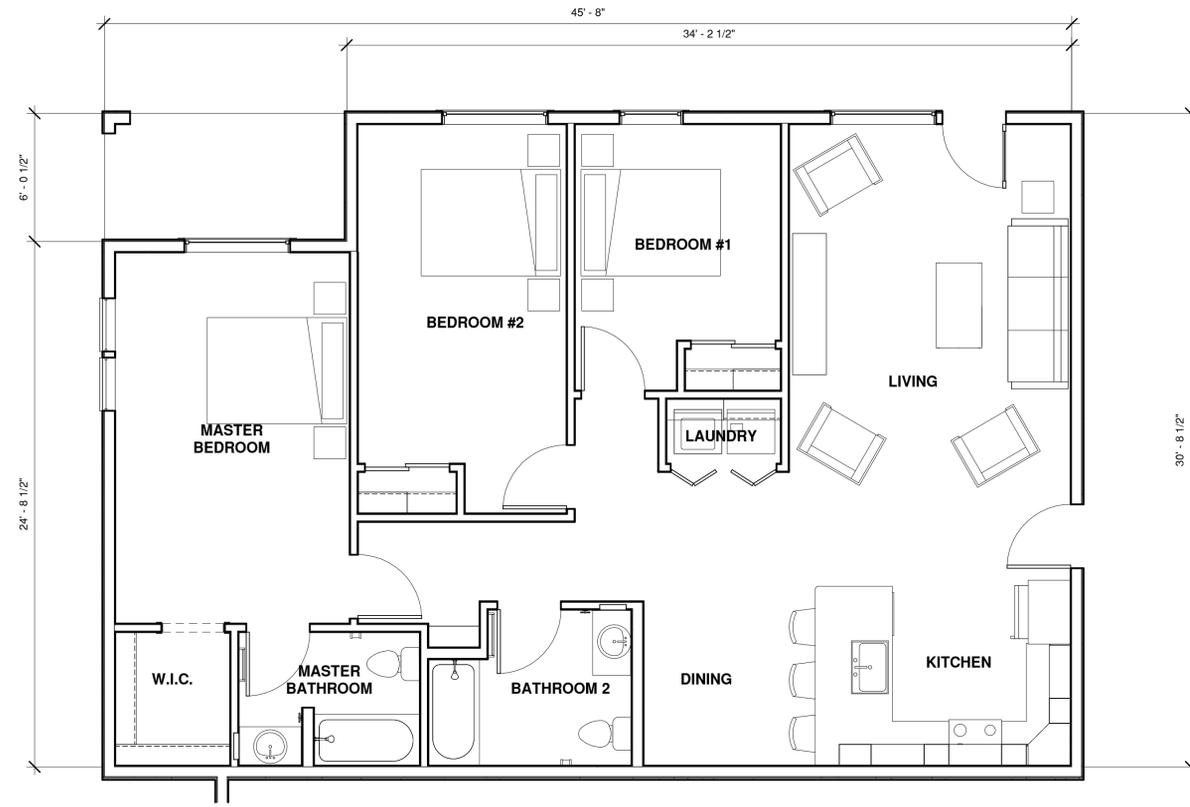
SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A2.1

UNIT PLANS

ENTITLEMENT APPLICATION



① 3-BEDROOM MANAGER'S UNIT PLAN
 1/4" = 1'-0"
 1,386 TOTAL G.S.F.

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PROJECT

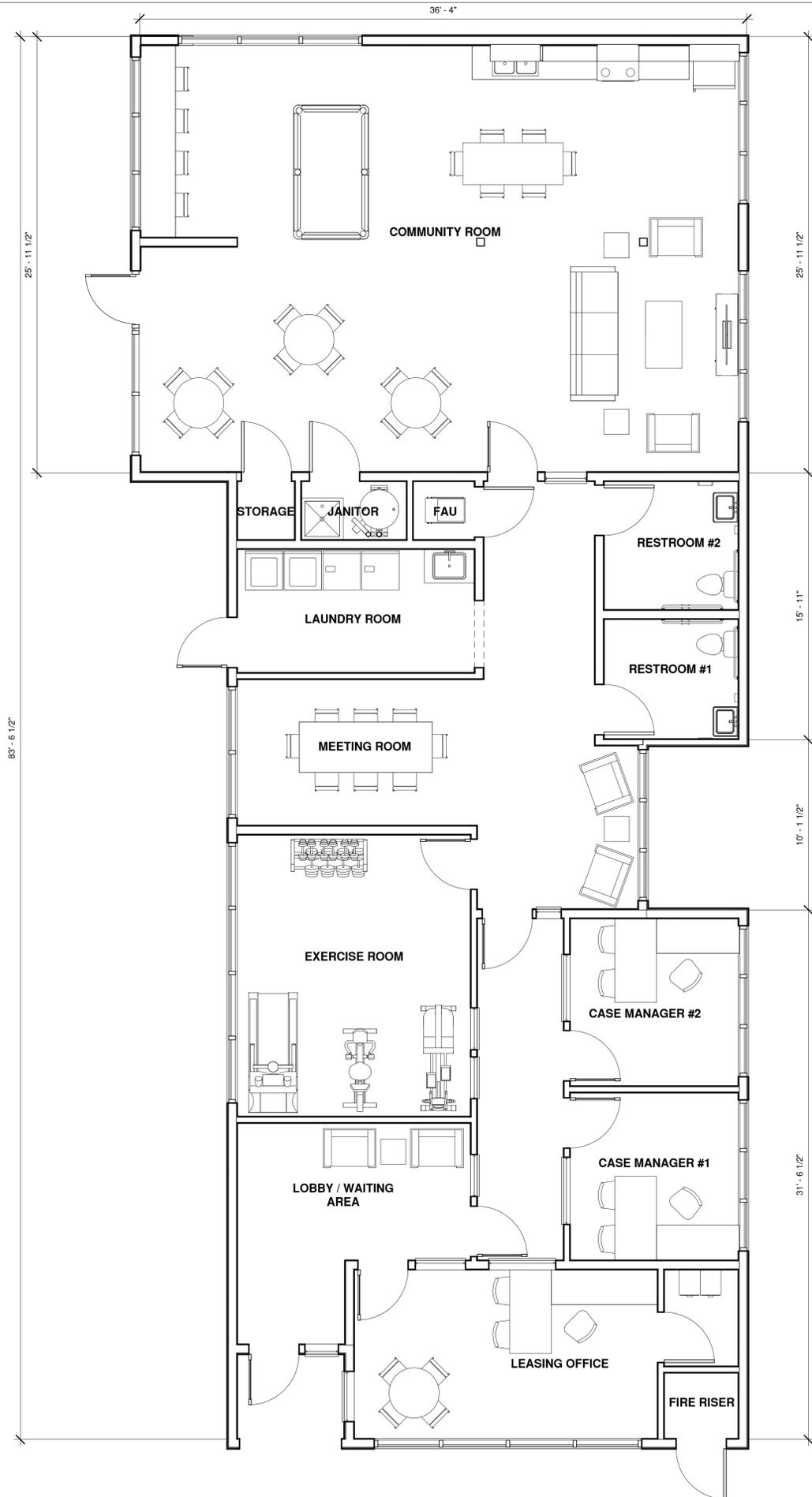
SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A2.2

UNIT PLAN

ENTITLEMENT APPLICATION



① ENLARGED FLOOR PLAN AT COMMUNITY AND COMMON AREA
1/4" = 1'-0"

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PROJECT

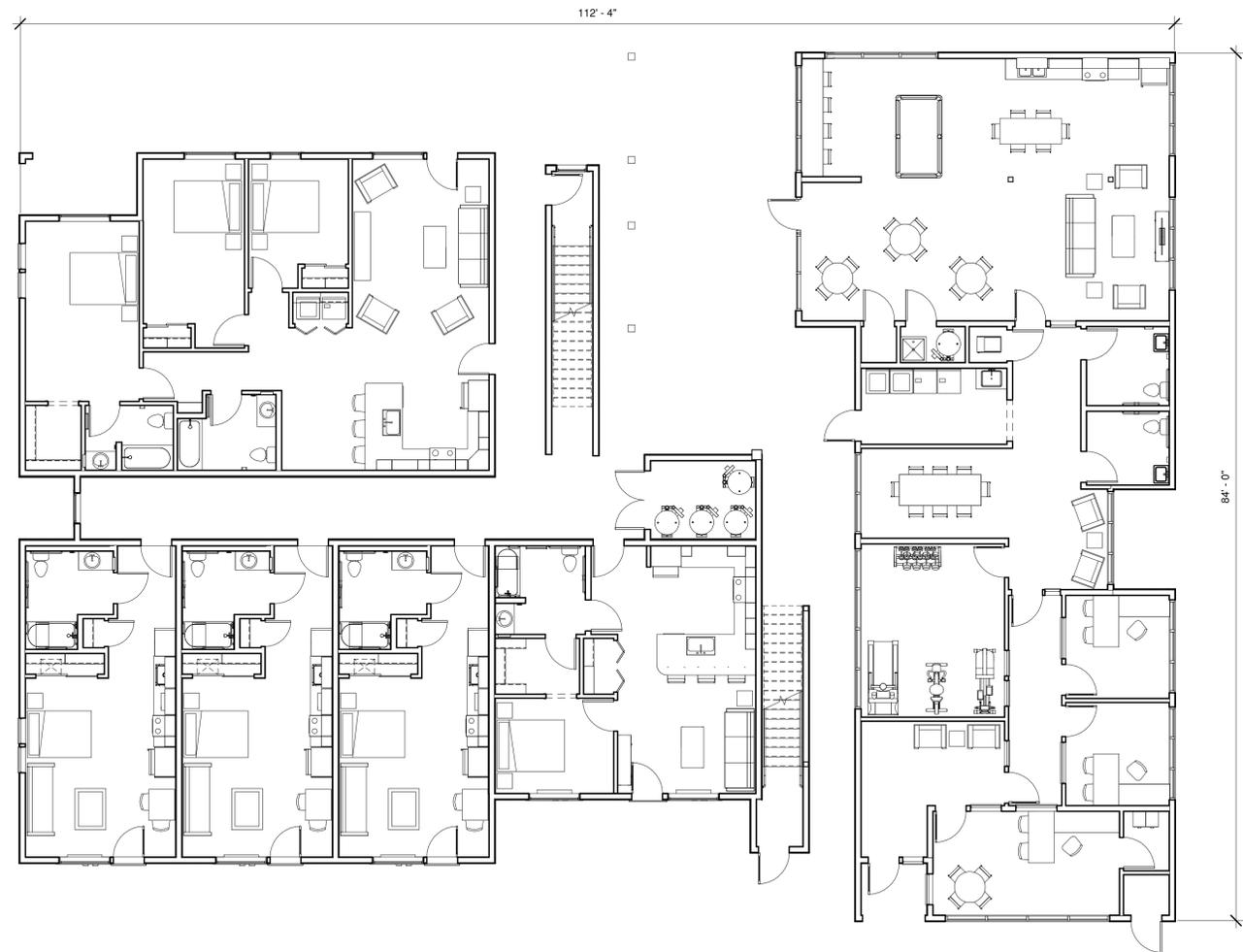
SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

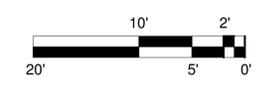
A3.1

COMMUNITY & COMMON AREAS

ENTITLEMENT APPLICATION



① 1ST FLOOR PLAN - COMMUNITY BUILDING A
1/8" = 1'-0"



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PROJECT

SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

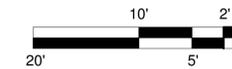
A4.1A

1ST FLOOR PLAN - COMMUNITY BUILDING A

ENTITLEMENT APPLICATION



① 2ND FLOOR PLAN - COMMUNITY BUILDING A
1/8" = 1'-0"



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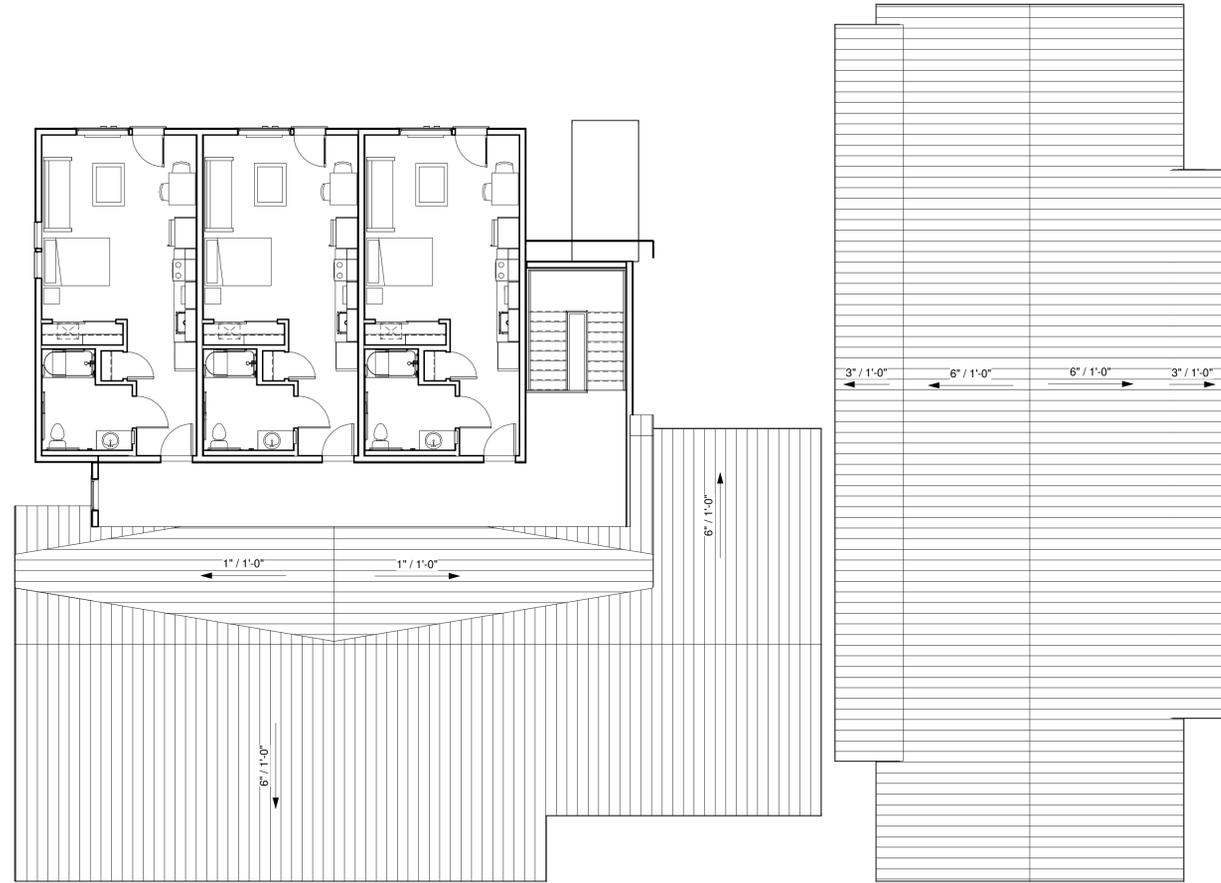
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PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A4.1B
2ND FLOOR PLAN - COMMUNITY BUILDING A

ENTITLEMENT APPLICATION



① 3RD FLOOR PLAN - COMMUNITY BUILDING A
1/8" = 1'-0"



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PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A4.1C

3RD FLOOR PLAN - COMMUNITY BUILDING A

ENTITLEMENT APPLICATION



① COMMUNITY BUILDING A - EAST ELEVATION
3/32" = 1'-0"



② COMMUNITY BUILDING A - NORTH ELEVATION
3/32" = 1'-0"



④ COMMUNITY BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"



③ COMMUNITY BUILDING A - WEST ELEVATION
3/32" = 1'-0"

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PROJECT

SUTTER CREEK PSH
APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A4.2

BUILDING ELEVATIONS -
COMMUNITY BUILDING A

ENTITLEMENT APPLICATION

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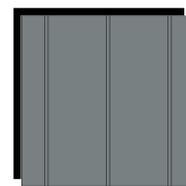
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DNG21-30



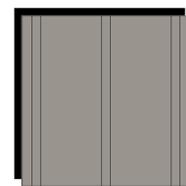
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1 COMMUNITY BUILDING A - FRONT ELEVATION
1/4" = 1'-0"



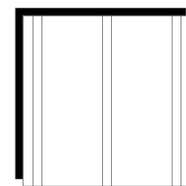
A STANDING SEAM METAL ROOF PANELS
BERRIDGE 12" STANDING SEAM
ZINC GREY



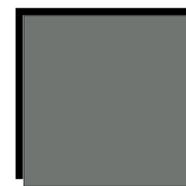
B CEMENTITIOUS BOARD & BATTEN SIDING
GRAYSTONE (1475)
BENJAMIN MOORE



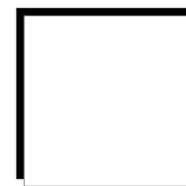
C CEMENTITIOUS BOARD & BATTEN SIDING
MIDNIGHT BLUE (1638)
BENJAMIN MOORE



D CEMENTITIOUS BOARD & BATTEN SIDING
NOT USED



E TRIM, FASCIA, METAL RAILINGS
GRAY GARDENS (CSP-55)
BENJAMIN MOORE



F WINDOWS, DOORS, STOREFRONT
WHITE

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PROJECT

SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

ENTITLEMENT APPLICATION

A4.2A

COLOR BOARD - COMMUNITY BUILDING A

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1 BUILDING A FROM SOUTHEAST



2 BUILDING A FROM NORTHEAST



3 BUILDING A FROM SOUTHWEST



4 BUILDING A FROM NORTHWEST

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PROJECT

SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

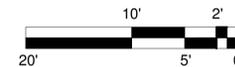
ENTITLEMENT APPLICATION

A4.3

BUILDING A - 3D PERSPECTIVES



① 1ST FLOOR PLAN - BUILDING B
1/8" = 1'-0"



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PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

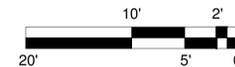
A5.1A

1ST FLOOR PLAN - BUILDING B

ENTITLEMENT APPLICATION



① 2ND FLOOR PLAN - BUILDING B
1/8" = 1'-0"



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SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A5.1B
2ND FLOOR PLAN - BUILDING B

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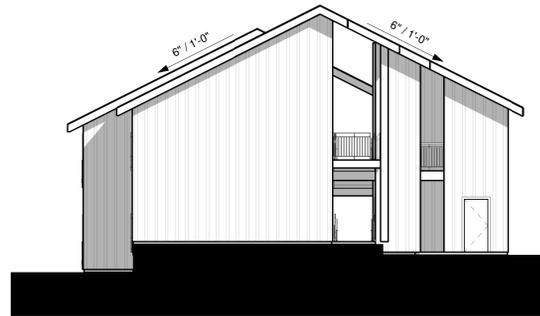
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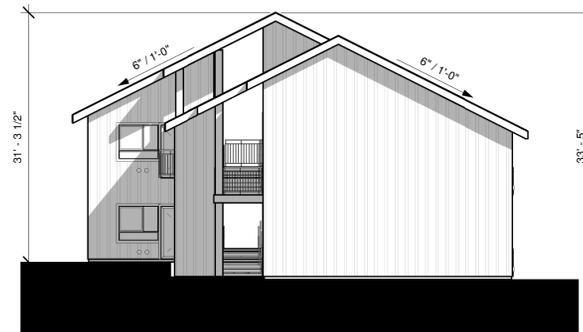
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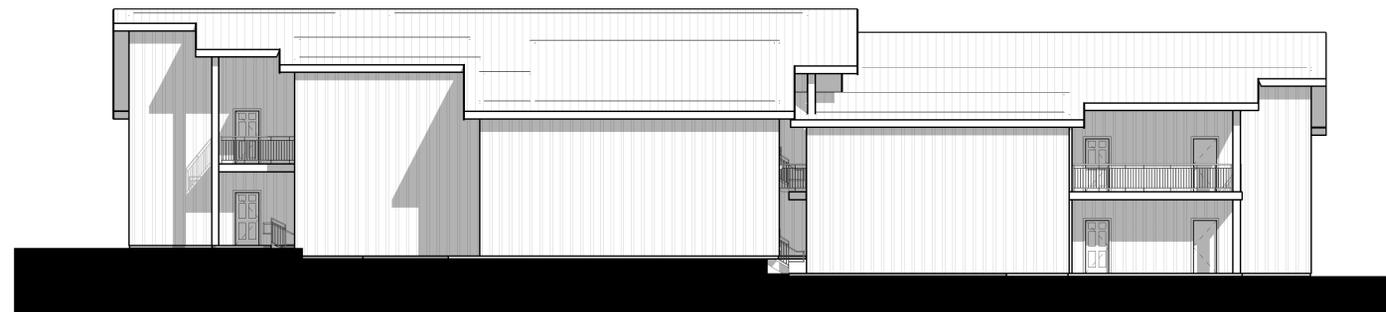
1 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"



2 BUILDING B - EAST ELEVATION
3/32" = 1'-0"



4 BUILDING B - WEST ELEVATION
3/32" = 1'-0"



3 BUILDING B - NORTH ELEVATION
3/32" = 1'-0"

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PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A5.2

BUILDING ELEVATIONS - BUILDING B

ENTITLEMENT APPLICATION

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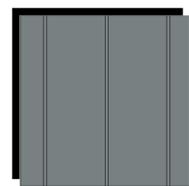
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DNG21-30



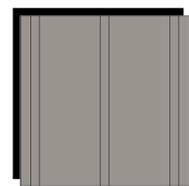
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1 BUILDING B - FRONT ELEVATION
1/4" = 1'-0"



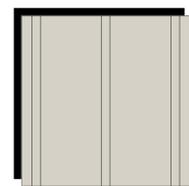
A STANDING SEAM
METAL ROOF PANELS
BERRIDGE 12" STANDING SEAM
ZINC GREY



B CEMENTITIOUS BOARD
& BATTEN SIDING
GRAYSTONE (1475)
BENJAMIN MOORE



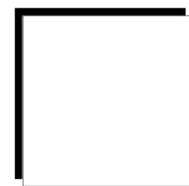
C CEMENTITIOUS BOARD
& BATTEN SIDING
MIDNIGHT BLUE (1638)
BENJAMIN MOORE



D CEMENTITIOUS BOARD
& BATTEN SIDING
BRUTON WHITE (CW-170)
BENJAMIN MOORE



E TRIM, FASCIA,
METAL RAILINGS
GRAY GARDENS (CSP-55)
BENJAMIN MOORE



F WINDOWS, DOORS,
STOREFRONT
WHITE

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PROJECT

SUTTER CREEK PSH
APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

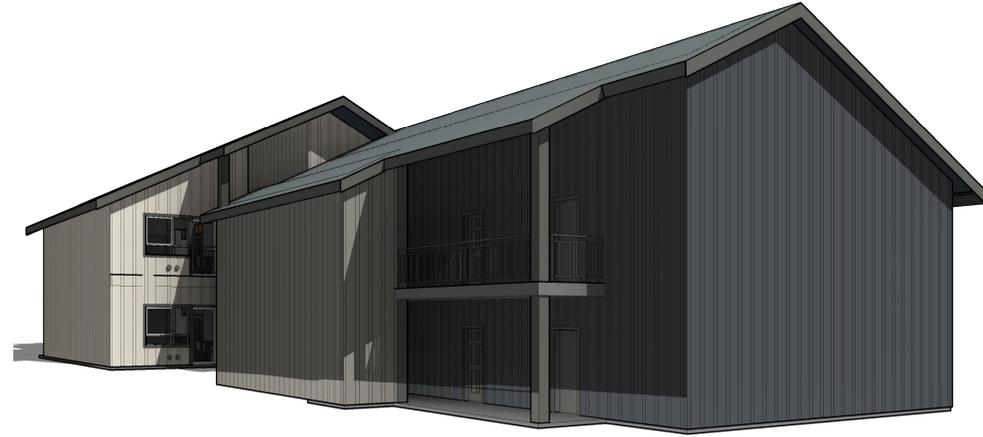
ENTITLEMENT APPLICATION

A5.2A

COLOR BOARD - BUILDING B



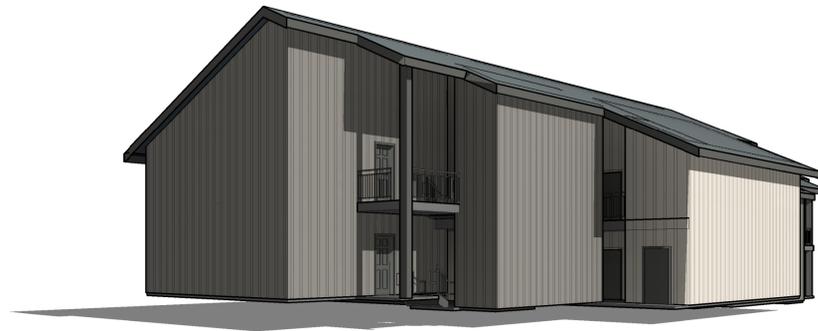
① BUILDING B FROM SOUTHWEST



② BUILDING B FROM NORTHWEST



③ BUILDING B FROM SOUTHEAST



④ BUILDING B FROM NORTHEAST

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PROJECT
SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

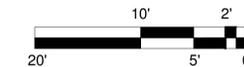
ENTITLEMENT APPLICATION

A5.3

BUILDING B - 3D PERSPECTIVES



① 1ST FLOOR PLAN - BUILDING C
1/8" = 1'-0"



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PROJECT

SUTTER CREEK PSH
APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

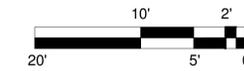
A6.1A

1ST FLOOR PLAN - BUILDING C

ENTITLEMENT APPLICATION



① 2ND FLOOR PLAN - BUILDING C
1/8" = 1'-0"



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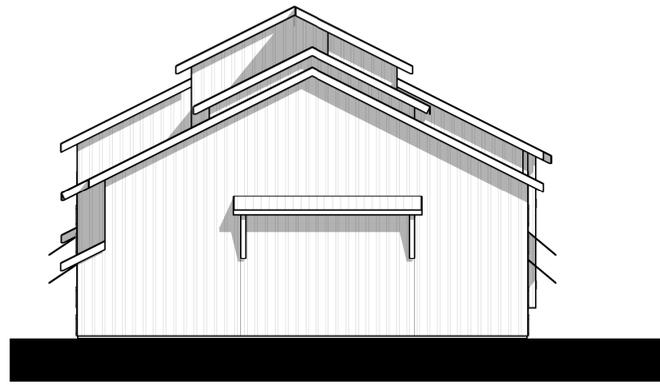
PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A6.1B
2ND FLOOR PLAN - BUILDING C

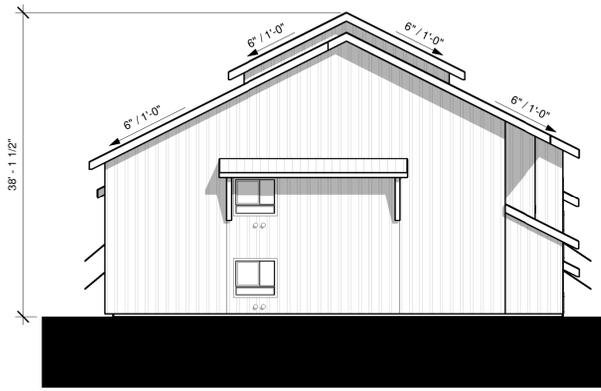
ENTITLEMENT APPLICATION



1 BUILDING C - NORTH ELEVATION
3/32" = 1'-0"



2 BUILDING C - WEST ELEVATION
3/32" = 1'-0"



4 BUILDING C - EAST ELEVATION
3/32" = 1'-0"



3 BUILDING C - SOUTH ELEVATION
3/32" = 1'-0"

41'-7 1/2" (CALIFORNIA DENSITY BONUS LAW SECTION 65915 CONCESSION FOR A WAIVER OF CITY OF SUTTER CREEK R-4 ZONE HEIGHT LIMITATION TO 45'-0" REQUESTED)

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PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A6.2

BUILDING ELEVATIONS - BUILDING C

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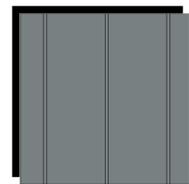
PROJECT #
DNG21-30



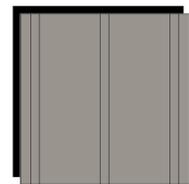
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1 BUILDING C - FRONT ELEVATION
1/4" = 1'-0"



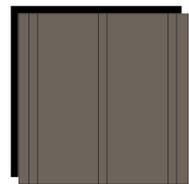
A STANDING SEAM METAL ROOF PANELS
BERRIDGE 12" STANDING SEAM
ZINC GREY



B CEMENTITIOUS BOARD & BATTEN SIDING
GRAYSTONE (1475)
BENJAMIN MOORE



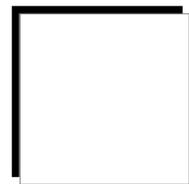
C CEMENTITIOUS BOARD & BATTEN SIDING
MIDNIGHT BLUE (1638)
BENJAMIN MOORE



D CEMENTITIOUS BOARD & BATTEN SIDING
DEEP CREEK (1477)
BENJAMIN MOORE



E TRIM, FASCIA, METAL RAILINGS
GRAY GARDENS (CSP-55)
BENJAMIN MOORE



F WINDOWS, DOORS, STOREFRONT
WHITE

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PROJECT

SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

ENTITLEMENT APPLICATION

A6.2A

COLOR BOARD - BUILDING C



1 BUILDING C FROM NORTHEAST



2 BUILDING C FROM NORTHWEST



3 BUILDING C FROM SOUTHEAST



4 BUILDING C FROM SOUTHWEST

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PROJECT
SUTTER CREEK PSH APARTMENTS
BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

A6.3

BUILDING C - 3D PERSPECTIVES

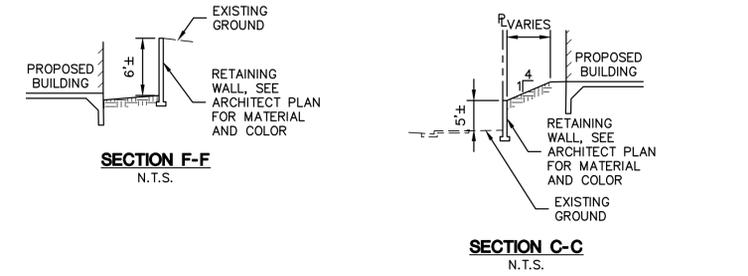
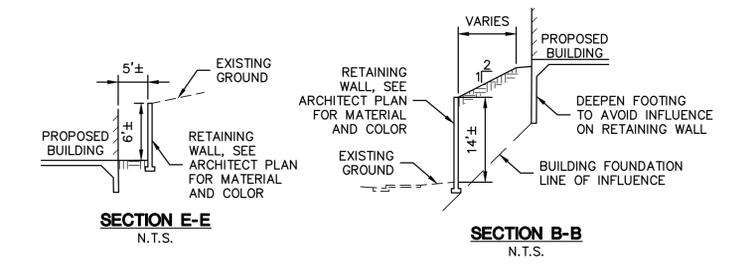
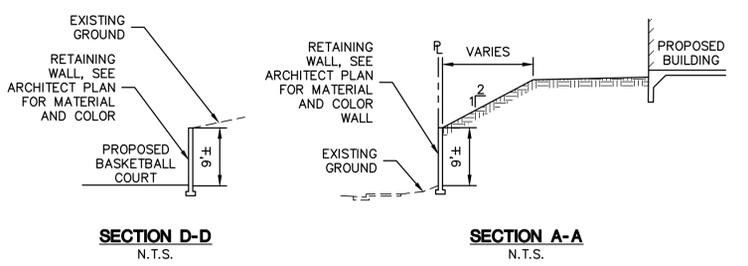
CONSTRUCTION NOTES	
LABEL	DESCRIPTION
1	ASPHALT CONCRETE PAVEMENT
2	CONCRETE CURB
3	CONCRETE CURB & GUTTER
4	CONCRETE ACCESSIBLE RAMP
5	TRASH & RECYCLE ENCLOSURE
6	EXISTING LANDSCAPING AND IRRIGATION FROM ADJACENT PARCEL LOCATED ON PROJECT SITE SHALL BE REMOVED TO PROPERTY LINE

LEGEND	
	CONCRETE FACILITIES
	STORM WATER MANAGEMENT AREA (UNDERGROUND DETENTION BASIN)
	FUTURE COMMON ACCESS AND PUBLIC UTILITY EASEMENT
	STORM DRAIN PIPE (SDP)
	EXISTING CHAIN LINK FENCE
(E)	EXISTING
EG	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GB	GRADE BREAK
P	TOP OF PAVEMENT
RW	RIGHT OF WAY
TG	TOP OF GRATE
TC	TOP OF CURB
	EXISTING TREE TO BE REMOVED
	DRAINAGE FLOW

APN 044-020-056
116 VALLEY VIEW WAY
ISSACO TRUST
PARCEL 1
42-M-97

APN 044-020-076
1 PINWOOD LANE
JACKSON RANCHERIA
DEVELOPMENT CORP
PARCEL 1
24-M-73

APN 044-020-095
NO SITUS ADDRESS ASSIGNED
JACKSON RANCHERIA DEVELOPMENT CORP
PARCEL 3
42-M-97

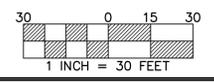


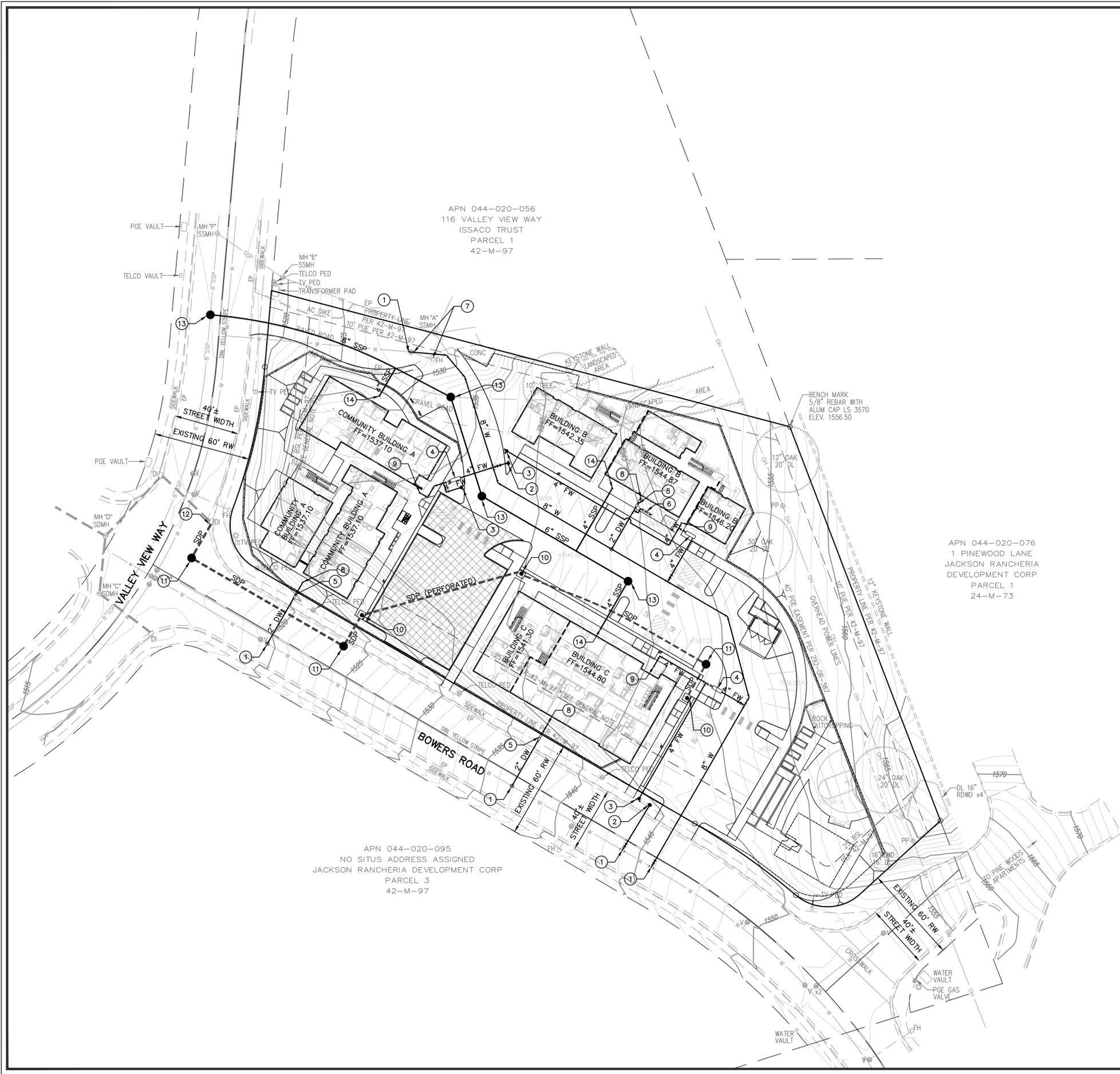
SUTTER CREEK PSH APARTMENTS USE PERMIT PRELIMINARY GRADING PLAN

BEING A PORTION OF THE NE 1/4 SECTION
18, T. 6 N., R. 11 E., M. D. M. CITY OF
SUTTER CREEK, COUNTY OF AMADOR,
STATE OF CALIFORNIA

FOR
DG GROUP ARCHITECTURE PLLC
BY

SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
320 Hartwell Avenue, Redding, CA 96002
530.221.1792 voice • 530.221.8169 fax • info@sdengineering.com





LEGEND

EXISTING	PROPOSED	
---SDP---	---SDP---	STORM DRAIN LINE
---SSP---	---SSP---	SANITARY SEWER LINE
---W---	---W---	WATER LINE
	[Hatched Box]	STORM WATER MANAGEMENT AREA (UNDERGROUND DETENTION BASIN)
⊙	●SDMH	STORM DRAIN MANHOLE
⊙	●SSMH	SANITARY SEWER MANHOLE
□	■	AREA DRAIN
□	□	STORM DRAIN CATCH BASIN
⊕	⊕	FIRE DEPARTMENT CONNECTION (FDC)
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER VALVE
	DW	DOMESTIC WATER
	FF	FINISH FLOOR
	FW	FIRE WATER
	SDP	STORM DRAIN PIPE
	SSP	SANITARY SEWER PIPE
	W	WATER

NOTE:
EXISTING DRY UTILITY (ELECTRIC, GAS, TELEPHONE, CABLE TV) SERVICES WILL BE PROVIDED TO ALL BUILDINGS AS DETERMINED BY THE SERVING UTILITIES.

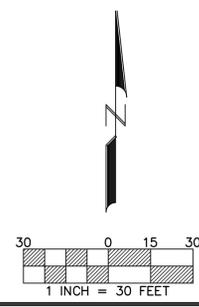
UTILITY NOTES

LABEL	DESCRIPTION
1	CONNECT TO CITY EXISTING WATER SYSTEM
2	FIRE HYDRANT ASSEMBLY
3	FIRE DEPARTMENT CONNECTION (FDC)
4	FIRE WATER BACKFLOW DEVICE
5	DOMESTIC WATER METER AND BACKFLOW DEVICE
6	LANDSCAPE WATER METER AND BACKFLOW DEVICE
7	EXISTING FIRE HYDRANT AND GATE VALVE TO BE RELOCATED
8	DOMESTIC WATER POINT OF CONNECTION 5' FROM BUILDING
9	FIRE WATER POINT OF CONNECTION 5' FROM BUILDING
10	CATCH BASIN
11	STORM DRAIN MANHOLE (SDMH)
12	CONNECT TO CITY EXISTING STORM DRAIN SYSTEM
13	SANITARY SEWER MANHOLE (SSMH)
14	SANITARY SEWER POINT OF CONNECTION MINIMUM 5' FROM BUILDING

APN 044-020-056
116 VALLEY VIEW WAY
ISSACO TRUST
PARCEL 1
42-M-97

APN 044-020-076
1 PINWOOD LANE
JACKSON RANCHERIA
DEVELOPMENT CORP
PARCEL 1
24-M-73

APN 044-020-095
NO SITUS ADDRESS ASSIGNED
JACKSON RANCHERIA DEVELOPMENT CORP
PARCEL 3
42-M-97



**SUTTER CREEK
PSH APARTMENTS
USE PERMIT
PRELIMINARY
UTILITY PLAN**

BEING A PORTION OF THE NE 1/4 SECTION
18, T. 6 N., R. 11 E., M. D. M. CITY OF
SUTTER CREEK, COUNTY OF AMADOR,
STATE OF CALIFORNIA

FOR
DG GROUP ARCHITECTURE PLLC
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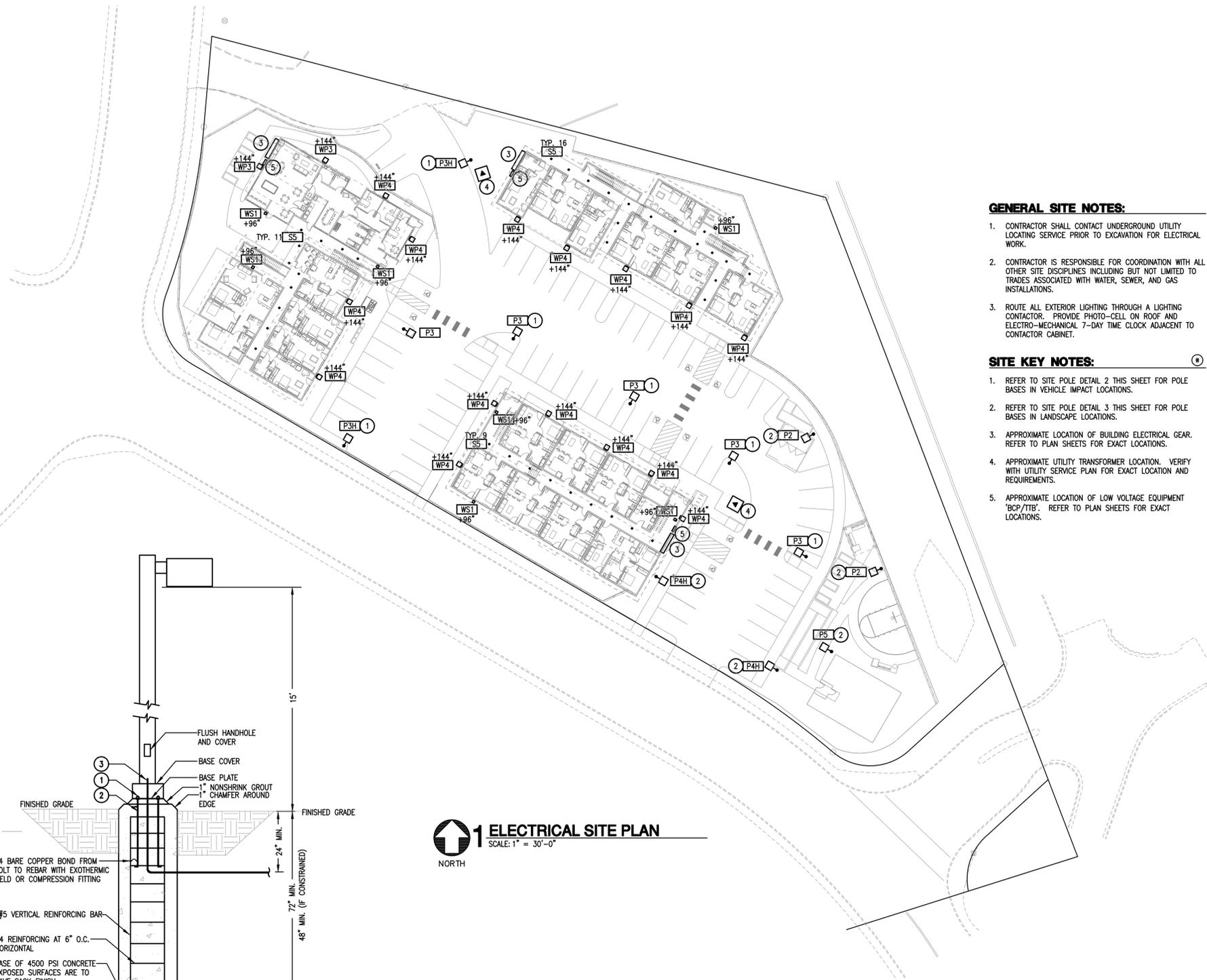
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GENERAL SITE NOTES:

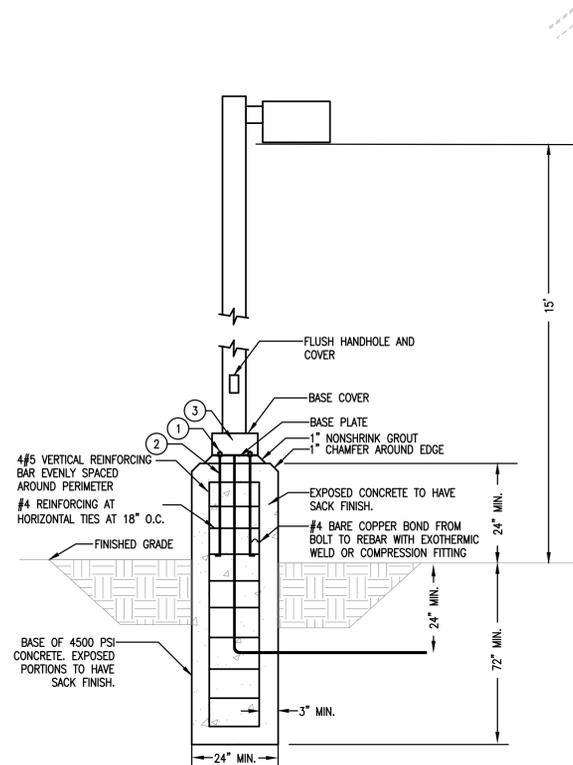
1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTRACTOR. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTACTOR CABINET.

SITE KEY NOTES:

1. REFER TO SITE POLE DETAIL 2 THIS SHEET FOR POLE BASES IN VEHICLE IMPACT LOCATIONS.
2. REFER TO SITE POLE DETAIL 3 THIS SHEET FOR POLE BASES IN LANDSCAPE LOCATIONS.
3. APPROXIMATE LOCATION OF BUILDING ELECTRICAL GEAR. REFER TO PLAN SHEETS FOR EXACT LOCATIONS.
4. APPROXIMATE UTILITY TRANSFORMER LOCATION. VERIFY WITH UTILITY SERVICE PLAN FOR EXACT LOCATION AND REQUIREMENTS.
5. APPROXIMATE LOCATION OF LOW VOLTAGE EQUIPMENT 'BCP/TTB'. REFER TO PLAN SHEETS FOR EXACT LOCATIONS.



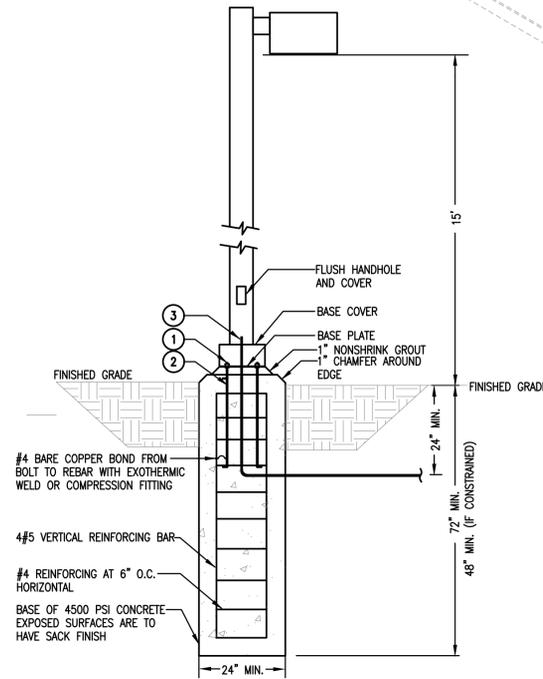
1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"



2 POLE BASE DETAIL KEYED NOTES:

1. PROVIDE GALVANIZED LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4" C-6" ABOVE POLE BASE.

2 POLE BASE DETAIL
SCALE: N.T.S.



POLE BASE DETAIL GENERAL NOTES:

1. WHERE CONCRETE SLAB OR PAVING IS IN DIRECT CONTACT WITH POLE BASE, THE BASE IS CONSTRAINED AND THE FOOTING EMBED MAY BE REDUCED AS NOTED.

POLE BASE DETAIL KEYED NOTES:

1. PROVIDE GALVANIZED LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4" C-6" ABOVE POLE BASE.

3 POLE BASE DETAIL
SCALE: N.T.S.

LUMINAIRE	MANUFACTURER	CATALOG NUMBER	LAMPS	WATTS	VOLTS	MOUNTING	COMMENTS
P2	LITHONIA LIGHTING	DSX0 LED P1 30K T2M MV/VOLT - PRH	LED	38	120	CARPOROT	PROVIDE LITHONIA POLE RSS-18-4B-DM19-DD6XD
P3	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MV/VOLT - PRH	LED	38	120	CARPOROT	PROVIDE LITHONIA POLE RSS-18-4B-DM19-DD6XD
PSH	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MV/VOLT HS - PRH	LED	38	120	POLE	PROVIDE LITHONIA POLE RSS-18-4B-DM19-DD6XD
P4H	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MV/VOLT HS - PRH	LED	38	120	POLE	PROVIDE LITHONIA POLE RSS-18-4B-DM19-DD6XD
P5	LITHONIA LIGHTING	DSX0 LED P1 30K T5M MV/VOLT - PRH	LED	38	120	POLE	PROVIDE LITHONIA POLE RSS-18-4B-DM19-DD6XD
SS	JUNO	J5F 71N10LM 30K 90CRI	LED	12.8	120	SURFACE	BREEZEWAY LIGHTING
WP3	LITHONIA LIGHTING	WSR LED P1 SR3 30K MV/VOLT - PR	LED	19.6	120	WALL	GENERAL WALL PACKS
WP4	LITHONIA LIGHTING	WSR LED P1 SR4 30K MV/VOLT - PR	LED	19.6	120	WALL	GENERAL WALL PACKS
WS1	LITHONIA LIGHTING	WPX1 LED P1 30K MV/VOLT	LED	11.5	120	WALL	ENTRY WALL SCONCE

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PROJECT

SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

ENTITLEMENT APPLICATION

E1.00

ELECTRICAL SITE PLAN





PHOTOMETRIC SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH

REVISIONS
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COPYRIGHT DATE	7/19/22
DRAWN BY	JJF
PROJECT #	DNG21-30



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PROJECT
SUTTER CREEK PSH APARTMENTS
 BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

E1.01
 PHOTOMETRIC SITE PLAN



ENTITLEMENT APPLICATION

D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 ft (0.91m)
 Length: 26" (660mm)
 Width: 12" (304mm)
 Height: 3" (76mm)
 Weight: 16 lbs (7.3kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIRZ PIRHH DBBDX

Series	LEDs	Color Temperature	Distribution	Mounting	Shipping
DSX0 LED	Forward optics	30K 3000K	T15 Type I short (Automotive)	T55 Type I short ¹	MVOLT (120V-277V) ¹
	P1 P5	40K 4000K	T25 Type II short	T5M Type II medium ¹	XVOLT (277V-480V) ¹
	P2 P6	50K 5000K	T3M Type II medium	T5W Type I wide ¹	SPA
	P3 P7		T35 Type II short	BLC Backlight control ¹	308 ¹
	P4		T3M Type II medium	LMC Left corner cut ¹	240 ¹
	P4M		T3M Type II medium	RCD Right corner cut ¹	277 ¹
	P10 P12		ET1M Extended low medium		347 ¹
	P11 P13		T5S Type I very short ¹		480 ¹

Control options:

Control option	Other options	Finish options
SHIPPED INSTALLED		
MBAND Night light generation 2 modes ^{1,2,3,4}	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ^{1,5}	DBBD Dark bronze
PIRHH Network, high/low motion/ambient sensor ⁶	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ^{1,5}	DBLD Black
PIR NEMA Series Lock receptacle only (control ordered separately) ⁴	PIRHCV High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ^{1,5}	DNAD Natural aluminum
PIRS Five-gang receptacle only (control ordered separately) ⁴	PIRHFCV High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ^{1,5}	DNWD White
PIRD Seven-gang receptacle only (control ordered separately) ⁴	PIRHFCV High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ^{1,5}	DNBD Textured dark bronze
DWG 0-10V dimming control out back of housing for external control (control ordered separately) ⁴	IAO Field adjustable output ¹	DNBL Textured black
		DNAL Textured natural aluminum
		DNWD Textured white
		Shipped separately
		BS Bezel only ¹
		EGS External glare shield

Notes:

1. MVOLT driver operates on any line voltage from 120-277V (200-600 Hz).
 2. Not available with 480V option.
 3. P5 requires specified voltage.
 4. Single Line (SL) requires 200V, 240V or 277V input. Double Line (DL) requires 200V, 240V or 277V input.
 5. Not available with 347V or 480V. Not available with WALL.
 6. WLU not available with PIR, E20W or E10W.
 7. When ordering PIR, "PIR" will be automatically added to the part number.
 8. See PIR Table for default settings.
 9. DLK available with P & M packages. Provides glare and light control on two separate circuits. Not available with E20W, E10W, WLU, SL or DL. When ordered with photo-cell (PC) or motion sensor (MS), only the primary sensor beam levels will be controlled.
 10. See electrical section on page 2 for more details.

Commercial Outdoor

LITHONIA LIGHTING
 One Lithonia Way • Corvair, Georgia 30012 • Phone: 1-800-705-SERV (3378) • www.lithonia.com
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JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR JBOX INSTALLATION
 5", 7", 11", 13" ROUND
 JSF SERIES



Product Description

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trim and shrouds available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas without Emergency Option and much more.

Product Specifications

Construction: Shallow, less than 1", solid ring with white finish • Non conductive fixture for shower light applications • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.

LED Light Engine: LEDs mounted directly to heat sink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

LED Driver: Choice of dedicated 120 volt (120V) driver or universal voltage (WVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 • 120V input • 120 volt driver is dimmable with the use of most Incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see www.acuitybrands.com.

Emergency Battery Option: Available on fixture sizes 11" and larger • Battery factory assembled to fixture with integral test switch (EL option) • Drives LEDs for 90 minutes to meet Life Safety Code (NFPA 101), National Electrical Code (NEC), and UL requirements • Emergency battery not available in California due to Title 20 restrictions • EBM option provides back box without battery for consistent look when used in some space as fixtures with EL emergency option • Dump location only with emergency option.

Life: Rated for 50,000 hours at >70% lumen maintenance.

Labels: ENERGY STAR® certified • Compliant to the high efficacy requirements of California Title 24, AS/JAS 201.6 • CSA listed for US and Canada • Suitable for wet locations (covered ceiling) • Dump location only with emergency option.

Testing: All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

Warranty: 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomersResources/Terms_and_conditions.aspx

Specifications subject to change without notice.

INSTALLATION

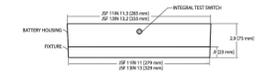
Junction Box Mounting: Fixture provided with leads for direct wire connection to J-box • Installed directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (1 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements.

Dimensions

Width	Depth
5" JSF 5IN 5.25 (13.34)	0.75 (1.91)
7" JSF 7IN 7.77 (19.74)	0.75 (1.91)
11" JSF 11IN 11.00 (28.14)	0.9 (2.29)
13" JSF 13IN 13.00 (33.15)	0.9 (2.29)

All dimensions are in inches (parentheses) unless otherwise indicated.

EMERGENCY BATTERY FOR 11" AND 13"



Notes:

1. See J-box chart below.
 2. With J-box chart below.
 3. With J-box chart below.
 4. With J-box chart below.
 5. With J-box chart below.

Contractor Select™ WPX LED Wall packs

The WPX LED wall packs are energy efficient, cost-effective, and aesthetically appealing solutions for HID wall pack replacement and renovation opportunities. The WPX2 and WPX3 full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a next-generation and an upgraded appearance. Durable IP66 construction and excellent LED lumen maintenance ensure a long service life.

Features:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Notes: WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX LED.

Luminaire	GT	Lumens	Input Watts	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet Qty	Replaces Up To
WPX1	4000K	2,900	24W	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DBBD M4	*2655VM	19304887059	160	150W Metal Halide
	5000K	2,900	24W	DARK BRONZE	120-277V	WPX1 LED P2 50K MVOLT DBBD M4	*2655VM	19304887052	160	150W Metal Halide
WPX2	4000K	6,000	47W	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DBBD M2	*2655K3	19304887056	120	250W Metal Halide
	5000K	6,000	47W	DARK BRONZE	120-277V	WPX2 LED 50K MVOLT DBBD M2	*2655K6	19304887070	120	250W Metal Halide

More configurations are available. Click [here](http://www.acuitybrands.com) or visit www.acuitybrands.com and search for WPX LED.

Notes:

- MVOLT driver operates on any line voltage from 120-277V (200-600 Hz).
- Not available with 480V option.
- P5 requires specified voltage.
- Single Line (SL) requires 200V, 240V or 277V input. Double Line (DL) requires 200V, 240V or 277V input.
- Not available with 347V or 480V. Not available with WALL.
- WLU not available with PIR, E20W or E10W.
- When ordering PIR, "PIR" will be automatically added to the part number.
- See PIR Table for default settings.
- DLK available with P & M packages. Provides glare and light control on two separate circuits. Not available with E20W, E10W, WLU, SL or DL. When ordered with photo-cell (PC) or motion sensor (MS), only the primary sensor beam levels will be controlled.
- See electrical section on page 2 for more details.

Contractor Select™ WPX SERIES LED

Page 1 of 2

WSR LED Architectural Wall Sconce



Specifications Luminaire

Height: 7-1/4" (18.4 cm)
 Width: 18" (45.7 cm)
 Depth: 9" (22.8 cm)
 Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
 Width: 5-1/2" (14.0 cm)
 Depth: 1-1/2" (3.8 cm)

Ordering Information

EXAMPLE: WSR LED P2 40K SR3 MVOLT DBBDTXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (optional)
WSR LED	P1	30K	SR2 Type I	MVOLT ¹	Shipped included	Shipped installed	DBBD Dark bronze
	P2	40K	SR3 Type II		Shipped separately ¹	DBLD Black	DBND Black
	P3	50K	SR4 Type IV		240	DNAD Natural aluminum	DNWD White
	P4				277	DNBD Textured dark bronze	DNBL Textured black
					347	DNAL Textured natural aluminum	DNWD Textured white
					480	DNBD Textured dark bronze	DNBL Textured black
						DNAL Textured natural aluminum	DNWD Textured white
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						DNBD Text	

PLANTING & LANDSCAPE NOTES:

TO THE MAXIMUM EXTENT FEASIBLE, PLANTS NATIVE TO THE SUTTER CREEK AREA THAT DO NOT REQUIRE MUCH IRRIGATION SHOULD BE USED FOR LANDSCAPING. AT LEAST 30% OF PROPOSED PLANTINGS SHALL USE NATIVE LANDSCAPE MATERIALS SUCH AS THOSE FOUND ON THE CALIFORNIA NATIVE PLANT SOCIETY'S CALSCAPE LIST OF PLANTS NATIVE TO SUTTER CREEK

- A. PLACE 2" DEPTH 3/4" SONOMA GOLD CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL PERMALOC CLEAN LINE 1/2" X 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
- B. PLACE 4-6" SIZE RIVER WASHED COBBLE OVER LANDSCAPE FABRIC WHERE INDICATED.
- C. INSTALL PERMALOC CLEAN LINE 1/2" X 4" ALUMINUM

EDGING WITH MILL FINISH (MF), BETWEEN ROCK, LAWN AND ADJACENT SHRUB BEDS. STAKE AT EVERY PREFORMED LOOP'S WITH 12" STAKES SUPPLIED FROM MANUFACTURER WITH PRODUCT.

- D. PLACE A 12" WIDE BAND OF 4-6" SIZE COBBLE OVER LANDSCAPE FABRIC AROUND THE PERIMETER OF BIO-RETENTION AREAS AND VEGETATED SWALES TO INTERCEPT DEBRIS PRIOR TO ENTERING INTO THE FILTRATION AREA.

- E. SOIL PREPARATION AND AMENDING:
 - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.

- 2) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETED FERTILIZER (21-0-0) 10 LBS., OR 46 PER SOIL ANALYSIS RECOMMENDATIONS K SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
 - GYPSUM 100 LBS

- 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
- 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- J. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP

IRRIGATION COMPONENTS, MANUFACTURED OF POLYPROPYLENE, 28 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT FRO-5, OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"X1"X6" STEEL U' SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.

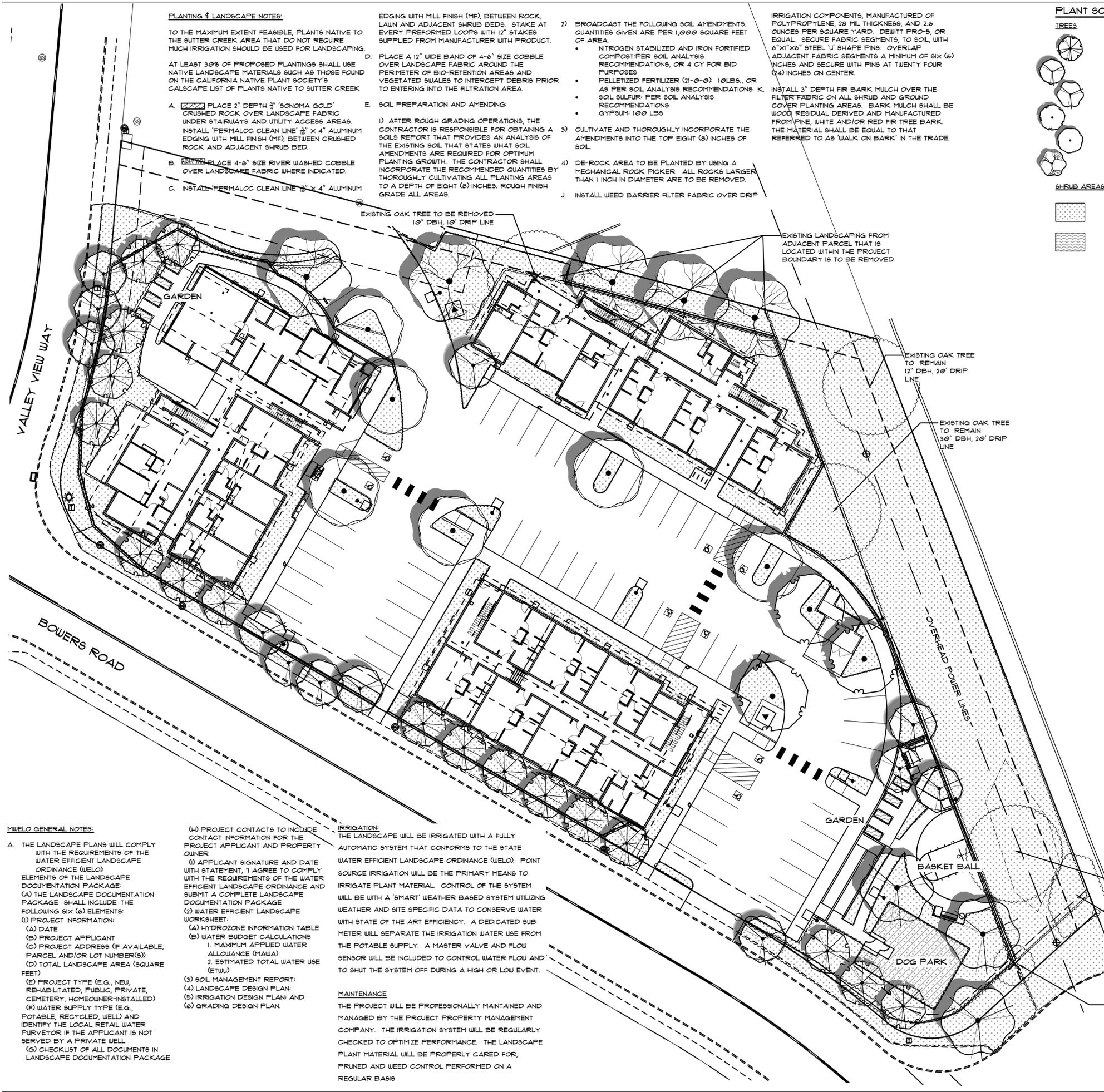
INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER NEGUNDO 'VAREGATUM'	VARIGATED BOX ELDER	15 GAL	11
	AESCULUS CALIFORNICA 'CANYON PINK'	CANYON PINK CALIFORNIA BUCKEYE	15 GAL	12
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	3
	QUERCUS ILEX	HOLLY OAK	15 GAL	3
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	6
	QUERCUS LOBATA	VALLEY OAK	15 GAL	5
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	33,098 SF
	VEG GA9	VEGETABLE GARDEN		194 SF

PLANT SCHEDULE - PROPOSED SAMPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA
	CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE
	HETEROMELES ARBUTIFOLIA	TOYON
	MAHONIA REPENS	CREeping MAHONIA
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY
GRASSES	BOTANICAL NAME	COMMON NAME
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
PERENNIALS	BOTANICAL NAME	COMMON NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROU
	DIETES VEGETA	AFRICAN IRIS
	SALVIA GREGGII 'RED'	AUTUMN SAGE
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES KINKKINICK
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY
MATERIALS	NAME	REMARKS
	DECOMPOSED GRANITE	4" DEPTH



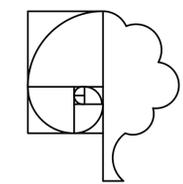
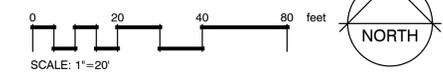
MUELO GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELC) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (2) PROJECT TYPE (E.G. NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (3) WATER SUPPLY TYPE (E.G. POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL.
 - (4) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE

- (4) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (1) APPLICANT SIGNATURE AND DATE WITH STATEMENT, I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
 - (2) WATER EFFICIENT LANDSCAPE WORKSHEET
 - (A) HYDROZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (3) SOIL MANAGEMENT REPORT;
 - (4) LANDSCAPE DESIGN PLAN;
 - (5) IRRIGATION DESIGN PLAN; AND
 - (6) GRADING DESIGN PLAN.

IRRIGATION:
THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (WELC). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

MAINTENANCE:
THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. THE IRRIGATION SYSTEM WILL BE REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARED FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS.



THOMAS H. PHELPS
LANDSCAPE ARCHITECT
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112

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REVISIONS

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7/19/22

DRAWN BY
THP

PROJECT #
DNG21-30



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PROJECT

SUTTER CREEK PSH APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY

PROJECT

FNITTI FMFNT APPIICATION



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(208) 992-1289 FAX

SUTTER CREEK PSH APARTMENTS

PROJECT

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

FNITTI FMFNT APPIICATION

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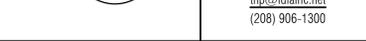
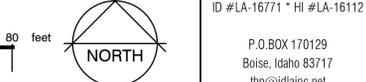
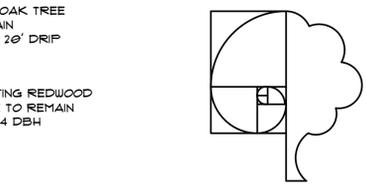
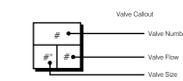
MWEO WATER USE CALCULATIONS

Job Name: Sutter Creek, CA
Date: 07/12/22

California Water Efficient Landscape Worksheet										
Reference Evapotranspiration (ET _r)		Project Type		Residential		Commercial		Public		
48.0		Residential		0.55		0.55		0.55		
Rain Fall (Inches)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (PF/IE)	Landscaping Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	Gallons Per Minute (GPM)	% Landscape Area	
Zone#	Regular Landscape Areas									
1	SHRUB - L	0.2 Drip	0.81	0.25	2,075	512	15533	15.00	6.60%	
2	SHRUB - L	0.2 Drip	0.75	0.27	1,800	480	14553	6.67	5.72%	
3	SHRUB - L	0.2 Drip	0.81	0.25	2,160	533	16170	8.53	6.87%	
4	TREE - M	0.4 Bubblers	0.75	0.53	1,000	533	16170	9.20	3.18%	
5	SHRUB - L	0.2 Drip	0.75	0.27	2,133	569	17245	6.34	6.78%	
6	TREE - M	0.4 Bubblers	0.75	0.53	2,197	1172	35525	12.00	6.98%	
7	TREE - M	0.4 Bubblers	0.75	0.53	900	480	14553	3.10	2.80%	
8	SHRUB - L	0.2 Drip	0.75	0.27	1,368	365	11060	5.16	4.35%	
9	SHRUB - L	0.2 Drip	0.81	0.25	769	190	5757	15.58	2.44%	
10	SHRUB - L	0.2 Rotary Nozzle	0.75	0.27	2,625	700	21223	10.00	8.34%	
11	SHRUB - L	0.2 Rotary Nozzle	0.81	0.25	2,625	648	19651	7.92	8.34%	
12	SHRUB - L	0.2 Rotary Nozzle	0.75	0.27	2,625	700	21223	10.00	8.34%	
13	SHRUB - L	0.2 Rotary Nozzle	0.75	0.27	2,625	700	21223	10.00	8.34%	
14	SHRUB - L	0.2 Drip	0.75	0.27	1,286	343	10397	12.26	4.09%	
15	SHRUB - L	0.2 Drip	0.81	0.25	1,872	462	14014	12.00	5.95%	
16	TREE - M	0.4 Bubblers	0.81	0.49	3,400	1679	50904	13.89	10.81%	
Totals					31,460	10,067	305,197	792.99	100.00%	
ETWU Total							305,197			
Maximum Allowed Water Allowance (MAWA)							524,592			
ETAF Calculations										
Regular Landscape Areas										
Total ETAF x Area							10,067			305,197
Total Area							31,460			524,592
Average ETAF							0.34			0.58
All Landscape Areas										
Total ETAF x Area							10,067			305,197
Total Area							31,460			524,592
Average ETAF							0.34			0.58
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.										
ETWU GALLONS							305,197			524,592
MAWA GALLONS							524,592			524,592
% ETWU OF MAWA							58			YES
PASS:										

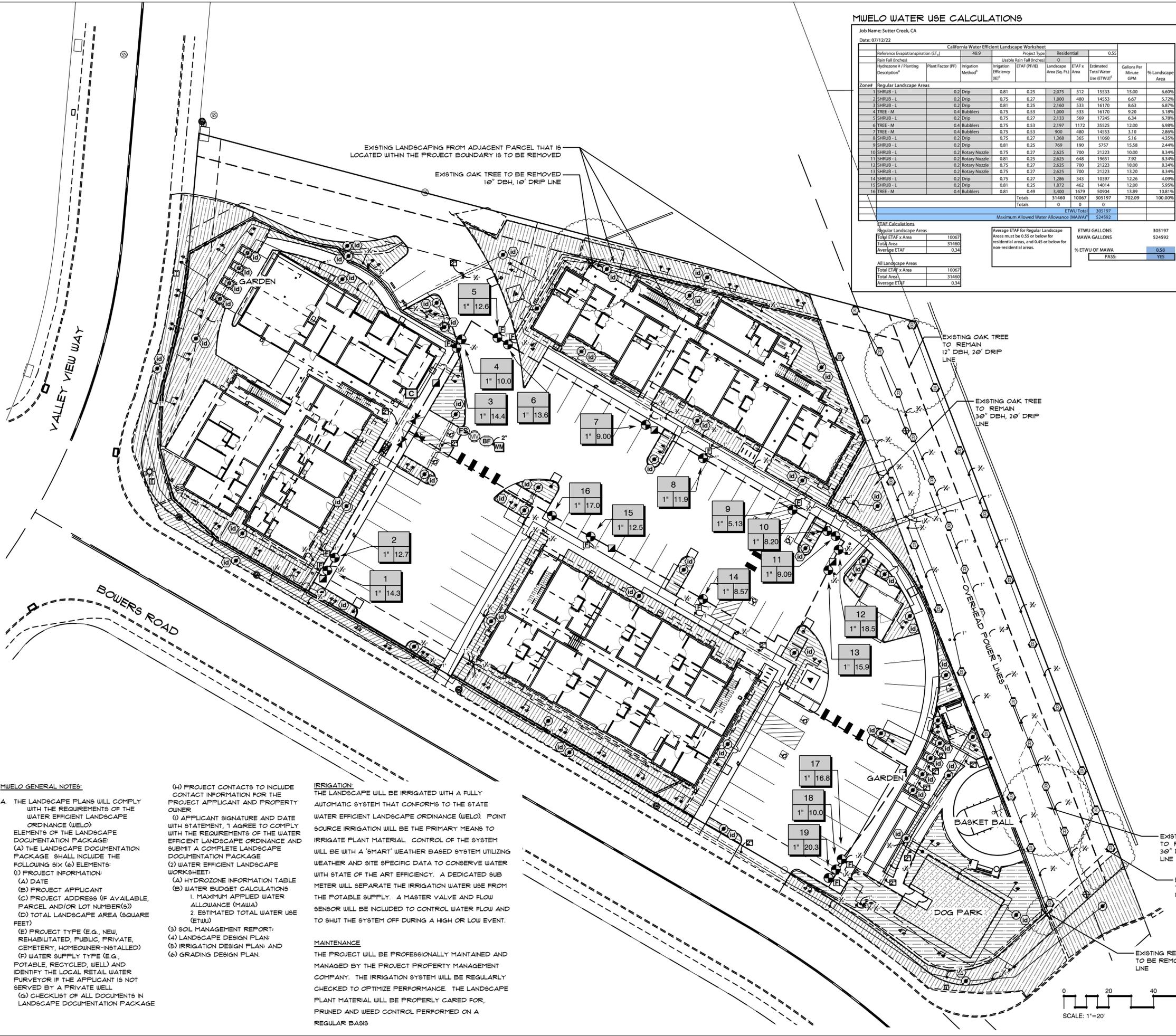
IRRIGATION SCHEDULE

- SYMBOL MANUFACTURER/MODEL/DESCRIPTION**
- HUNTER MP2000 PR05-06-PR540-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 30-210, G=GREEN ADJ ARC 210-210, R=RED 360 ARC.
 - HUNTER MP3000 PR05-06-PR540-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 30-210, Y=YELLOW ADJ ARC 210-210, A=GRAY 360 ARC.
 - HUNTER RZ05-18 18" LONG RZ05 WITH INSTALLED 25GPM OR 50GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE
 - HUNTER ECO-ID ECO-ID: 1/2" FPT CONNECTION WITH 12-60 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.
 - AREA TO RECEIVE DRIPLINE HUNTER HDL-09-18-CV HDL-09-18-CV: HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
 - HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
 - HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. ACME KEY WITH ANTI-ROTATION WINGS.
 - NBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
 - HUNTER ICV-G MASTER VALVE 1-1/2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
 - FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
 - HUNTER A2C-2400-M 24-STATION CONTROLLER WITH TWO (2) A2M-600 MODULES IN AN OUTDOOR GRAY STEEL WALL MOUNT ENCLOSURE.
 - HUNTER WS9-8EN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.
 - HUNTER HC-100-FLOW 1" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
 - HUNTER HY-100 1" MPT X MPT THREADED INLET AND OUTLET FILTER WITH 150 MESH STAINLESS STEEL SCREEN.
 - WATER METER 1"
 - IRRIGATION LATERAL LINE: PVC SCHEDULE 40
 - IRRIGATION MAINLINE: PVC SCHEDULE 40
 - PIPE SLEEVE: PVC SCHEDULE 40



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MUWEO GENERAL NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WEO).

ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER FURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL.
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE

(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDROZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN;
(5) IRRIGATION DESIGN PLAN; AND
(6) GRADING DESIGN PLAN.

IRRIGATION:
THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (WEO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

MAINTENANCE:
THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. THE IRRIGATION SYSTEM WILL BE REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARED FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS

EXISTING LANDSCAPING FROM ADJACENT PARCEL THAT IS LOCATED WITHIN THE PROJECT BOUNDARY IS TO BE REMOVED

EXISTING OAK TREE TO BE REMOVED 10" DBH, 10' DRIP LINE

EXISTING OAK TREE TO REMAIN 12" DBH, 20' DRIP LINE

EXISTING OAK TREE TO REMAIN 30" DBH, 20' DRIP LINE

EXISTING OAK TREE TO REMAIN 30" DBH, 20' DRIP LINE

EXISTING REDWOOD TREE TO REMAIN 16" X 4 DBH

EXISTING REDWOOD TREE TO BE REMOVED 16" DRIP LINE