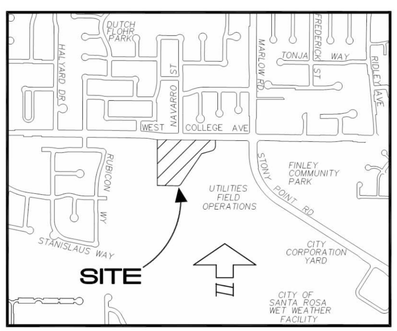


VICINITY MAP

NO SCALE

PROJECT TEAM

OWNER / DEVELOPER:

USA PROPERTIES FUND
3200 DOUGLAS BLVD. SUITE 200
ROSEVILLE, CA 95661

CONTACT: ROYCE PATCH
916.724.3840
RPATCH@USAPROPFUND.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

INTEGRA PLANNING + LANDSCAPE ARCHITECTURE
5128 DUPONT DRIVE
SANTA ROSA, CA 95409

CONTACT: RIC HENDRICKS
805.441.7537
RIC@INTEGRAPLA.COM

CIVIL ENGINEER:

CIVIL DESIGN CONSULTANTS, INC,
2200 RANGE AVE, SUITE 204
SANTA ROSA, CA 95403

CONTACT: DENNIS DALBY
707.542.4820
DENNIS@CIVILDESIGNCONSULTANTS.COM

SHEET INDEX:

LPAS Architecture + Design
USA Properties Fund
INTEGRA Planning + Landscape Architecture

COVER SHEET

COLLEGE CREEK APTS | SANTA ROSA, CA

A00

PROJECT NO. 855-0015

07/296/19

LPAS Architecture + Design

USH Properties Fund

INTEGRA Planning + Landscape Architecture

PERSPECTIVE RENDERING

COLLEGE CREEK APTS | SANTA ROSA, CA

A01

PROJECT NO. 855-0015

07/29/19

LPAS Architecture + Design

USH Properties Fund

INTEGRA Planning + Landscape Architecture

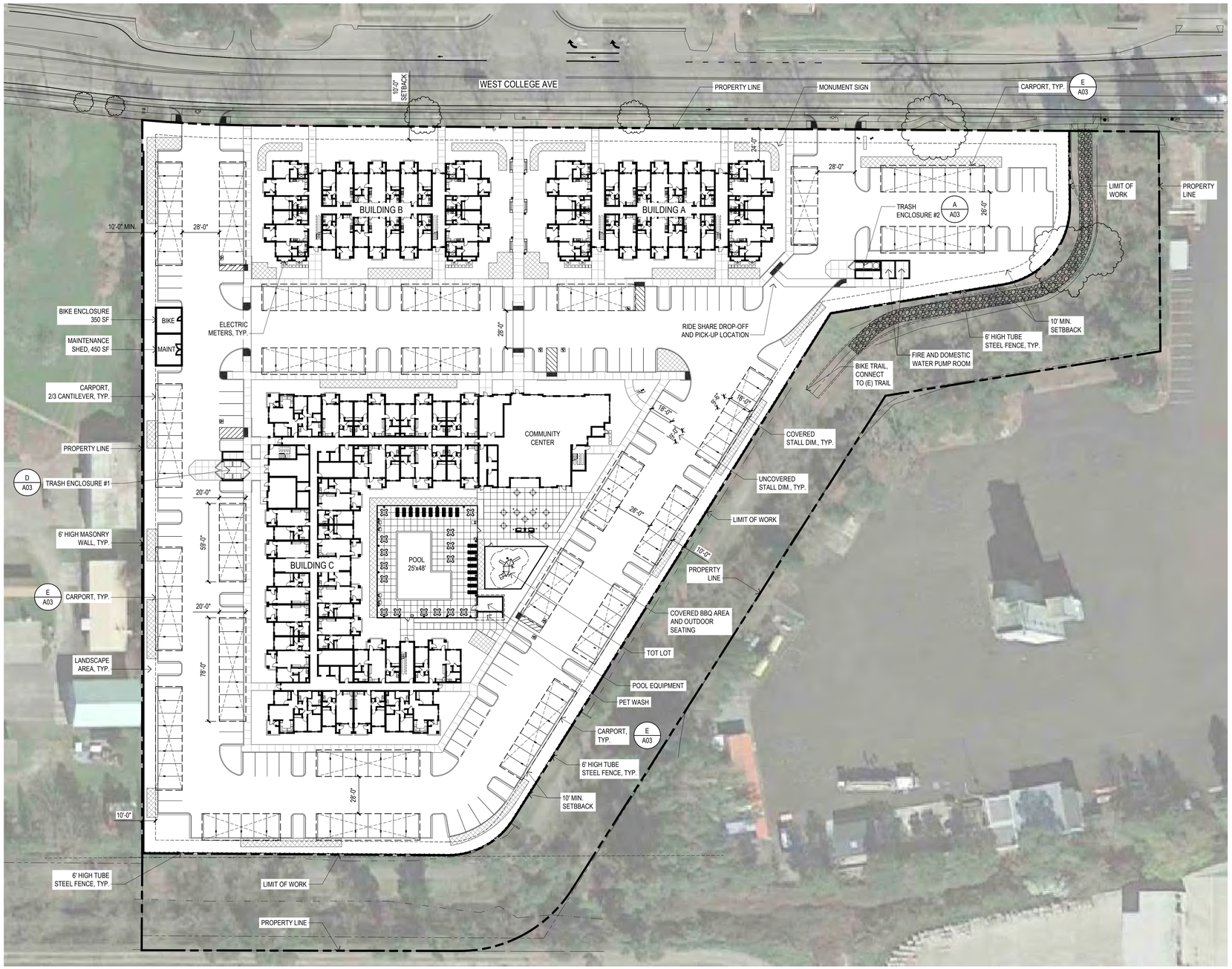
MASSING MODEL

COLLEGE CREEK APTS | SANTA ROSA, CA

A02

PROJECT NO. 855-0015

07/29/19



PROJECT DATA

7/26/2019

SITE AREA			2150 W. COLLEGE AVE, SANTA ROSA, CA
GROSS:	324,957 SF	7.46 ACRES	
NET:	249,163 SF	5.72 ACRES	

NUMBER OF UNITS:	168 UNITS
DENSITY:	29.4 DU/AC

BUILDINGS 1 AND 2 UNIT MIX				UNITS	# BLDGS	TOTAL
A1	1 BR + 1BA	622	SF	12 UNITS	2	24
B1	2 BR + 2BA	896	SF	12 UNITS	2	24
B2	2BR + 2BA	925	SF	6 UNITS	2	12
	TOTAL			30 UNITS		60 UNITS

BUILDINGS 1 AND 2 AREAS			
NET RENTABLE AREA	47,532	SF	85.3% EFFICIENCY
AMENITIES	0	SF	
UTILITIES	250	SF	
CORRIDORS	6,960	SF	
STAIRS	960		
TOTAL AREA	55,702	SF	

BUILDNG 3 UNIT MIX					# BLDGS	TOTAL
A1	1 BR + 1BA	622	SF	46 UNITS	1	46 UNITS
B1	2 BR + 2BA	896	SF	47 UNITS	1	47 UNITS
C1	3 BR + 2BA	1,130	SF	15 UNITS	1	15 UNITS
	TOTAL			108 UNITS		108 UNITS

BUILDING 3 AREAS			
NET RENTABLE AREA	87,674	SF	75.1% EFFICIENCY
AMENITIES	5,639	SF	
MISC./UTILITIES	7,570	SF	
CORRIDORS	12,800	SF	
STAIRS	3,124	SF	
TOTAL AREA	116,807	SF	

PROJECT UNIT MIX					
A1	1 BR + 1BA	622	SF	70 UNITS	41.7%
B1	2 BR + 2BA	896	SF	71 UNITS	42.3%
B2	2 BR + 2BA	925	SF	12 UNITS	7.1%
C1	3 BR + 2BA	1,130	SF	15 UNITS	8.9%
	TOTAL			168 UNITS	100.0%

PROJECT AREAS		
NET RENTABLE AREA	135,206	SF
AMENITIES	5,639	SF
MISC./UTILITIES	7,820	SF
CORRIDORS	19,760	SF
STAIRS	4,084	SF
TOTAL AREA	168,425	SF

PARKING			
PARKING REQUIRED	1.44	STALLS/UNIT (STATE DENISTY BONUS)	
1BR	1.00	PER UNIT=	70 STALLS
2BR	2.00	PER UNIT=	142 STALLS
3BR	2.00	PER UNIT=	30 STALLS
TOTAL REQUIRED			242 STALLS
STANDARD			95 STALLS
COVERED			172 STALLS
COMPACT			5 STALLS
PARKING PROVIDED			272 STALLS
PARKING RATIO			1.62 STALLS/UNIT

15% EVSE(ELECTRIC VEHICLE SUPPLY EQUIPMENT) REQUIRED PER CALGREEN TIER 1

BICYCLE PARKING - CALGREEN TIER 1			
SHORT TERM	0.05	PARKING =	13.6 STALLS
LONG TERM	0.50	PER UNIT=	84 STALLS
TOTAL REQUIRED			98 STALLS

LPAS Architecture + Design

USA Properties Fund

INTEGRA Planning + Landscape Architecture

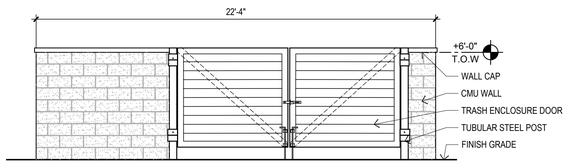
SITE PLAN

COLLEGE CREEK APTS | SANTA ROSA, CA

A03

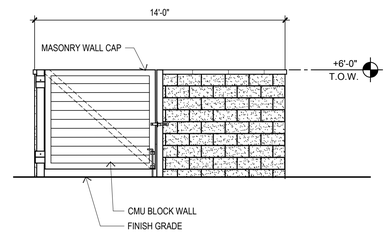
PROJECT NO. 855-0015

07/25/2019



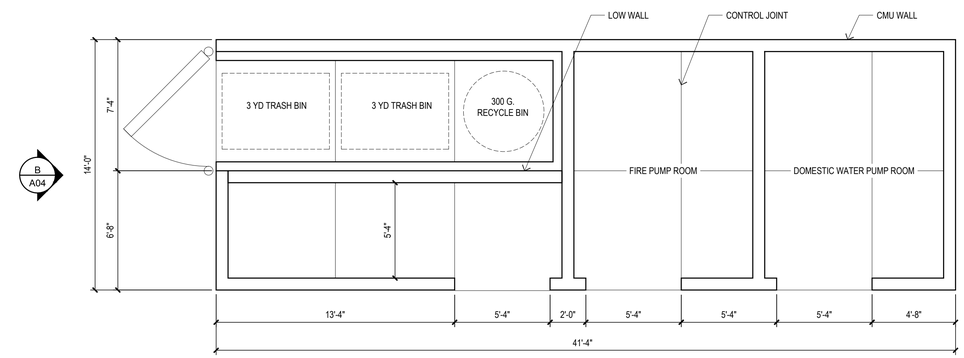
NOTE:
- ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH.
- ALL METAL FASTENERS TO BE GALVANIZED.

TRASH ENCLOSURE ELEVATION C
855-0015_zSP 1/4" = 1'-0"

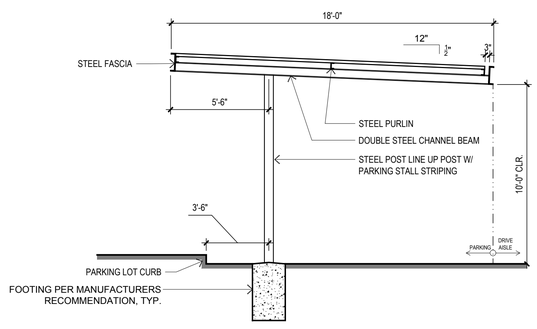


NOTE:
- ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH.
- ALL METAL FASTENERS TO BE GALVANIZED.

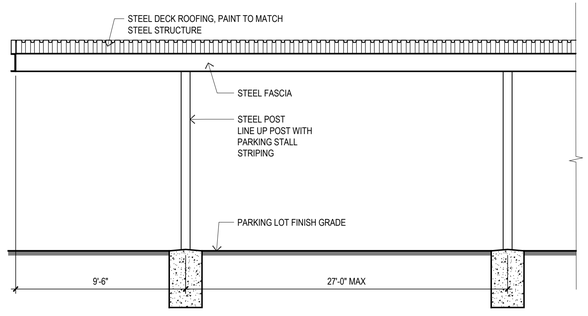
TRASH ENCLOSURE FRONT ELEVATION B
855-0015_zSP 1/4" = 1'-0"



TRASH ENCLOSURE ENLARGED PLAN- SINGLE A
855-0015_zSP 1/4" = 1'-0"



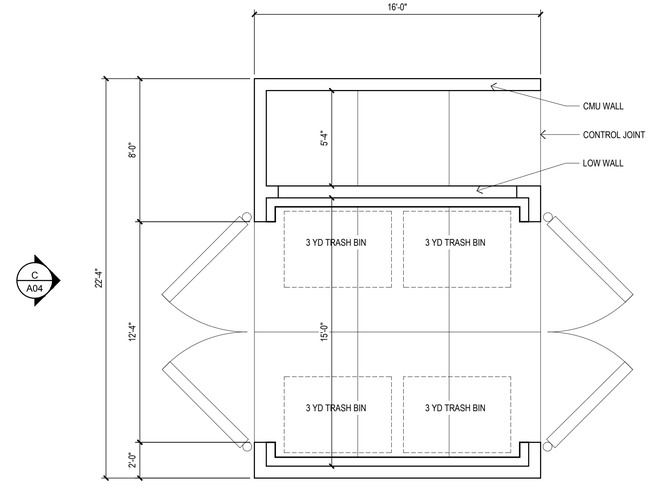
SIDE ELEVATION



FRONT ELEVATION

NOTES:
- INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.

CARPORT E
855-0015_zSP 1/4" = 1'-0"



TRASH ENCLOSURE ENLARGED PLAN D
855-0015_zSP 1/4" = 1'-0"

LPAS Architecture + Design
USH MULTIFAMILY HOUSING
INTEGRA PLANNING+ LANDSCAPE ARCHITECTURE

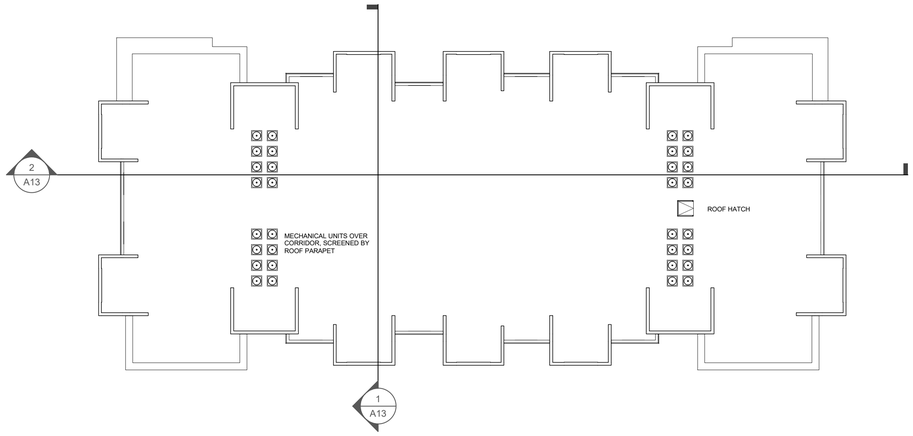
SITE DETAILS

COLLEGE CREEK APTS | SANTA ROSA, CA

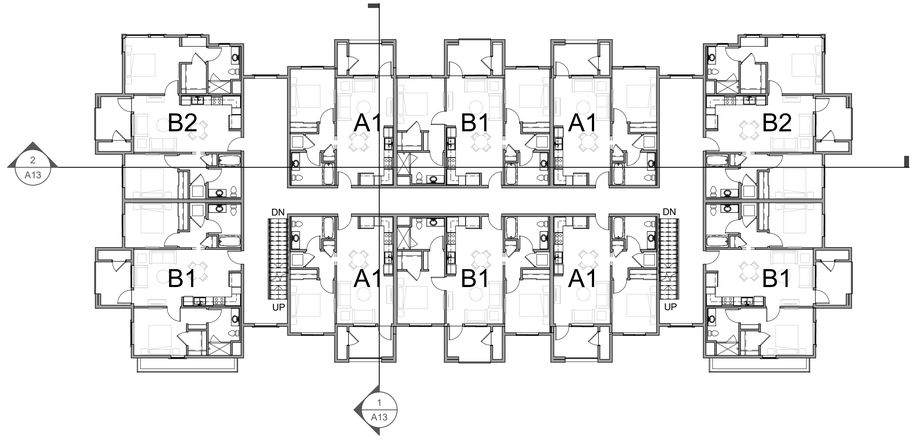
A04

PROJECT NO. 855-0015

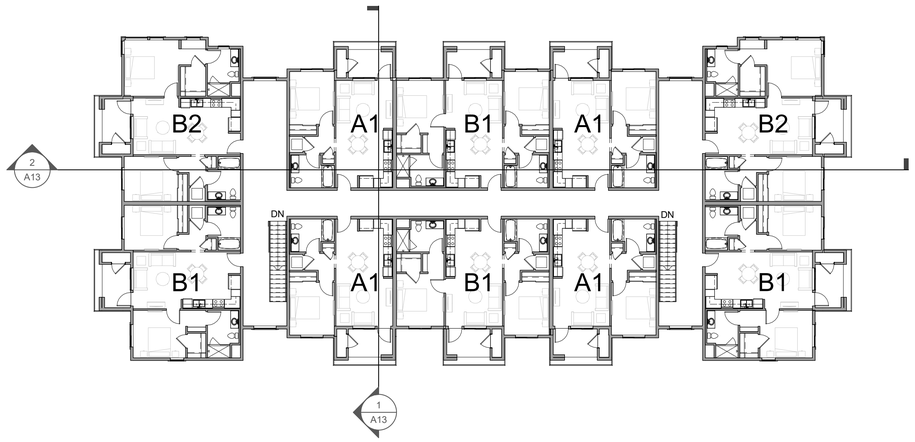
07/25/2019



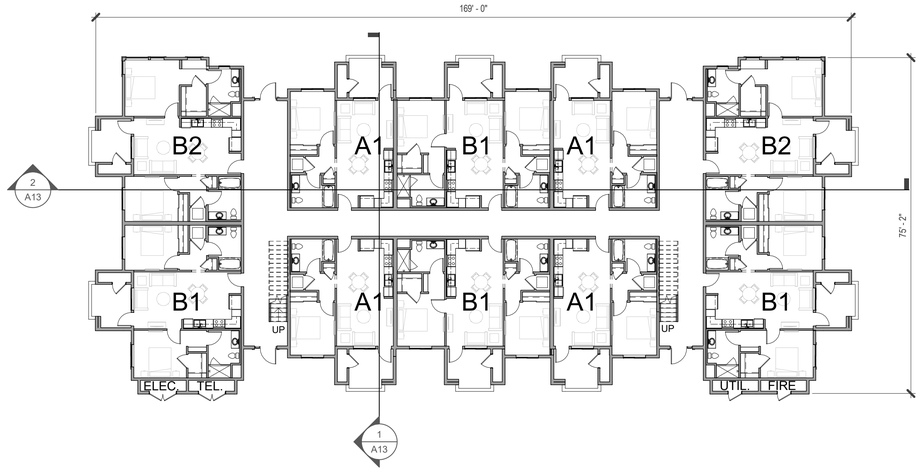
ROOF PLAN 4
1/16" = 1'-0"



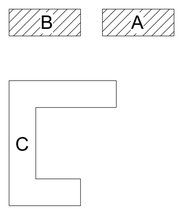
SECOND FLOOR PLAN 2
1/16" = 1'-0"



THIRD FLOOR PLAN 3
1/16" = 1'-0"



FIRST FLOOR PLAN 1
1/16" = 1'-0"



KEY PLAN

0 8 16 24
FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design

USA Properties Fund

INTEGRA Planning + Landscape Architecture

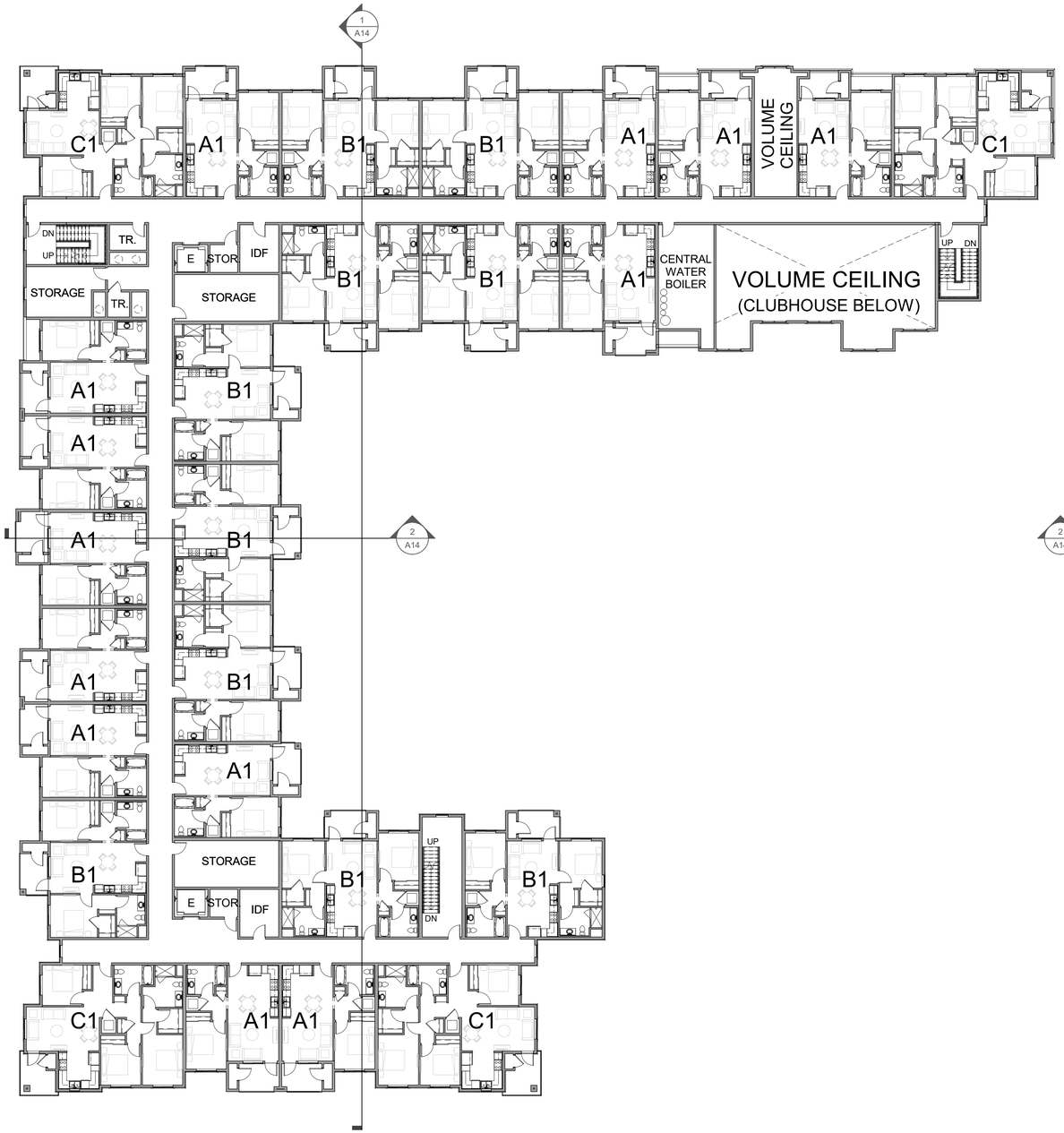
BUILDINGS A & B FLOOR AND ROOF PLANS

COLLEGE CREEK APTS | SANTA ROSA, CA

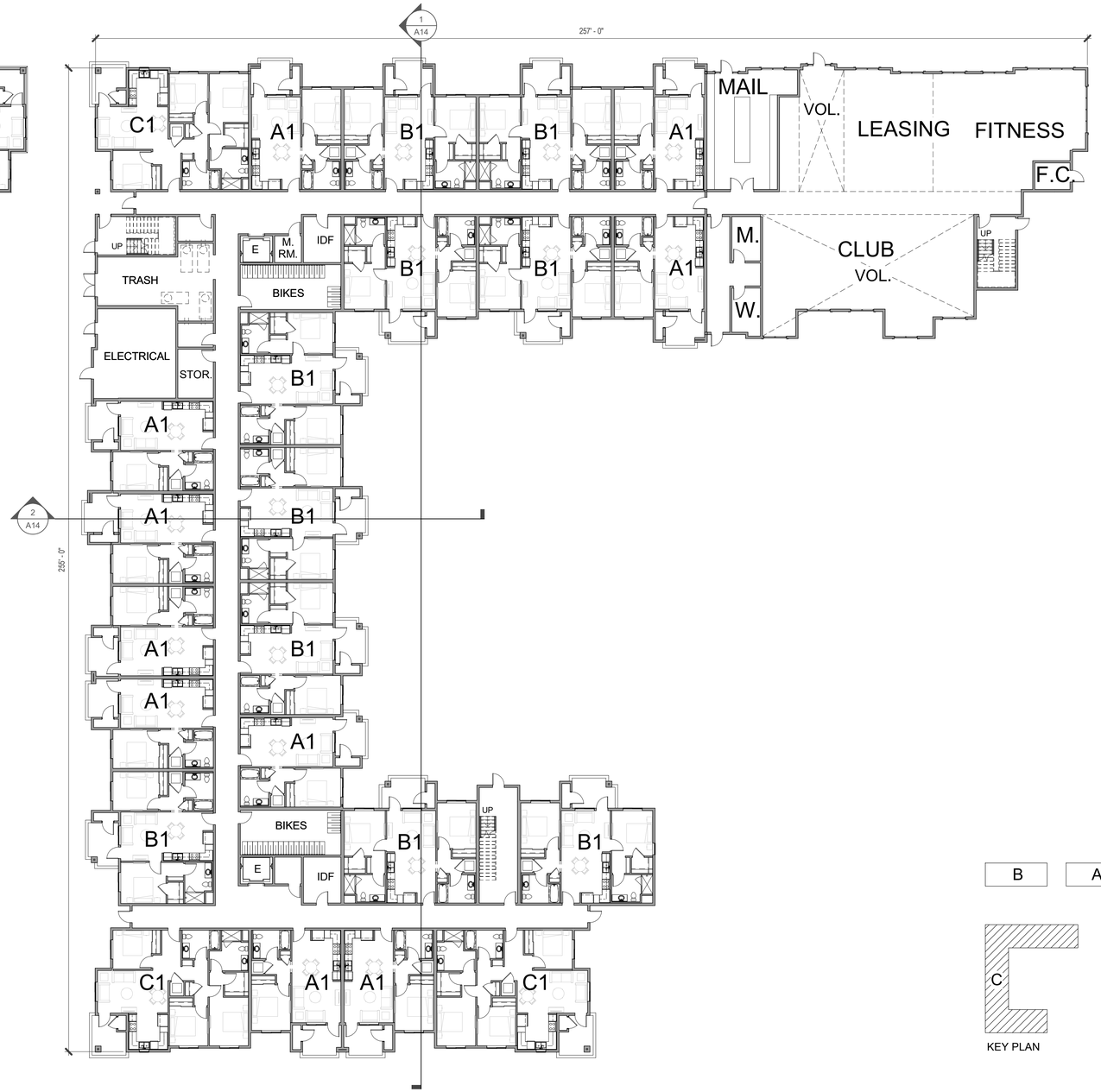
A05

PROJECT NO. 855-0015

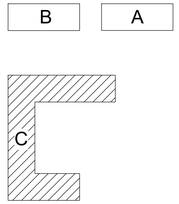
07/29/19



SECOND FLOOR PLAN 2
1/16" = 1'-0"



FIRST FLOOR PLAN 1
1/16" = 1'-0"



KEY PLAN

0 8 16 24 FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USA Properties Fund
INTEGRA Planning + Landscape Architecture

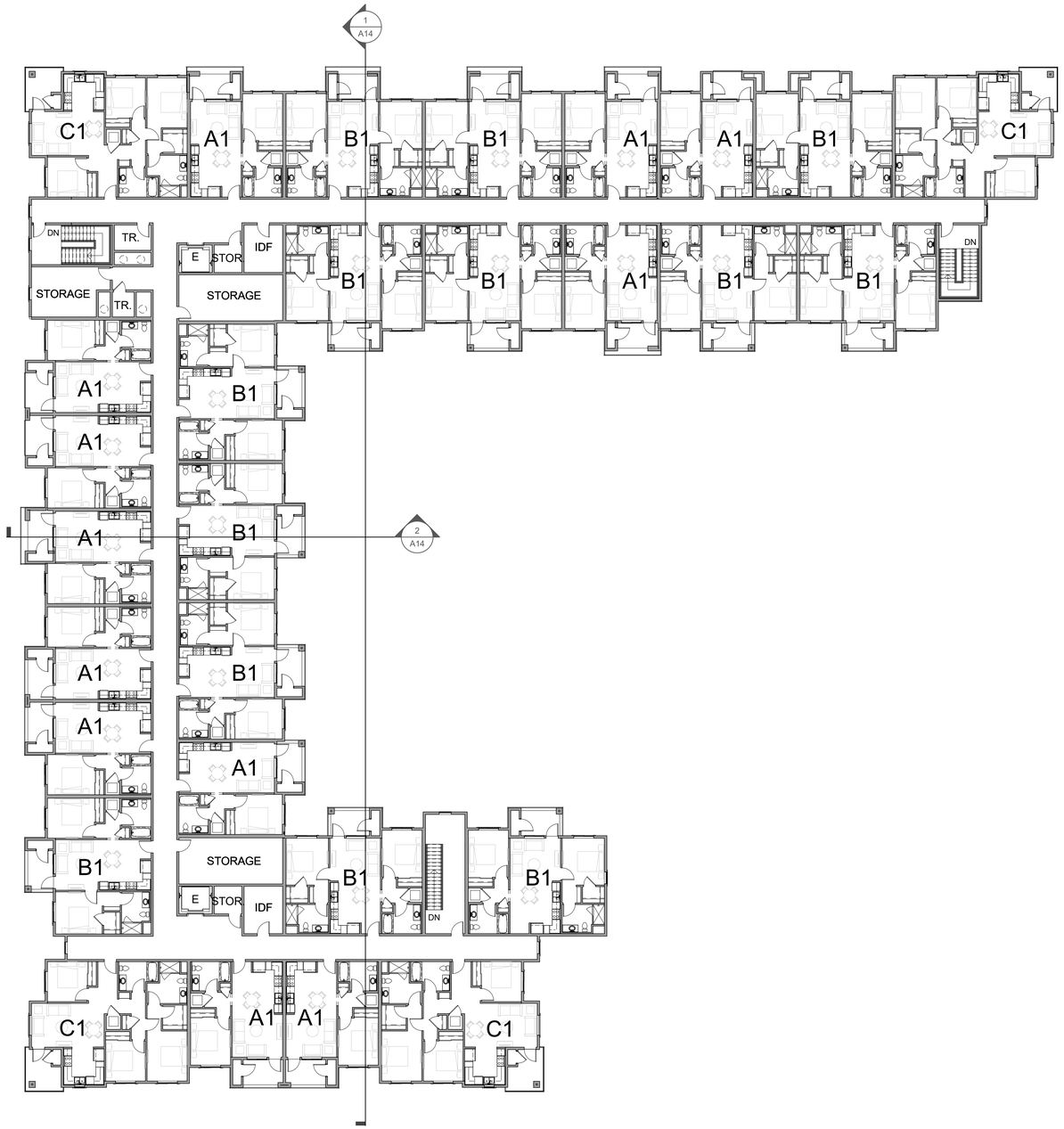
BUILDING C FLOOR PLANS

COLLEGE CREEK APTS | SANTA ROSA, CA

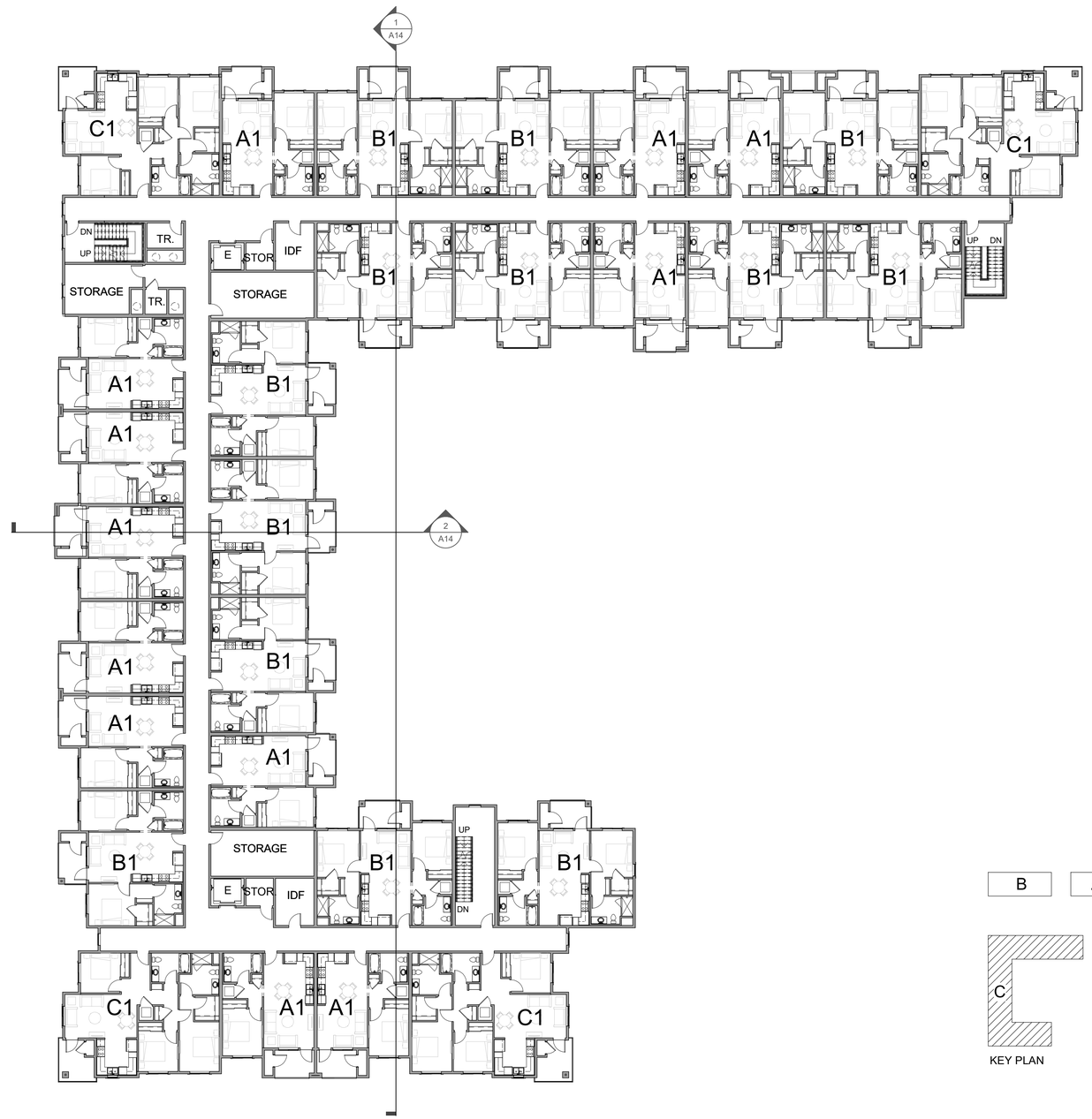
A06

PROJECT NO. 855-0015

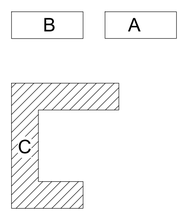
07/29/19



FOURTH FLOOR PLAN | 4
1/16" = 1'-0"



THIRD FLOOR PLAN | 3
1/16" = 1'-0"



KEY PLAN

0 8 16 24
FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design

USA Properties Fund

INTEGRA Planning + Landscape Architecture

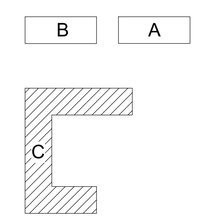
BUILDING C FLOOR PLANS

COLLEGE CREEK APTS | SANTA ROSA, CA

A07

PROJECT NO. 855-0015

07/29/19



KEY PLAN

BUILDING C ROOF PLAN 1
1/16" = 1'-0"

0 8 16 24
SCALE: 1/16"=1'-0" FT

LPAS Architecture + Design

USH Properties Fund

INTEGRA Planning + Landscape Architecture

BUILDING C ROOF PLAN

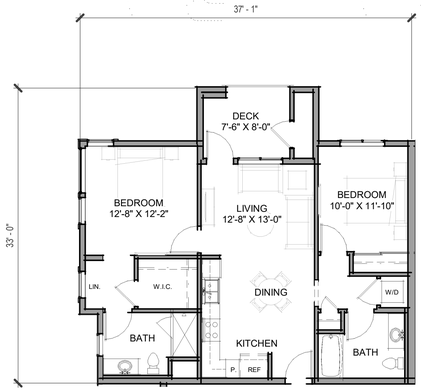
COLLEGE CREEK APTS | SANTA ROSA, CA

A08

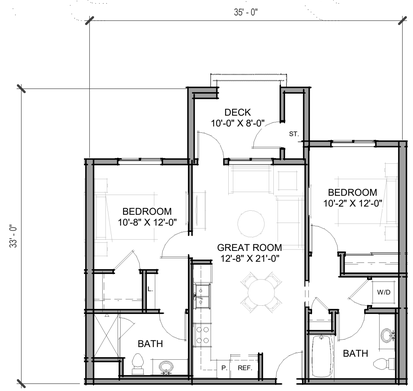
PROJECT NO. 855-0015

07/29/19

1,130 S.F. UNIT PLAN C1 | C1
1/8" = 1'-0"



935 S.F. UNIT PLAN B2 | B2
1/8" = 1'-0"



896 S.F. UNIT PLAN B1 | B1
1/8" = 1'-0"

622 S.F. UNIT PLAN A1 | A1
1/8" = 1'-0"

0 8 16 24 FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USH Properties Fund
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UNIT PLANS

COLLEGE CREEK APTS | SANTA ROSA, CA

A09

PROJECT NO. 855-0015

07/29/19

EXTERIOR PAINT LEGEND

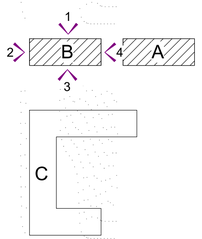
1	CORNICES, RAILINGS, + CANOPIES: SW7069 IRON ORE
2	ACCENT STUCCO: SW7042 SHOJI WHITE
3	BOARD + BATTEN: SW7042 SHOJI WHITE
4	CORNER WINDOW TRIM: SW0014 SHERATON SAGE
5	HORIZONTAL SIDING: SW0012 EMPIRE GOLD
6	TRIM: SW7032 WARM STONE
7	MAIN STUCCO: SW7643 PUSSYWILLOW
8	ACCENT STUCCO: SW0023 PEWTER TANKARD
9	AMENITIES STUCCO: SW0023 PEWTER TANKARD
10	CANOPOES AND RAILS: SW6258 TRICORN BLACK

WEST ELEVATION 2
1/16" = 1'-0"

NORTH ELEVATION 1
1/16" = 1'-0"

EAST ELEVATION 4
1/16" = 1'-0"

SOUTH ELEVATION 3
1/16" = 1'-0"



KEY PLAN

0 8 16 24 FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USH Properties Fund
INTEGRA PLANNING+ LANDSCAPE ARCHITECTURE

BUILDINGS A & B ELEVATIONS

COLLEGE CREEK APTS | SANTA ROSA, CA

A10

PROJECT NO. 855-0015

07/29/19

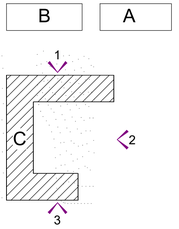
EXTERIOR PAINT LEGEND

1	CORNICES, RAILINGS, + CANOPIES: SW7069 IRON ORE
2	ACCENT STUCCO: SW7042 SHOJI WHITE
3	BOARD + BATTEN: SW7042 SHOJI WHITE
4	CORNER WINDOW TRIM: SW0014 SHERATON SAGE
5	HORIZONTAL SIDING: SW0012 EMPIRE GOLD
6	TRIM: SW7032 WARM STONE
7	MAIN STUCCO: SW7643 PUSSYWILLOW
8	ACCENT STUCCO: SW0023 PEWTER TANKARD
9	AMENITIES STUCCO: SW0023 PEWTER TANKARD
10	CANOPOES AND RAILS: SW6258 TRICORN BLACK

NORTH ELEVATION 1
1/16" = 1'-0"

EAST ELEVATION 2
1/16" = 1'-0"

SOUTH ELEVATION 3
1/16" = 1'-0"



KEY PLAN

0 8 16 24 FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USH Properties Fund
INTEGRA Planning + Landscape Architecture

BUILDING C ELEVATIONS

COLLEGE CREEK APTS | SANTA ROSA, CA

A11

PROJECT NO. 855-0015

07/29/19

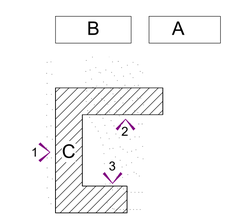
EXTERIOR PAINT LEGEND

1	CORNICES, RAILINGS, + CANOPIES: SW7069 IRON ORE
2	ACCENT STUCCO: SW7042 SHOJI WHITE
3	BOARD + BATTEN: SW7042 SHOJI WHITE
4	CORNER WINDOW TRIM: SW0014 SHERATON SAGE
5	HORIZONTAL SIDING: SW0012 EMPIRE GOLD
6	TRIM: SW7032 WARM STONE
7	MAIN STUCCO: SW7643 PUSSYWILLOW
8	ACCENT STUCCO: SW0023 PEWTER TANKARD
9	AMENITIES STUCCO: SW0023 PEWTER TANKARD
10	CANOPOES AND RAILS: SW6258 TRICORN BLACK

WEST ELEVATION 1
1/16" = 1'-0"

COURTYARD NORTH ELEVATION 2
1/16" = 1'-0"

COURTYARD SOUTH ELEVATION 3
1/16" = 1'-0"



KEY PLAN

0 8 16 24 FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USH Properties Fund
INTEGRA Planning + Landscape Architecture

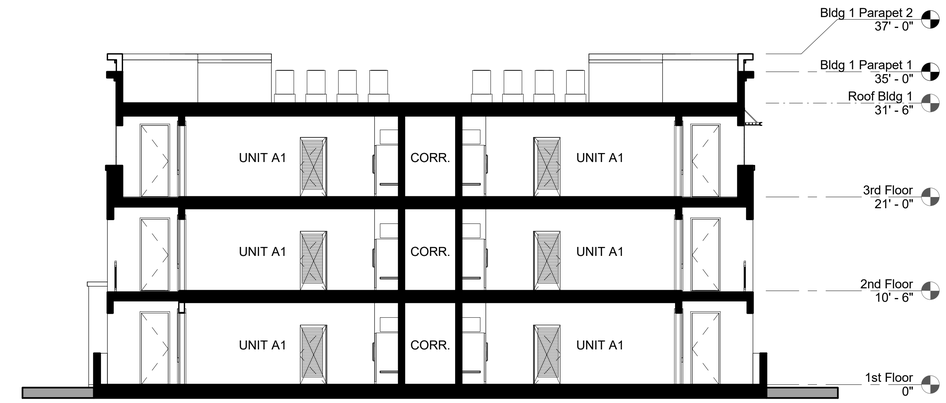
BUILDING C ELEVATIONS

COLLEGE CREEK APTS | SANTA ROSA, CA

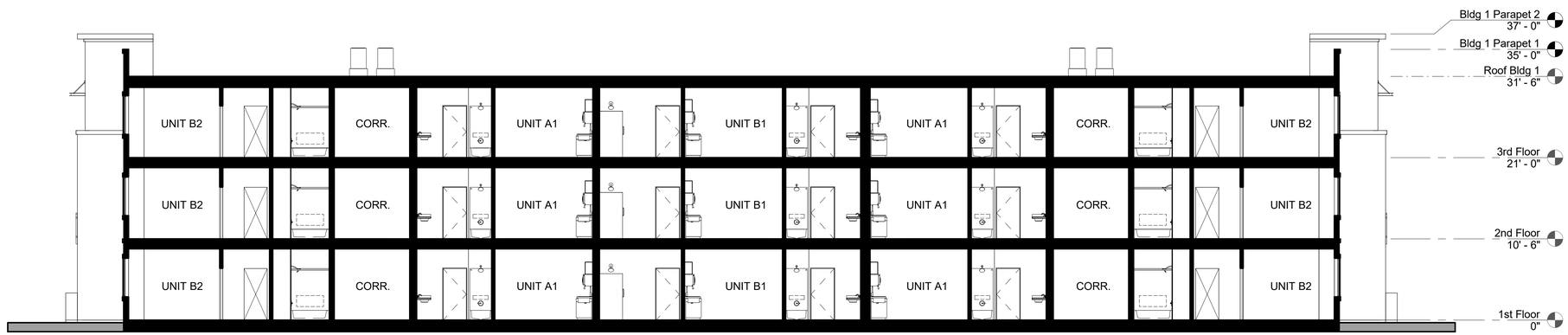
A12

PROJECT NO. 855-0015

07/29/19



BUILDINGS A/B - SECTION 1 | 1
1/8" = 1'-0"



BUILDING A/B - SECTION 2 | 2
1/8" = 1'-0"

0 8 16 24
FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USH Properties Fund
INTEGRA Planning + Landscape Architecture

BUILDINGS A & B SECTIONS

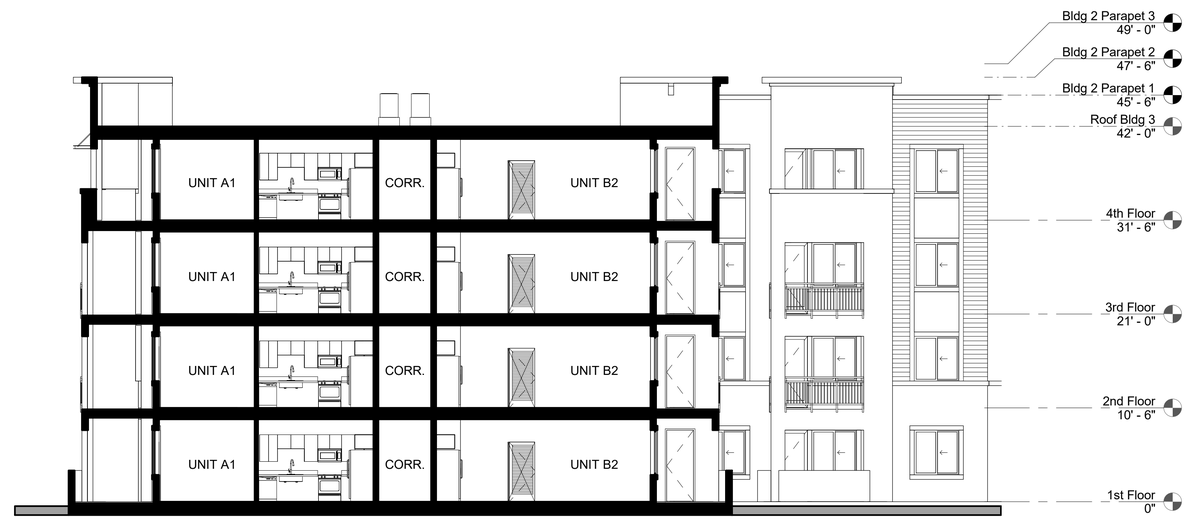
COLLEGE CREEK APTS | SANTA ROSA, CA

A13

PROJECT NO. 855-0015

07/29/19

BUILDING C SECTION 1 | 1
1/8" = 1'-0"



BUILDING C SECTION 2 | 2
1/8" = 1'-0"

0 8 16 24 FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design
USA Properties Fund
INTEGRA Planning + Landscape Architecture

BUILDING C SECTIONS

COLLEGE CREEK APTS | SANTA ROSA, CA

A14

PROJECT NO. 855-0015

07/29/19

BIKE / MAINT. ELEVATION NORTH 4
1/8" = 1'-0"

BIKE / MAINT. ELEVATION WEST 3
1/8" = 1'-0"

BIKE / MAINT. ELEVATION SOUTH 2
1/8" = 1'-0"

BIKE / MAINT. ELEVATION EAST 1
1/8" = 1'-0"

0 8 16 24
FT
SCALE: 1/16"=1'-0"

LPAS Architecture + Design

USH PROPERTIES FUND

INTEGRA PLANNING+ LANDSCAPE ARCHITECTURE

BIKE/MAINT. BUILDING ELEVATIONS

COLLEGE CREEK APTS | SANTA ROSA, CA

A15

PROJECT NO. 855-0015

07/29/19

STUCCO FINISH

SW7069 IRON ORE

CORNICES

SW7042 SHOJI WHITE

ACCENT STUCCO & BOARD + BATTEN

SW0014 SHERATON SAGE

CORNER WINDOW TRIM

SW0012 EMPIRE GOLD

HORIZONTAL SIDING

SW7032 WARM STONE

TRIM

SW7643 PUSSYWILLOW

MAIN STUCCO

SW0023 PEWTER TANKARD

ACCENT STUCCO & ADMIN STUCCO

SW6258 TRICORN BLACK

CANOPIES + RAILINGS

HARDIEPANEL VERTICAL SIDING BOARD AND BATTEN

LOUVERED CANOPIES

HARDIEPANEL HORIZONTAL SIDING

1X1 TUBE STEEL RAILING

LPAS Architecture + Design

USA Properties Fund

INTEGRA Planning + Landscape Architecture

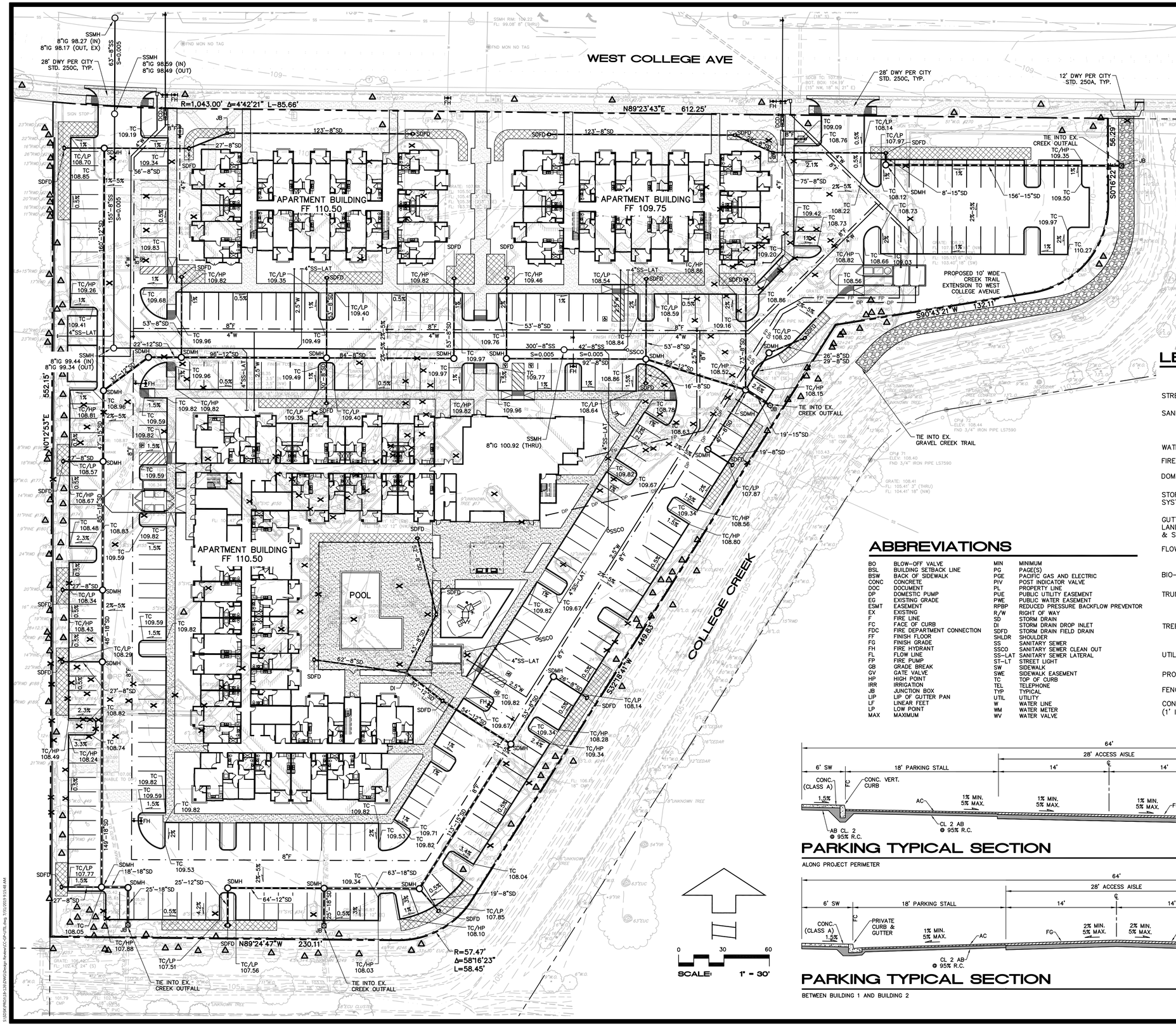
COLOR AND MATERIALS

COLLEGE CREEK APTS | SANTA ROSA, CA

A16

PROJECT NO. 855-0015

07/29/19



BENCHMARK

CINQUINI & PASSARINO CONTROL POINT NO. 7, BEING A FOUND CUT 'X' IN THE TOP OF CURB ALONG WEST COLLEGE AVENUE AS SHOWN HEREON.
ASSUMED ELEVATION= 107.82' (NAVD 88)

OWNER

SONOMA COUNTY
COMMUNITY DEVELOPMENT COMMISSION
1440 GUERNEVILLE ROAD
SANTA ROSA, CA 95403
(707) 565-7550

DEVELOPER

USA PROPERTIES FUND
ROYCE PATCH
3200 DOUGLAS BLVD, SUITE #200
ROSEVILLE, CA 95661
(916) 724-3840

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

ARCHITECT

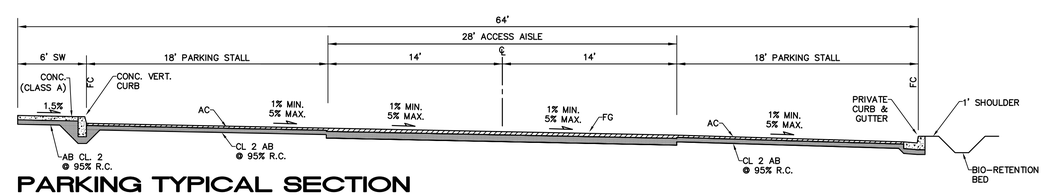
LPAS ARCHITECTURE AND DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833
(916) 443-0335

LEGEND

	EXISTING	NEW
STREET LIGHT		
SANITARY SEWER	SSCO 4"SS	SSCO SSMH 8"SS SS-LAT
WATER	WV WM 2"W	GV FH 4"W WM DCDA 8"F PIV FDC CHECK VALVE IN BOX
FIRE PUMP WATER LINE		FP FP
DOMESTIC PUMP WATER LINE		DP DP
STORM DRAIN SYSTEM	SD SDCP	SDFD SD SDAD JB DI
GUTTER, CURB, LANDSCAPE & SIDEWALK	24" LANDSCAPE	FC 6' SW LIP
FLOWLINE		
BIO-RETENTION BED		
TRUNCATED DOMES		
TREE	(TO BE REMOVED) (TO BE SAVED)	
UTILITY BOXES	TEL PGE	
PROJECT BOUNDARY		
FENCE		
CONTOURS (1' INTERVALS)	110 111	

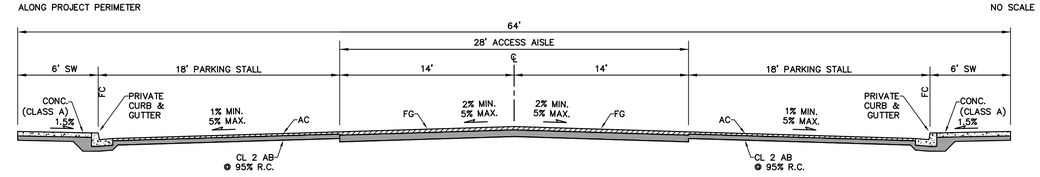
ABBREVIATIONS

BO	BLOW-OFF VALVE	MIN	MINIMUM
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
BSW	BACK OF SIDEWALK	PGE	PACIFIC GAS AND ELECTRIC
CONC	CONCRETE	PIV	POST INDICATOR VALVE
DOC	DOCUMENT	PL	PROPERTY LINE
DP	DOMESTIC PUMP	PUE	PUBLIC UTILITY EASEMENT
EG	EXISTING GRADE	PWE	PUBLIC WATER EASEMENT
ESMT	EASEMENT	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
EX	EXISTING	R/W	RIGHT OF WAY
F	FIRE LINE	SD	STORM DRAIN
FC	FACE OF CURB	DI	STORM DRAIN DROP INLET
FDC	FIRE DEPARTMENT CONNECTION	SDFD	STORM DRAIN FIELD DRAIN
FF	FINISH FLOOR	SHLDR	SHOULDER
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
FL	FLOW LINE	SS-LAT	SANITARY SEWER LATERAL
FP	FIRE PUMP	ST-LT	STREET LIGHT
GB	GRADE BREAK	SW	SIDEWALK
GV	GATE VALVE	SWE	SIDEWALK EASEMENT
HP	HIGH POINT	TC	TOP OF CURB
IRR	IRRIGATION	TEL	TELEPHONE
JB	JUNCTION BOX	TYP	TYPICAL
LIP	LIP OF GUTTER PAN	UTIL	UTILITY
LF	LINEAR FEET	W	WATER LINE
LP	LOW POINT	WM	WATER METER
MAX	MAXIMUM	WV	WATER VALVE



PARKING TYPICAL SECTION

ALONG PROJECT PERIMETER — NO SCALE



PARKING TYPICAL SECTION

BETWEEN BUILDING 1 AND BUILDING 2 — NO SCALE

REGISTERED PROFESSIONAL ENGINEER — DENNIS D. DALBY — No. 44511 — CIVIL — STATE OF CALIFORNIA

DATE

DENNIS D. DALBY
RCE 44511

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
COLLEGE CREEK

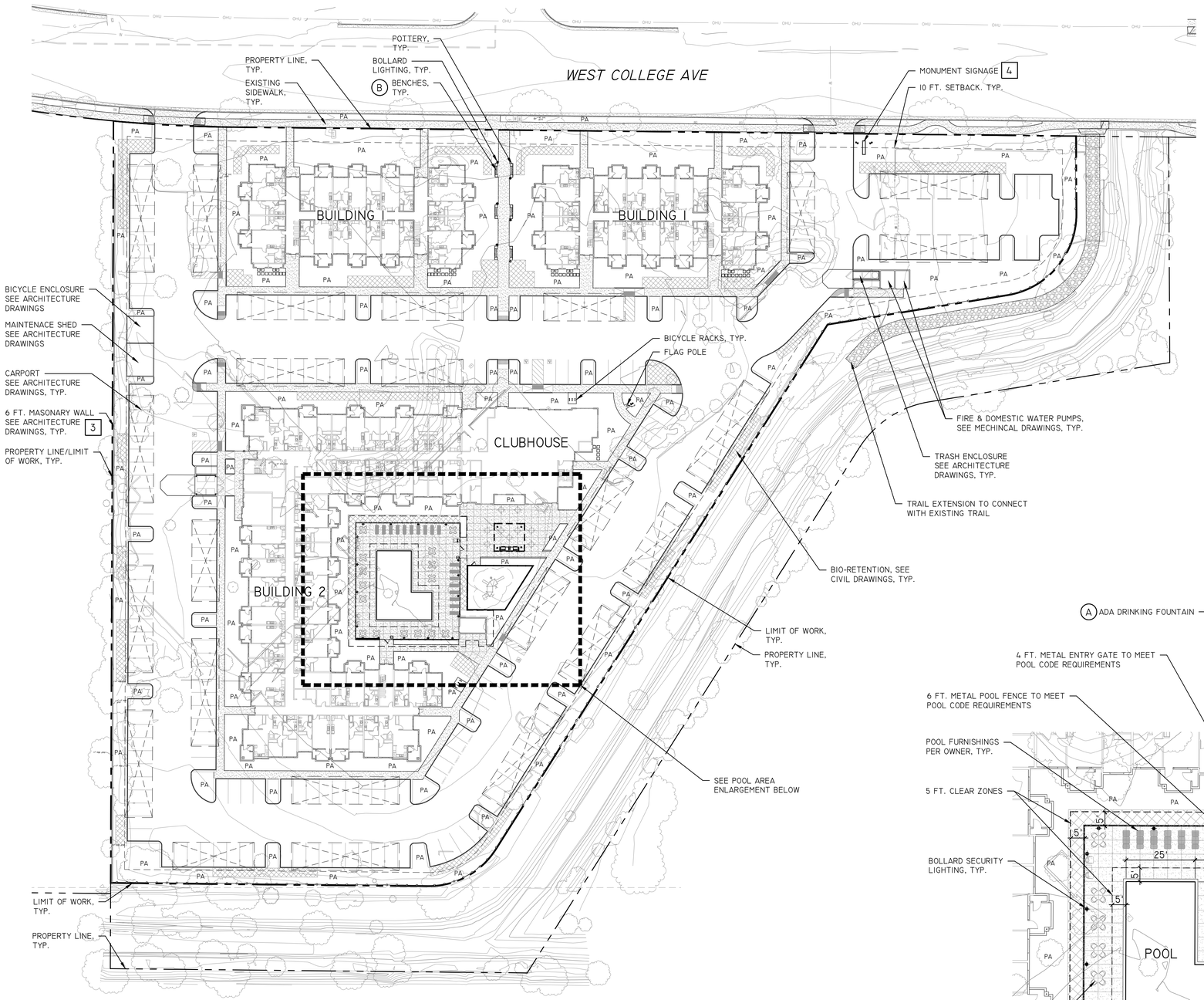
2150 WEST COLLEGE AVENUE
SANTA ROSA, CALIFORNIA

APN 010-320-029

JULY 2019

JOB NO.
18-126

SHEET NO.
C1
OF 1 SHEETS



LANDSCAPE SITE PLAN

SCALE: 1" = 40'-0"

CONSTRUCTION LEGEND

PA PLANTING AREA
TYP. TYPICAL
1 REFER TO FINISH/COLOR SCHEDULE
A REFER TO AMENITIES

MATERIAL SCHEDULE

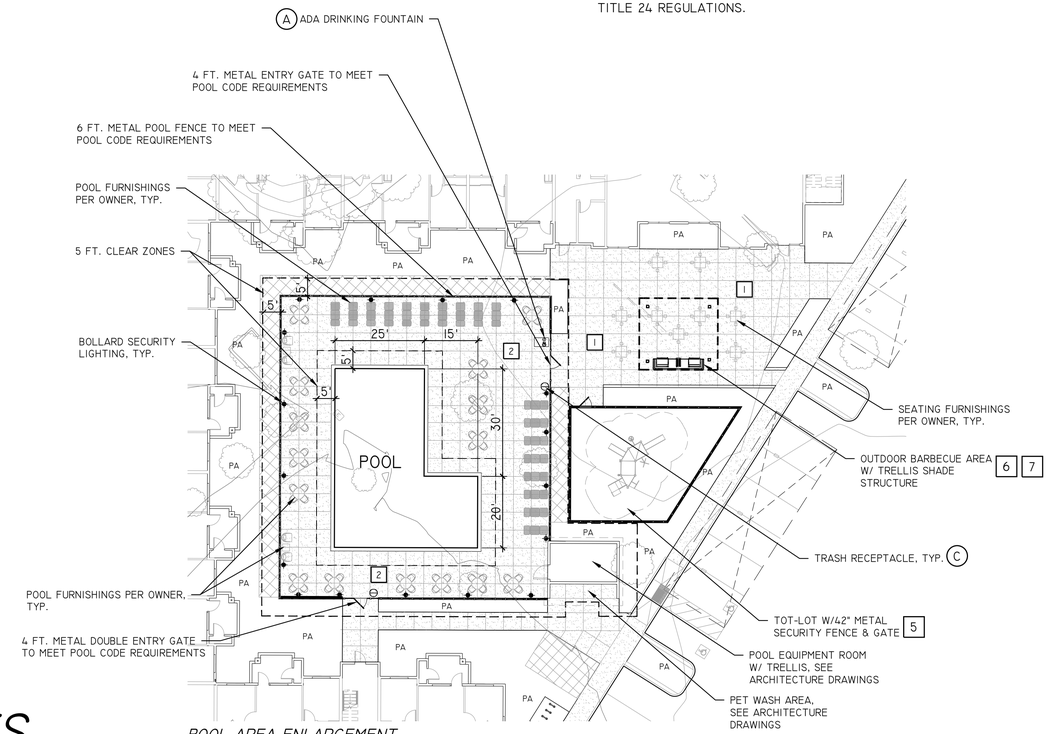
1 CONCRETE PAVING - CONCRETE W/COLOR & FINISH TBD. SCORE AS SHOWN.
2 CONCRETE POOL DECK - CONCRETE W/COLOR & FINISH TBD. SCORE AS SHOWN.
3 MASONARY WALL - TO BE 6 FT. HIGH W/COLOR & FINISH TBD.
4 ENTRY MONUMENT SIGNAGE - TBD.
5 TOT-LOT PLAY REQUIREMENT/SURFACING - TBD.
6 OUTDOOR BARBECUE AREA - TO BE TWO (2) 36" GRILLS, ONE (1) SIDE BURNER, & STORAGE DOORS.
7 TRELLIS SHADE STRUCTURE - TBD.
A DRINKING FOUNTAIN - TO BE ADA COMPLAINT (QNTY OF 1).
B BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY OF 6).
C TRASH RECEPTACLES - TO PROVIDED BY OWNER (QNTY OF 2).
METAL POOL/PERIMETER FENCE - TO BE 6 FT. HIGH W/COLOR TBD.
METAL TOT-LOT FENCE - TO BE 42 INCH. HIGH W/COLOR TBD.
SINGLE METAL POOL ENTRY GATE - TO BE 6 FT. HIGH & 4 FT. WIDE W/COLOR TBD.

LIGHTING LEGEND

SYMBOL	DESC.	MODEL#
	BOLLARD LIGHT:	TO BE LED, FIXTURE TBD.
	UPLIGHT:	TO BE LED, FIXTURE TBD.

NOTES

1. ALL LIGHT FIXTURES TO BE LED.
2. ALL LIGHT FIXTURES TO MET DARK SKY GUIDELINES & TITLE 24 REGULATIONS.



POOL AREA ENLARGEMENT

SCALE: 1" = 20'-0"

GRAPHIC SCALE
0 40 80
(IN FEET)
1 INCH = 40 FT

INTEGRA PLANNING+ LANDSCAPE ARCHITECTURE

CONCEPTUAL PLANS
LANDSCAPE SITE PLAN

COLLEGE CREEK APARTMENTS

2150 W. COLLEGE AVE, SANTA ROSA, CALIFORNIA

USA PROPERTIES FUND, INC.

DATE:	07/26/19
SHEET NUMBER:	L1.0 OF 3
PROJECT NUMBER:	19-053.01

Jul 30, 2019 – 5:50pm
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3 SITE AMENITIES

IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.

SCALE: N.T.S.

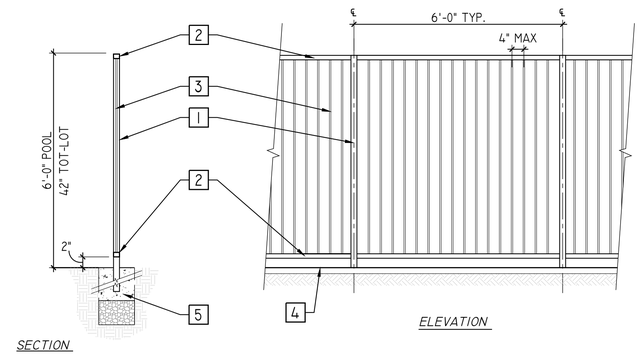
4 TOT-LOT PLAY EQUIPMENT

IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL PLAY EQUIPMENT MAY VARY.

SCALE: N.T.S.

NOTES:

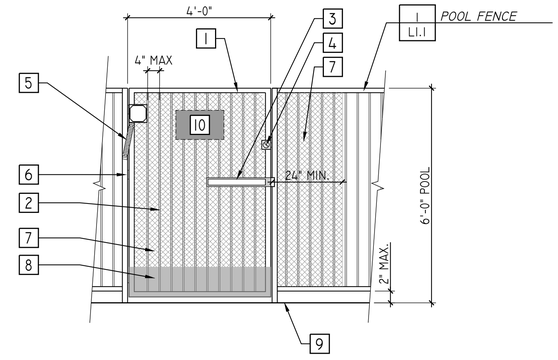
1. WHERE USED AS POOL ENCLOSURE FENCE, CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT FENCE PER CURRENT A.D.A. STANDARDS, LOCAL POOL AND HEALTH CODES.



1. SQ. TUBULAR STEEL POSTS AT 6' O.C., CORNERS, AND ENDS OF FENCE
2. SQUARE STEEL TOP, MIDDLE, AND BOTTOM RAILS.
3. SQ. TUBULAR STEEL PICKET AT 4" O.C.
4. CONCRETE HEADER
5. CONCRETE FOOTING

1 POOL/TOT-LOT FENCE DETAIL

SCALE: 1/2" = 1'-0"



1. SQ. TUBULAR STEEL GATE POSTS, FRAME AND MIDDLE RAIL
2. SQ. TUBULAR STEEL PICKET 4" O.C. (MAX.)
3. EMERGENCY EGRESS MECHANISM WITH ADA ACCESSIBLE HANDLES.
4. DEAD BOLT WHEN POOL IS CLOSED MASTER KEY TO BE PROVIDED BY OWNER.
5. SELF CLOSING ANTI-SLAM MECHANISM WITH METAL STOPS ON FRONT SIDE
6. HEAVY DUTY METAL HINGES, PER GATE
7. METAL MESH MIN 24" PAST EMERGENCY EGRESS MECHANISM ON OUTSIDE OF FENCE
8. 10" SOLID BOTTOM KICK PLATE ON OUTSIDE OF FENCE
9. FINISH SURFACE/GRADE
10. POOL SIGNAGE

2 POOL GATE

SCALE: 1/2" = 1'-0"

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INTEGRA
PLANNING+
LANDSCAPE
ARCHITECTURE

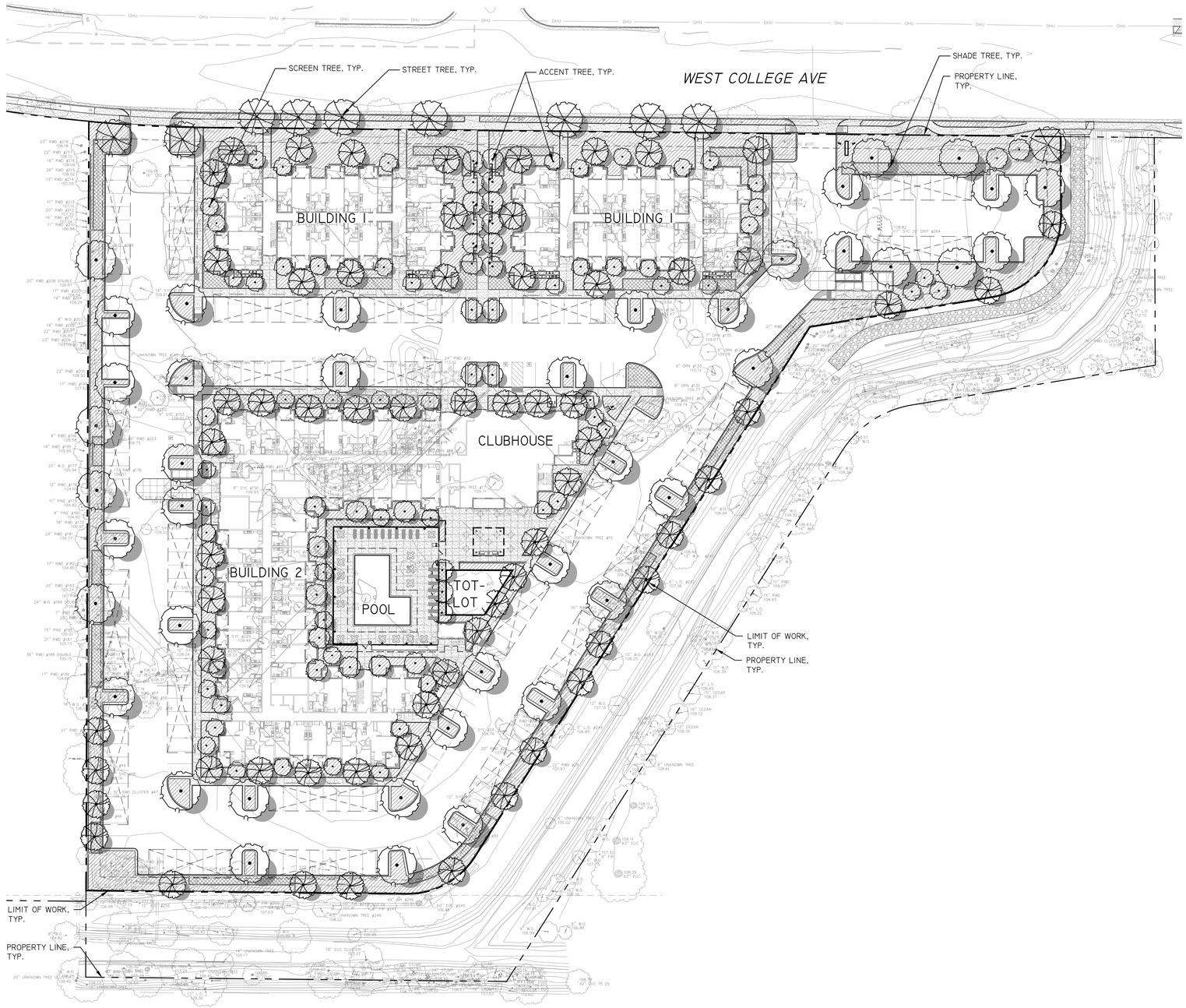
CONCEPTUAL PLANS
LANDSCAPE SITE AMENITIES

COLLEGE CREEK APARTMENTS

2150 W. COLLEGE AVE, SANTA ROSA, CALIFORNIA

USA PROPERTIES FUND, INC.

DATE:	07/26/19
SHEET NUMBER:	L1.1 OF 3
PROJECT NUMBER:	19-053.01



PLANTING PALETTE

ABBREV.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
SHADE/STREET/SCREEN TREES						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	15 GAL.	X	SINGLE TRUNK
ARB MAR	ARBUTUS 'MARINA'	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
FRA OYX	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	M	15 GAL.	X	SINGLE TRUNK
GLE SHA	GLEDITSIA 'SHADEMASTER'	HONEY LOCUST	L	15 GAL.	X	SINGLE TRUNK
KEO PAN	KEOELRUETERIA PAN.	GOLDENRAIN TREE	L	15 GAL.	X	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFOLRA	MAGNOLIA	M	15 GAL.	X	SINGLE TRUNK
OLE EUR	OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	VL	15 GAL.	X	MULTI TRUNK
PIS CHI	PISTACIA CHINENSIS	CHINESE PASTACHE	L	15 GAL.	X	SINGLE TRUNK
PLA ACE	PLATANUS X ACERFOLIA	LONDON PLANE	M	15 GAL.	X	SINGLE TRUNK
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	15 GAL.	X	MULTI TRUNK
QUE LOB	QUERCUS LOBATA	VALLEY OAK	L	15 GAL.	X	SINGLE TRUNK
TRI CON	TRISTANIA CONFERTA	BRISBANE BOX	M	15 GAL.	X	SINGLE TRUNK
ZEL SER	ZELKOVA SERRATA	SAWLEAF ZELKOVA	M	15 GAL.	X	SINGLE TRUNK
ACCENT TREES						
ARB UNE	ARBUTUS UNDEO	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
CHI RET	CHIONANATHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	X	SINGLE TRUNK
*CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X	MULTI TRUNK
CHI TAS	X CHITALPA TASH.	CHITALPA	L	15 GAL	X	SINGLE TRUNK
ERI JAP	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	M	15 GAL.	X	SINGLE TRUNK
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	M	15 GAL.	X	SINGLE TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
POD MAC	PODOCARPUS MICROPHYLLUS	YEW PINE	M	15 GAL.	X	SINGLE TRUNK
PRU CER	PRUNUS 'KRAUTER VESUVIUS	PRUPLE LEAF PLUM	L	15 GAL.	X	SINGLE TRUNK
LARGE SHRUBS (+5' O.C.)						
CEA DAR	CEANOTHUS 'DARK STAR'	CEANOTHUS	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE'	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EUO JAP	EUONYMOUS JAPONICA	EVERGREEN EUOYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLU AUR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. 'EVECASE'	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGA FRUTICOSA	COAST ROSYMARY	L	5 GAL.	X	8' O.C.
SPACING						
MEDIUM SHRUBS (3' TO 4.5' O.C.)						
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
GRE NOE	GREVILLEA 'NOELII'	GREVILLEA	L	5 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	L	5 GAL.	X	3' O.C. SPACING
PHO HYB	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	L	5 GAL.	X	4' O.C. SPACING
SAL LEU	SALVIA L. 'MIDNIGHT'	MEXICAN SAGE	L	5 GAL.	X	3' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3'' O.C. SPACING
SMALL SHRUBS (-2.5' O.C)						
*ACH MIL	ACHILLEA MILLEFOLIUM	COMMOM YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOO	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUP RIG	EUPHORBIA RIGIDA	SILVER SPURGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALUM ROOT	M	1 GAL.	X	2' O.C. SPACING
LAV HID	LAVANDULA A. 'MUNSTEAD'	LAVENDER	L	1 GAL.	X	18" O.C. SPACING
LAV OTT	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	2' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
SEN CIN	SENECIO CINERARIA	DUSTY MILLER	L	1 GAL.	X	18" O.C. SPACING
GRASSES/GRASSLIKE						
*FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	1' O.C. SPACING
MUL CAP	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L	5 GAL.	X	3' O.C. SPACING
*MUL RIG	MULENBERGIA RIGEN	DEER GRASS	L	0 5GAL.	X	3' O.C. SPACING
VINES						
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	M	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
GROUNDCOVER						
ARC MON	ARCTOSTAPHYLOS HOOKII 'MONTEREY CARPET'	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
COT DAM	COTONEASTER D. LOWFAST'	BAERBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	3' O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

*BASMAA RECOMMENDED BIORETENTION PLANTS

IRRIGATION CONCEPT STATEMENT

WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SYSTEM COMPONENTS WILL INCLUDE A WEATHER BASED SMART IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, BUBBLERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DRIP IRRIGATION.

OUR PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AIDS IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND MICROCLIMATES, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.

GRAPHIC SCALE

0 40 80

(IN FEET)
1 INCH = 40FT

INTEGRA
PLANNING+
LANDSCAPE
ARCHITECTURE

CONCEPTUAL PLANS
LANDSCAPE PLANTING PLAN

COLLEGE CREEK APARTMENTS

2150 W. COLLEGE AVE, SANTA ROSA, CALIFORNIA

USA PROPERTIES FUND, INC.

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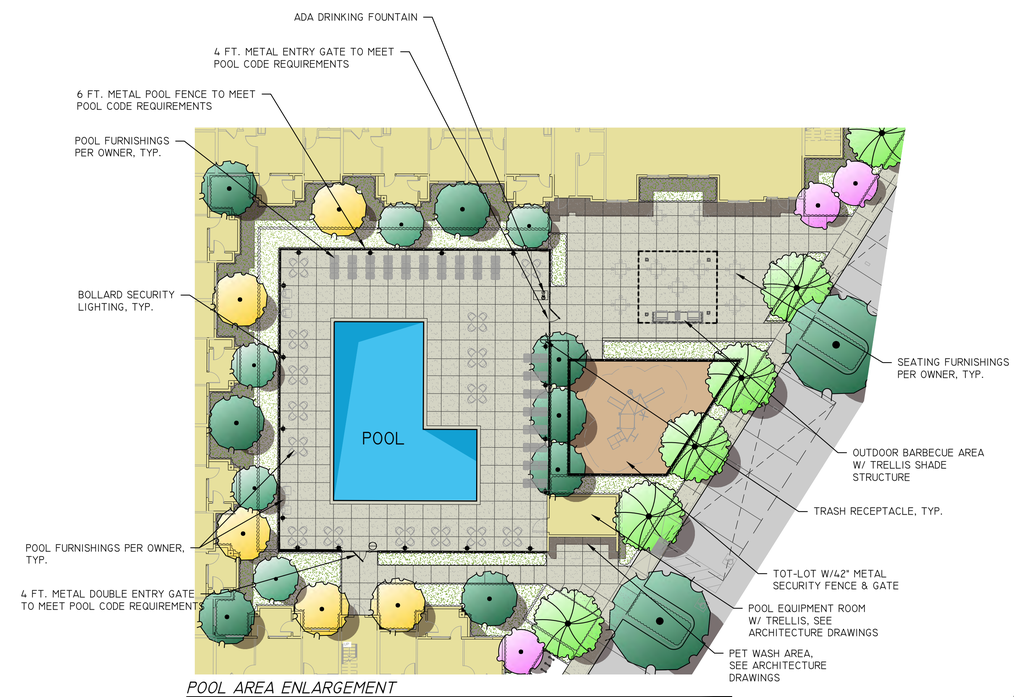
SITE PLAN

SCALE: 1" = 40'-0"



POOL AREA ENLARGEMENT

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 40 80

(IN FEET)
1 INCH = 40FT

INTEGRA
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LANDSCAPE PLANTING PLAN

COLLEGE CREEK APARTMENTS

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