

VICINITY MAP

PROJECT LOCATION
WEST COVELL BLVD & RISING ST.
DAVIS, CALIFORNIA



UNIVERSITY RETIREMENT COMMUNITY (URC) COVELL



122 EAST ARRELLAGA ST., STE. 4
SANTA BARBARA | CA | 93101
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UNIVERSITY RETIREMENT COMMUNITY
(URC) COVELL
WEST COVELL BLVD & RISING ST., DAVIS, CALIFORNIA
SCHEMATIC DESIGN

PROJECT DIRECTORY

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DUNSMuir, CALIFORNIA, CA 95610
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PROJECT DATA

PROJECT LOCATION:
WEST COVELL BLVD. AND RISING ST.
APR# : **UCR-09-20-00**
ZONING: **PDF 05-16 (MEDIUM DENSITY RESIDENTIAL)**

MAIN FLOOR AREA TABLE:

MAIN RESIDENTIAL BUILDING

1ST FLOOR (UNIVERSITY, AMENITIES & RESIDENTIAL UNITS) = 26,120 SF
2ND FLOOR (RESIDENTIAL UNITS) = 17,880 SF
3RD FLOOR (RESIDENTIAL UNITS & AMENITIES) = 18,752 SF
4TH FLOOR (RESIDENTIAL UNITS) = 17,816 SF
TOTAL AREA = 71,368 SF

RESIDENTIAL TOTAL BUILDING AREA = 74,366 SF
OUTLETS & UTILITY BUILDING AREA = 18,992 SF
TOTAL BUILDING AREA = 93,358 SF

PARKING GARAGE WITH (P.A.A.) OVERLOOKING:

TOTAL BUILDING AREA = 93,358 SF
UTIL AREA = 161,794 SF
FAIR = 0.85

PARKING GARAGE STRUCTURE PLANNING AREA:

1ST LEVEL = 21,488 SF
2ND LEVEL = 27,292 SF
TOTAL = 48,780 SF

RESIDENTIAL UNIT COUNT:

LEVEL	2 BEDROOM
1ST FLOOR	7
2ND FLOOR	6
3RD FLOOR	6
4TH FLOOR	6
TOTAL	= 24

2 BEDROOM = 200 COTTAGES
OVERALL TOTAL = 41 UNITS

COTTAGES

COTTAGE 1 & 2 = 3,812 SF
COTTAGE 3 = 3,282 SF
COTTAGE 4 & 5 = 3,812 SF
COTTAGE 6 & 7 = 3,282 SF
TOTAL AREA = 14,208 SF

TYPE A UNITS

FLOOR LEVEL	ROOM NUMBER
1ST FLOOR	105, 106, 104, 105, 106
2ND FLOOR	205, 206, 204, 205, 206
3RD FLOOR	305, 306, 304, 305, 306
4TH FLOOR	405, 406, 404, 405, 406

TYPE B UNITS

FLOOR LEVEL	ROOM NUMBER
1ST FLOOR	107
2ND FLOOR	207
3RD FLOOR	307
4TH FLOOR	407

TYPE C UNITS

FLOOR LEVEL	ROOM NUMBER
2ND FLOOR	209
3RD FLOOR	309
4TH FLOOR	409

PARKING:

LEVEL	ACCESSIBLE	STANDARD	OVERNIGHT	TOTAL
1ST FLOOR	6	37	7	50
2ND FLOOR	6	36	7	49
3RD FLOOR	6	36	7	49
4TH FLOOR	6	36	7	49
TOTAL	12	76	21	= 109 PARKING SPACE

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- C.2 PRELIMINARY CIVIL UTILITY PLAN

PROJECT DESCRIPTION

UNIVERSITY RETIREMENT COMMUNITY (URC) AT COVELL IS A PROPOSED RESIDENTIAL CARE FACILITY FOR THE ELDERLY (LICENSED RCFE) LOCATED ON W. COVELL BOULEVARD, BETWEEN RISING STREET TO THE EAST AND SPIRIT STREET TO THE WEST - DESIGNED AS AN EXPANSION TO THE EXISTING URC CONTINUING CARE RETIREMENT COMMUNITY THAT IS ON THE OPPOSITE SIDE OF COVELL BOULEVARD TO THE SOUTH. THE 3.1 ACRE SITE IS PART OF THE BRETON WOODS SPECIFIC PLAN THAT HAS BEEN DESIGNATED FOR THE PROPOSED USE. THE PROJECT INCLUDES A 74,366 SF 4-STORY RESIDENTIAL STRUCTURE ACCOMMODATING 34 TWO-BED RCFE UNITS AND FIRST-FLOOR ADMINISTRATIVE AND MARKETING OFFICES, WRAPPING AROUND A 2 STORY PARKING STRUCTURE WITH ROOFTOP GARDENS AND OUTDOOR AMENITIES. IN ADDITION TO THE NORTH OF THE PROJECT ACCESS DRIVE - THERE ARE (1) 2-BEDROOM SINGLE-STORY COTTAGES ALSO HOUSING RCFE RESIDENTS.

THE PROJECT DRIVEWAY PROVIDES GATED ACCESS TO THE COTTAGES FROM SPIRIT STREET AND CONNECTS THROUGH TO RISING STREET VIA A GATED EMERGENCY/SERVICE LINK ONLY. THERE IS A SEPARATE ACCESS FROM SPIRIT STREET TO THE PARKING STRUCTURE WITH AN EXTERIOR RAMPPY CONNECTING THE TWO LEVELS. THE PARKING STRUCTURE PROVIDES 99 SPACES ON TWO LEVELS INCLUDING ACCESSIBLE, EV AND ENCLOSED GARAGE SPACES. OUTDOOR AMENITIES ON THE UPPER DECK OF THE PARKING STRUCTURE INCLUDE PICKLE BALL COURTS, ARTIFICIAL LAWN AND PLANTED LANDSCAPE AREAS, SHARED (TRELLIS) OUTDOOR AND BARBEQUE AREAS, AND SUSTAINABLE HORTICULTURAL PLANTING AREAS INCLUDING A GREENHOUSE STRUCTURE.

THE 4-RESIDENTIAL STRUCTURE WILL BE R2.1 OCCUPANCY OF NON-COMBUSTIBLE CONSTRUCTION THAT WRAPS THE TYPE I CONCRETE PARKING STRUCTURE. TWO ELEVATORS PROVIDE ACCESS TO THE PARKING AND RESIDENTIAL LEVELS. THE DESIGN PROPOSES A MODERN FARMHOUSE AESTHETIC INCORPORATING STUCCO AND BOARD & BATTEN FACADES ARTICULATED ON THE NORTH AND WEST ELEVATIONS BY BALCONY AND ROOF OVERHANGS, TRELLIS AND ROOF AWNING FEATURES SHADING LARGE WINDOW OPENINGS, AND VERTICAL AND HORIZONTAL BREAKS IN THE BUILDING MASS THAT INCLUDE A COMMUNAL DECK AT THE FOURTH FLOOR LEVEL. THE SLOPING ROOF WILL BE STANDING SEAM METAL INCORPORATING MANSARDS -FOR THE PURPOSE OF SCREENING MECHANICAL EQUIPMENT DECKS FROM ALL SIDES OF THE PROJECT- AND BOOK-ENDED BY CHIMNEY FEATURES TO FURTHER ARTICULATE THE FACADES AND ROOF.

APPLICABLE CODES

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCB (BASED ON 2018 INTERNATIONAL BUILDING CODE (IBC))
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 2, TITLE 24, CCB (BASED ON 2017 NATIONAL ELECTRICAL CODE (NEC))
- 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCB (BASED ON 2018 INTERNATIONAL MECHANICAL CODE (IMC))
- 2022 CALIFORNIA PLUMBING CODE (CPC) PART 6, TITLE 24, CCB (BASED ON 2018 ANIFORM PLUMBING CODE (APC))
- 2022 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24, CCB
- 2022 CALIFORNIA FIRE CODE (CFC) PART 7, TITLE 24, CCB (BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC))
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

DATE	ISSUANCE OF REVISION
04/14/2023	PRELIMINARY
05/09/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

THE SHADING OR REPRESENTATION WITHIN THESE THE SCALE OR ORIENTATION OF ARCHITECTURE & PLANNING AND USE IMPACT STATEMENT. THESE CHANGES OF REPRESENTATION SCALE IS PROVIDED.

SHEET CONTENTS
COVER SHEET

PROJECT NO: 10028

SHEET

A0.1

DATE	ISSUED BY / REVIEWED
04/14/2023	PREPARED FOR
05/09/2023	APR SUBMISSION
10/17/2023	PLANNING SUBMITTAL

THE DRAWING IS PREPARED BY THE ARCHITECT AND THE CLIENT HAS REVIEWED AND APPROVED THE SAME. THE ARCHITECT AND CLIENT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING.

SHEET CONTENTS
PLOT PLAN

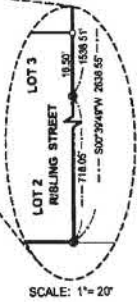
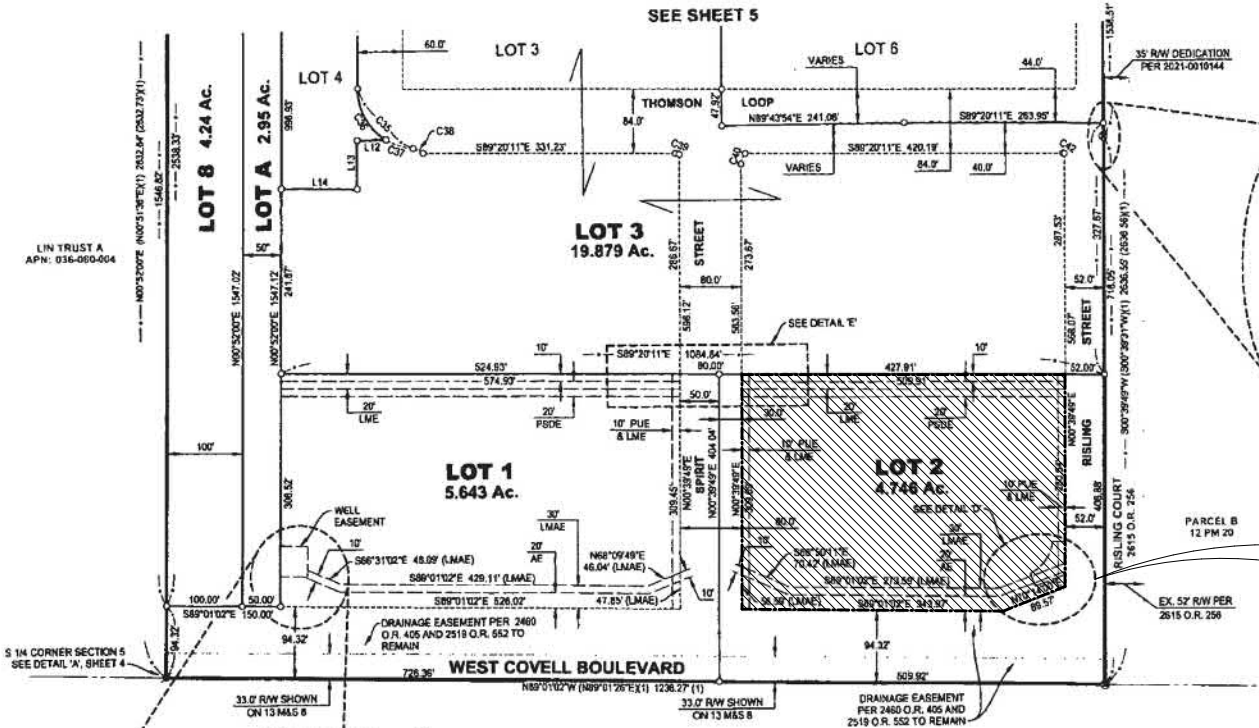
PROJECT NO. 10028

SHEET

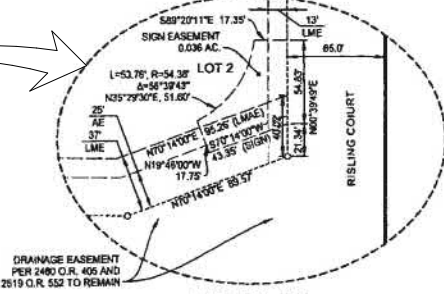
A1.0

CURVE	LENGTH	RADIUS	DELTA	CHORD
C26	119.02'	60.00'	85°19'42"	541°57'02"E, 106.33'
C28	81.29'	80.00'	58°12'42"	528°28'32"E, 77.83'
C37	37.72'	80.00'	27°01'00"	571°03'22"E, 37.37'
C38	14.72'	20.00'	42°10'32"	N63°28'37"W, 14.29'
C39	5.13'	13.00'	22°31'12"	N78°01'35"W, 5.17'
C40	15.61'	20.00'	44°25'37"	S22°52'37"W, 15.12'
C42	2.01'	14.00'	8°12'47"	N65°13'48"W, 2.01'

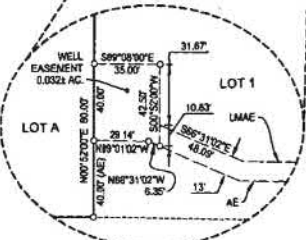
LINE	LENGTH	BEARING
L12	35.66'	S89°20'11"E
L13	64.00'	N00°39'40"E
L14	100.72'	S89°20'11"E



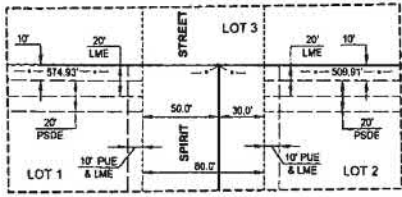
SCALE: 1" = 20'



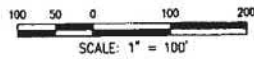
SCALE: 1" = 40'



SCALE: 1" = 40'



SCALE: 1" = 50'



SCALE: 1" = 100'

**SUBDIVISION MAP NO. 5165
BRETTON WOODS**

BEING A SUBDIVISION OF THE WEST 75 ACRES OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M. CITY OF DAVIS YOLO COUNTY STATE OF CALIFORNIA
CUNNINGHAM ENGINEERING
JULY 2021
SHEET 6 OF 6



SPIRIT ST

RISLING ST

W COVELL BLVD



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UNIVERSITY RESEARCH COMMUNITY
(URC) COVELL
WEST COVELL BLVD & RISLING ST, AMY, CALIFORNIA
SCHEMATIC DESIGN

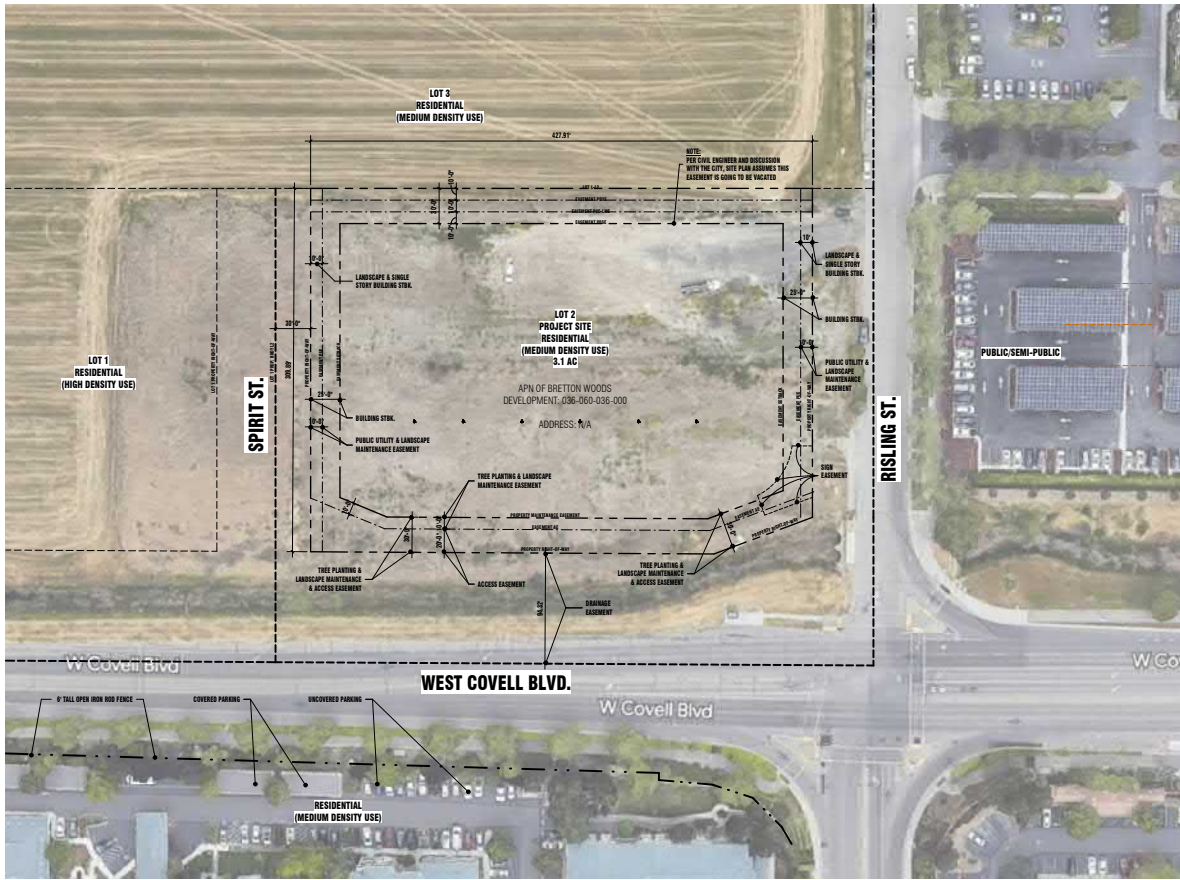
DATE	ISSUE OR REVISION
6/14/2023	PRE-APPLICATION
8/06/2023	SCHEMATIC
10/17/2023	ARC SUBMISSION
	PLANNING SUBMITTAL

THE OWNER OR REPRESENTATIVE HAS BEEN ADVISED THAT THE SOLE RESPONSIBILITY OF PROVIDING ALL INFORMATION AND PLANNING AND THE IMPACT OF ANY CHANGES TO THE PROJECT WILL BE THE RESPONSIBILITY OF THE OWNER.

SHEET CONTENTS
SITE PLAN

PROJECT NO: 10028

SHEET
A1.1



CONTEXTUAL SITE PLAN - N.T.S.



SITE LOCATION REFERENCE - N.T.S.



VICINITY MAP - N.T.S.



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 WEST COVELL BLVD & RISLING ST., SANTA BARBARA, CALIFORNIA
 SCHEMATIC DESIGN

DATE	ISSUANCE OR REVISION
0/14/2023	PRELIMINARY
0/06/2023	SUBMITTAL ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

THE DRAWING IS PREPARED BY THE ARCHITECT AND THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

SHEET CONTENTS
 CONTEXTUAL SITE PLAN

PROJECT NO. 10028

SHEET
A1.1A



DATE	ISSUANCE OR REVISION
01/14/2023	PRE-APPLICATION
03/06/2023	SUBMITTAL
03/06/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

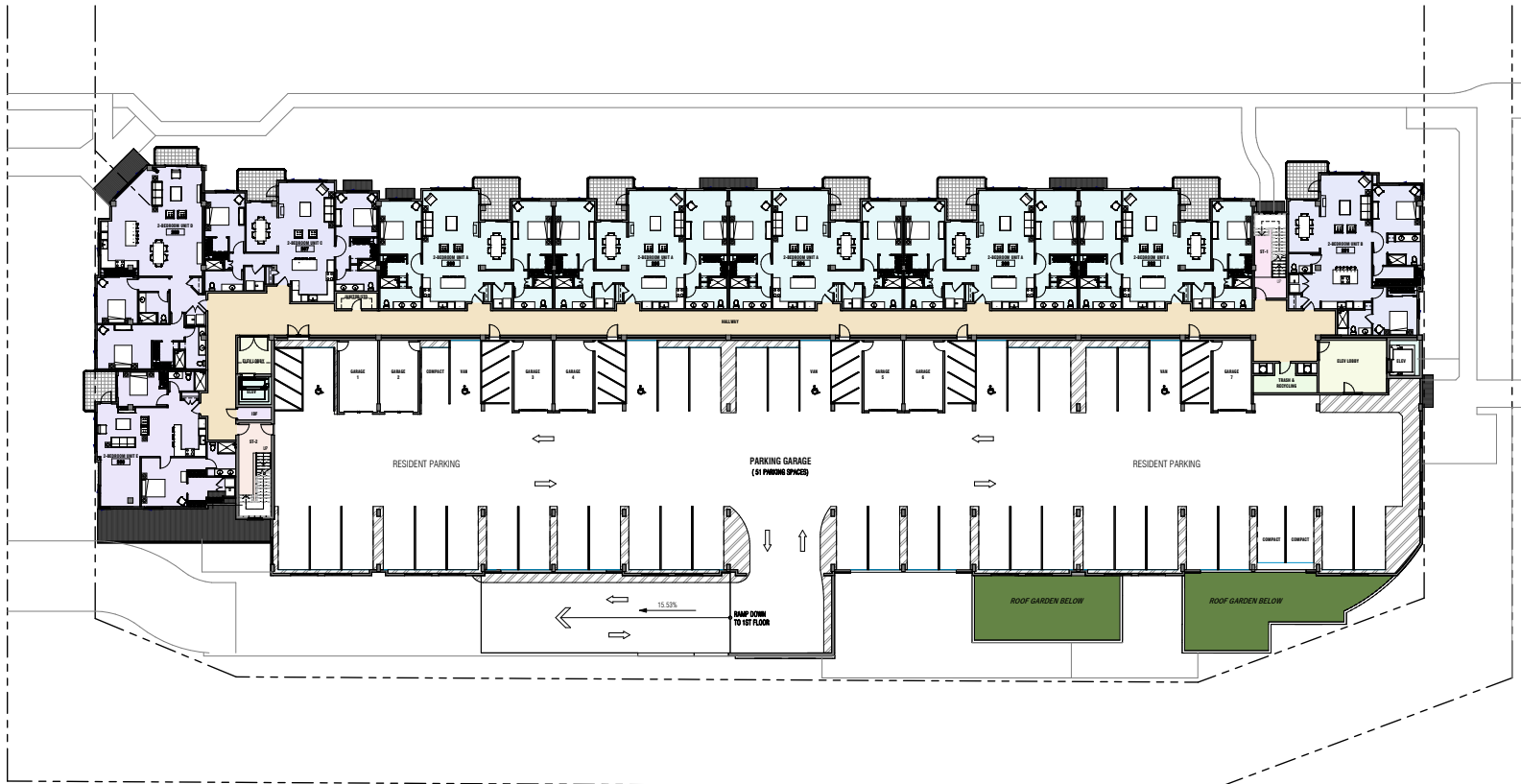
THE ARCHITECT OR ARCHITECTS
HEREIN ASSUMES THE SOLE RESPONSIBILITY
OF PROVIDING ALL NECESSARY ARCHITECTURAL
& PLANNING AND USE REPORT
CONTENTS. NO OTHER CHANGE OF
RESPONSIBILITY IS INTENDED.

SHEET CONTENTS
MAIN BUILDING - 2ND FLOOR
PLAN

PROJECT NO. 10028

SHEET

A2.2





UNIVERSITY RESEARCH COMMUNITY
(URC) COVELL
WEST CORNER BUILD & TRILING ST., SANTA BARBARA, CALIFORNIA
SCHEMATIC DESIGN

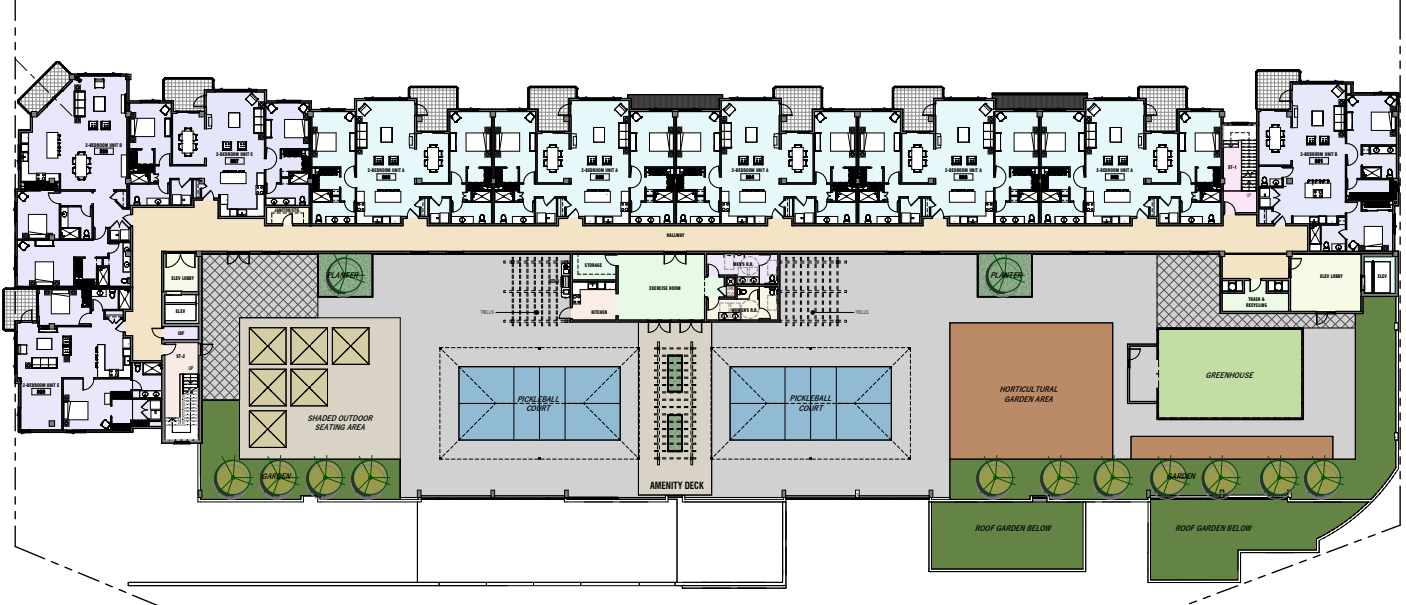
DATE	REVISION OR REVIEW
014/2023	PRE-APPLICATION
036/2023	SUBMITTAL
036/2023	ARC SUBMISSION
1017/2023	PLANNING SUBMITTAL

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OF HOK/ARRELLAGA ARCHITECTURE
& PLANNING AND USE WITHOUT
CONSENT, REPRODUCTION OR
TRANSMISSION IS PROHIBITED.

SHEET CONTENTS
MAIN BUILDING - 3RD FLOOR
PLAN

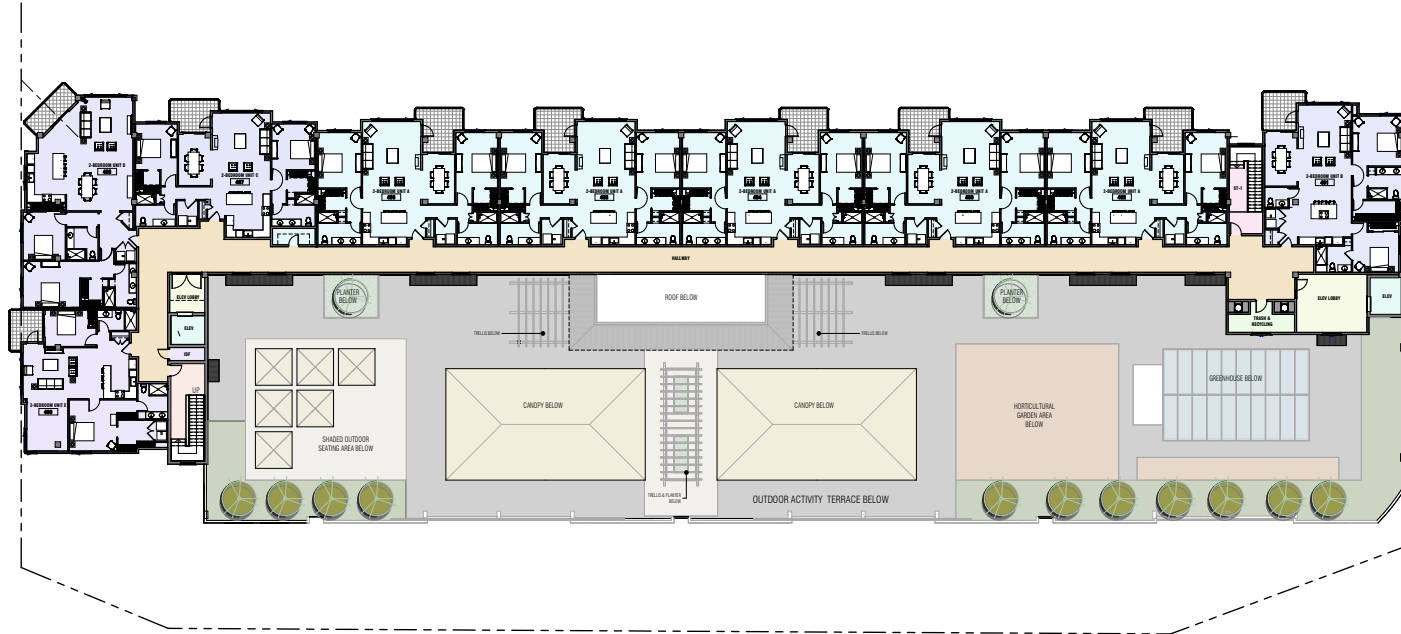
PROJECT NO. 10028

SHEET
A2.3





UNIVERSITY REGENERATION COMMUNITY
(URC) COVELL
WEST CORNER BLDG & TRELLIS ST., SANTA BARBARA, CALIFORNIA
SCHEMATIC DESIGN



DATE	REVISION/REVISION
07/14/2023	PRE-APPLICATION
09/06/2023	SUBMITTAL ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

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SHEET CONTENTS
MAIN BUILDING - 4TH FLOOR PLAN

PROJECT NO. 10028

SHEET
A2.4



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UNIVERSITY RETIREMENT COMMUNITY
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WEST COVELL RD & IRVING ST., SANTA BARBARA, CALIFORNIA
SCHEMATIC DESIGN

DATE	REVISIONS OR NOTES
6/14/2023	PRELIMINARY
8/06/2023	SUBMITTAL
10/17/2023	PLANNING SUBMITTAL

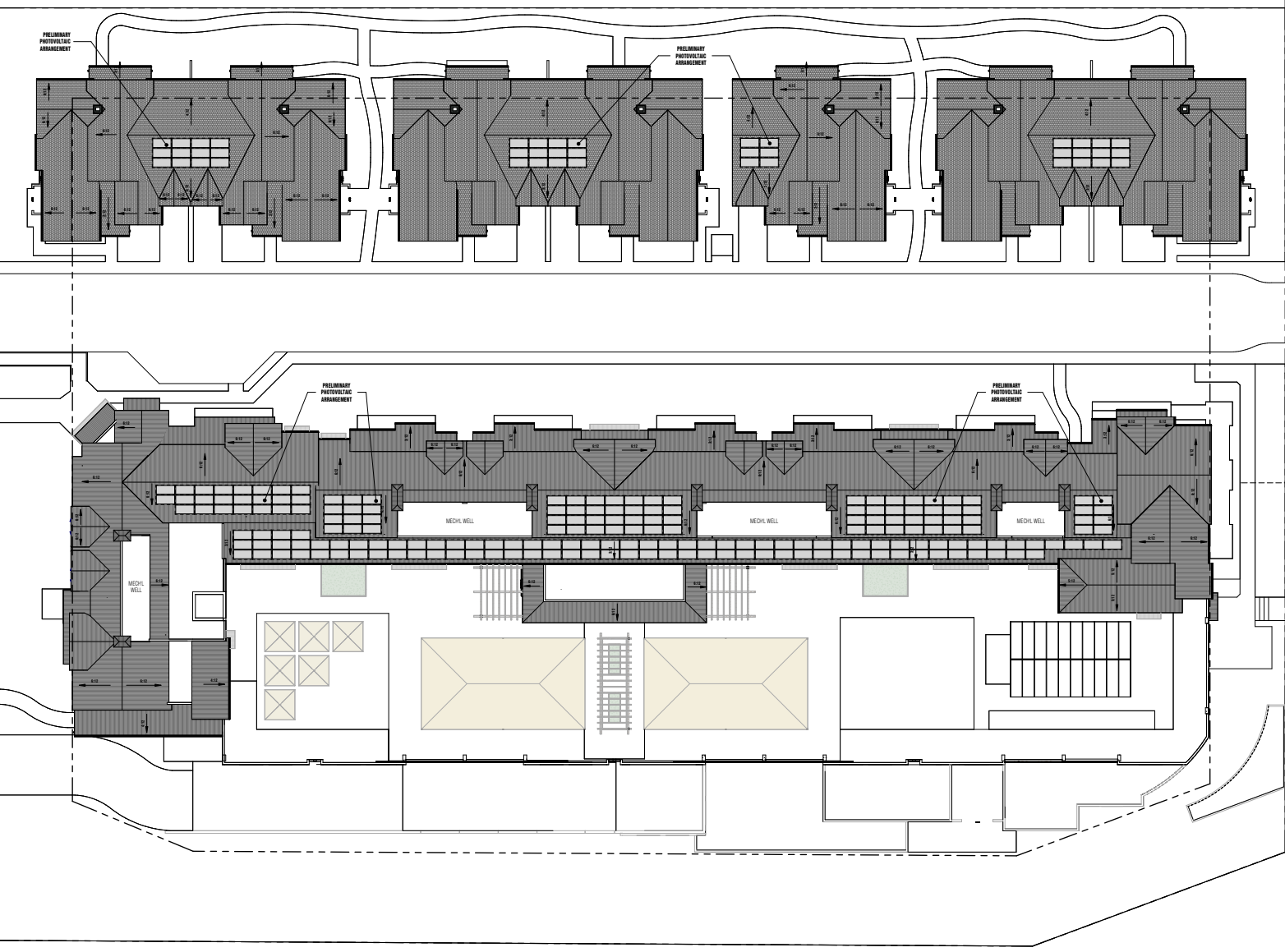
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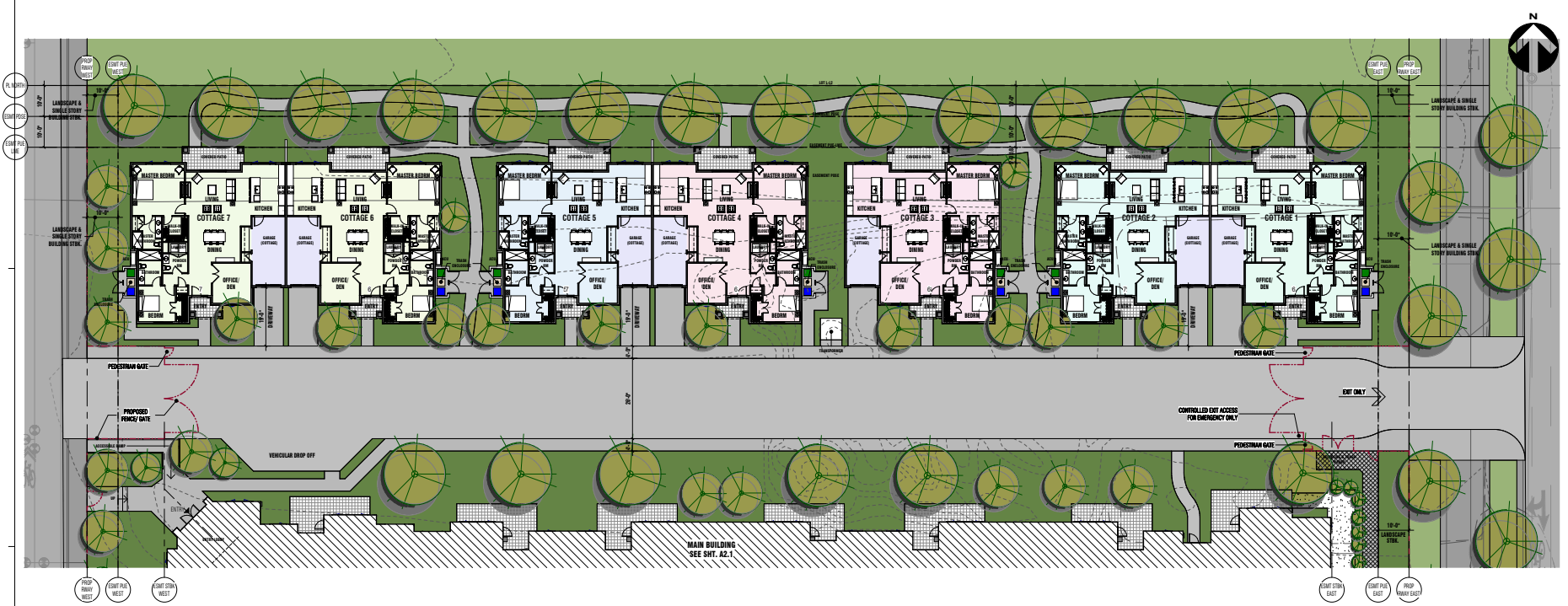
SHEET CONTENTS
ROOF PLAN

PROJECT NO: 10028

SHEET

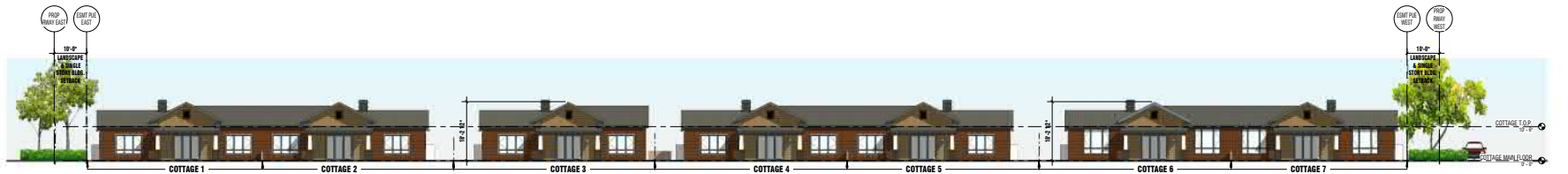
A2.5





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

DATE	ISSUANCE OR REVISION
01/14/2023	PRELIMINARY PLAN
03/06/2023	SUBMITTAL ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL



COTTAGES - OVERALL NORTH ELEVATION 1/16" = 1'-0" 2



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

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SHEET CONTENTS
COTTAGES FLOOR PLAN & ELEVATIONS

PROJECT NO. 10028

SHEET
A2.6

DATE	ADVANCE OF DESIGN
07/4/2023	PRELIMINARY
08/01/2023	SUBMITTAL
08/01/2023	ARC SUBMISSION
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SHEET CONTENTS
MAIN BUILDING ELEVATIONS

PROJECT NO. 10028

SHEET

A3.1



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

1



MAIN BUILDING - SOUTH ELEVATION 1/16" = 1'-0"

2



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

4



MAIN BUILDING - EAST ELEVATION 1/16" = 1'-0"

3



3D VIEW - AERIAL NORTH



3D VIEW - WEST COVELL BLVD. and RISLING ST.



VIEW at MAIN ENTRY



3D VIEW - SPIRIT ST. and COVELL BLVD.



3D VIEW - REAR at SPIRIT ST.

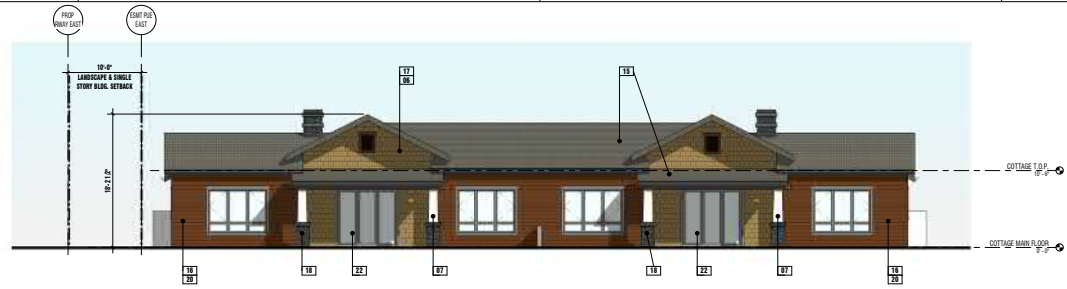
DATE	ISSUANCE OR REVISION
07/14/2023	PRELIMINARY
08/01/2023	SUBMITTAL
08/01/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

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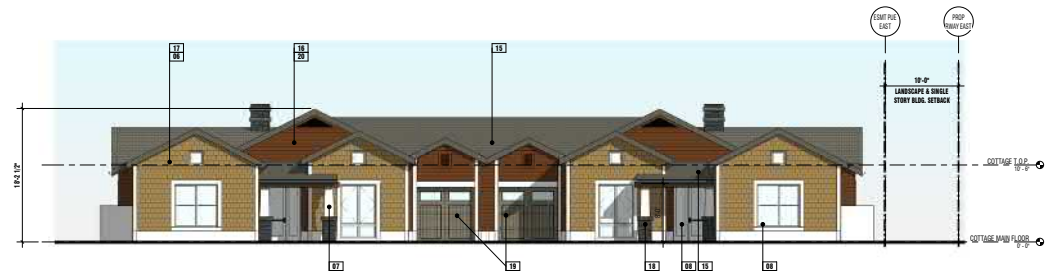
SHEET CONTENTS
MAIN BUILDING - 3D VIEWS

PROJECT NO. 10028

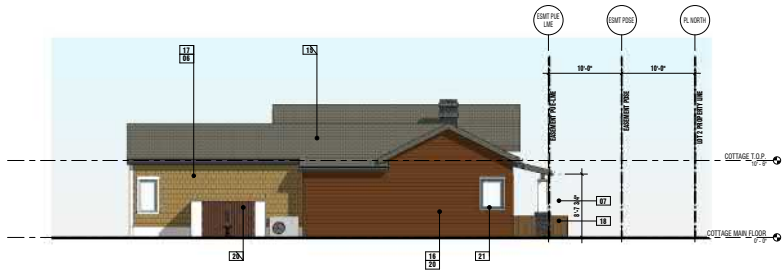
SHEET
A3.2



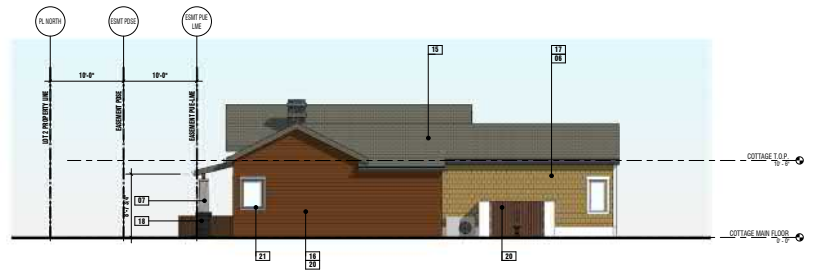
COTTAGE NORTH ELEVATION 1/8" = 1'-0" 1



COTTAGE SOUTH ELEVATION 1/8" = 1'-0" 2



COTTAGE EAST ELEVATION 1/8" = 1'-0" 4



COTTAGE WEST ELEVATION 1/8" = 1'-0" 3



COTTAGE SOUTH ELEVATION (DETACHED) 1/8" = 1'-0" 6



COTTAGE NORTH ELEVATION (DETACHED) 1/8" = 1'-0" 5

DATE	ADVANCE OF REVIEW
0/14/2023	PRE-APPLICATION
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SHEET CONTENTS
 COTTAGES - ELEVATIONS

PROJECT NO. 10028

SHEET

A3.3



COTTAGE - VIEW FROM REAR



COTTAGE - VIEW FROM FRONT ROAD



COTTAGE - FRONT AERIAL VIEW



COTTAGE - REAR AERIAL VIEW



COTTAGE - AERIAL VIEW

DATE	ISSUANCE OR REVISION
07/14/2023	PRELIMINARY
08/06/2023	ARC SUBMITTAL
08/06/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

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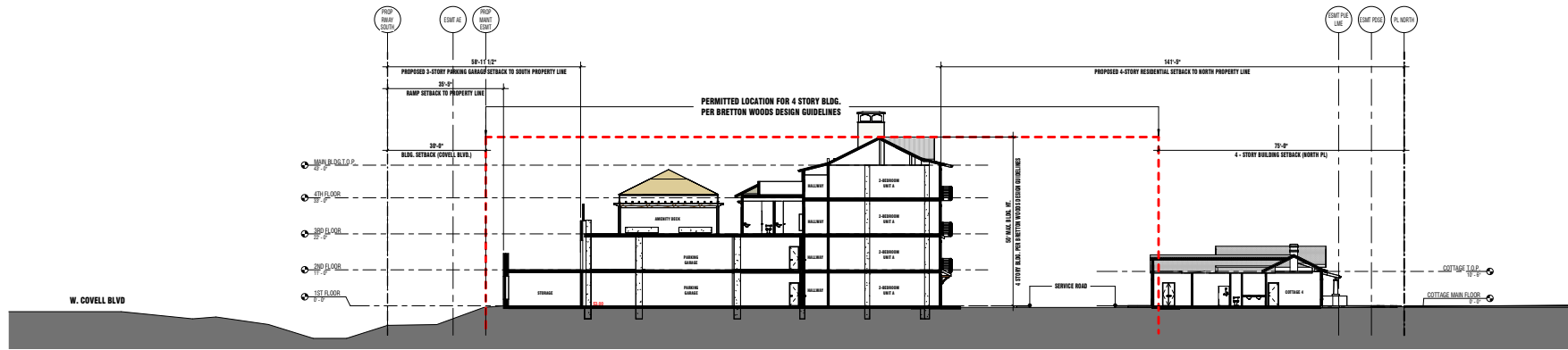
SHEET CONTENTS
COTTAGES - 3D VIEWS

PROJECT NO. 10028

SHEET
A3.4



SITE CROSS SECTION 1/16" = 1'-0" 1



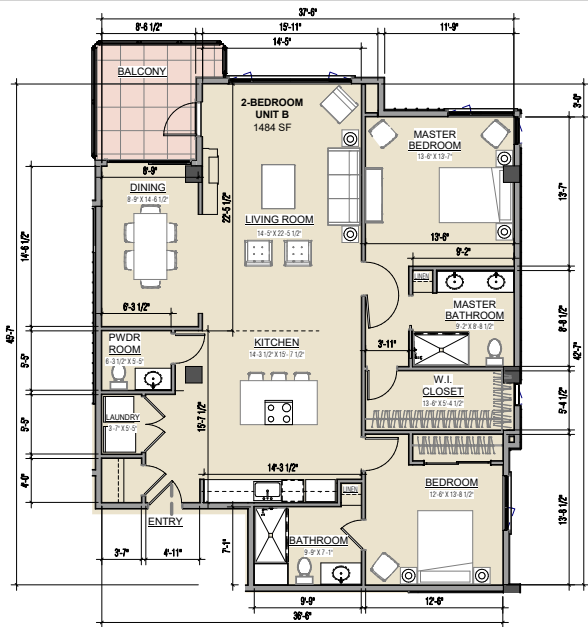
SITE CROSS SECTION - SHOWING PERMITTED LOCATION FOR 4 - STORY BUILDING 1/16" = 1'-0" 2

DATE	ISSUANCE OR REVISION
07/14/2023	PRE-APPLICATION
09/06/2023	SUBMITTAL
10/17/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

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SHEET CONTENTS
SITE CROSS SECTION
PROJECT NO. 10028

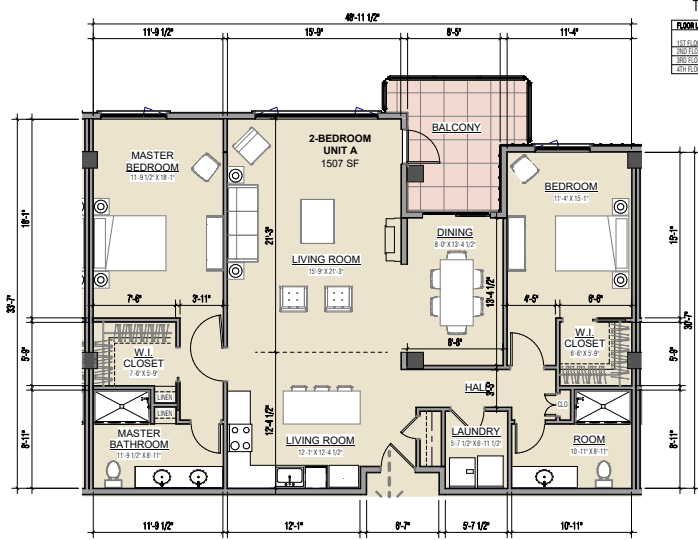
SHEET
A4.3



TYPE B UNITS

FLOOR LEVEL	ROOM NUMBER
1ST FLOOR	101
2ND FLOOR	201
3RD FLOOR	301
4TH FLOOR	401

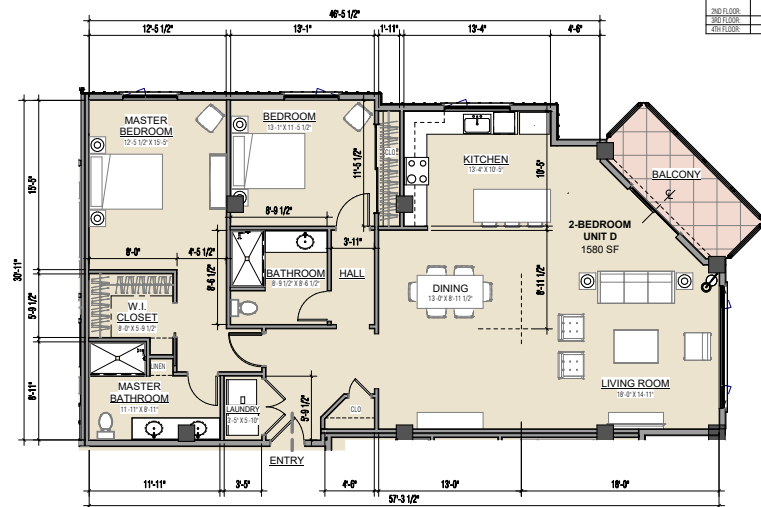
TYPICAL 2BD UNIT B 3'16" = 1'-0" 2



TYPE A UNITS

FLOOR LEVEL	ROOM NUMBER
1ST FLOOR	102, 103, 104, 105, 202
2ND FLOOR	203, 204, 205, 206
3RD FLOOR	302, 303, 304, 305, 306
4TH FLOOR	402, 403, 404, 405, 406

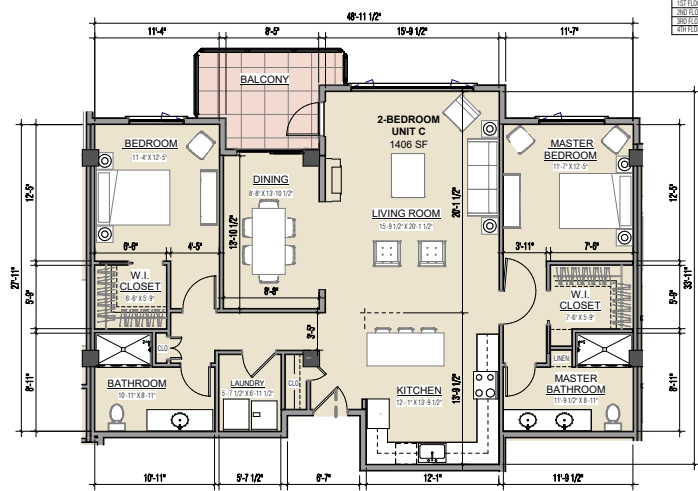
TYPICAL 2BD UNIT A 3'16" = 1'-0" 5



TYPE D UNITS

FLOOR LEVEL	ROOM NUMBER
2ND FLOOR	208
3RD FLOOR	308
4TH FLOOR	408

TYPICAL 2BD-D UNIT 3'16" = 1'-0" 4



TYPE C UNITS

FLOOR LEVEL	ROOM NUMBER
1ST FLOOR	107
2ND FLOOR	207
3RD FLOOR	307
4TH FLOOR	407

TYPICAL 2BD UNIT C 3'16" = 1'-0" 3



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SCHEMATIC DESIGN

DATE	ISSUE OR REVISION
04/14/2023	PREP/PROFESSIONAL SUBMITTAL
04/06/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

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SHEET CONTENTS
ENLARGED UNIT PLANS

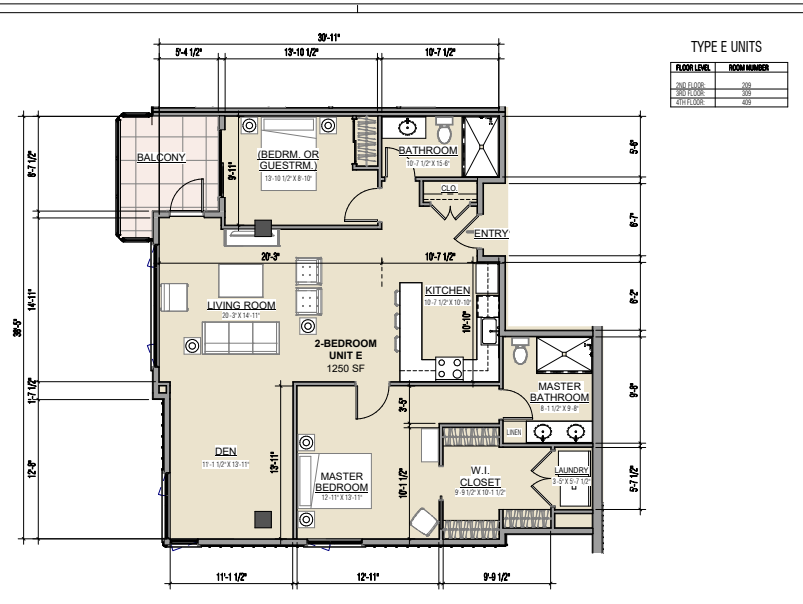
PROJECT NO. 10028

SHEET

A5.1



TYPICAL COTTAGE ENLARGED PLAN 3/16" = 1'-0" 2



TYPICAL 2BD UNIT E 3/16" = 1'-0" 1

TYPE E UNITS

FLOOR LEVEL	ROOM NUMBER
2ND FLOOR	200
3RD FLOOR	300
4TH FLOOR	400



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 SCHEMATIC DESIGN

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07/4/2023	PRELIMINARY PLAN
09/06/2023	ARC SUBMITTAL
10/17/2023	PLANNING SUBMITTAL

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SHEET CONTENTS
 ENLARGED UNIT PLANS

PROJECT NO. 10028

SHEET

A5.2

DATE	ISSUANCE OR REVISION
07/14/2023	PREAPPLICATION SUBMITTAL
09/06/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

THE OWNER OR REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS.

SHEET CONTENTS
MATERIAL & COLOR BOARD

PROJECT NO. 10028

SHEET

A5.3



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



MAIN BUILDING - SOUTH ELEVATION 1/16" = 1'-0" 4



01 STANDING SEAM METAL ROOF



02 BOARD & BATTEN SIDING



03 CMU WALL



04 ACCENT STONE VENEER



05 WOOD STAIN:
SW 3540 MOUNTAIN ASH



06 WOOD
DE 6161



07 STUCCO:
SW 9503 CHEVIOT



08 VINYL WINDOWS & DOORS:
WHITE



09 ANODIZED ALUMINUM FINISH:
COOL GREY



10 HORIZONTAL FAUX WOOD ALUMINUM PANELS



11 ANODIZED ALUMINUM STOREFRONT:
REFER TO COLOR SAMPLE 09



12 VINYL ENTRY DOOR:
REFER TO COLOR SAMPLE 08



13 METAL BALCONY & RAILING



14 DECORATIVE WOOD BRACKET:
REFER TO COLOR SAMPLE 05

DATE	ISSUANCE OR REVISION
07/14/2023	PRE-APPLICATION SUBMITTAL
08/06/2023	ARC SUBMISSION
10/17/2023	PLANNING SUBMITTAL

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SHEET CONTENTS
MATERIAL & COLOR BOARD

PROJECT NO. 10028

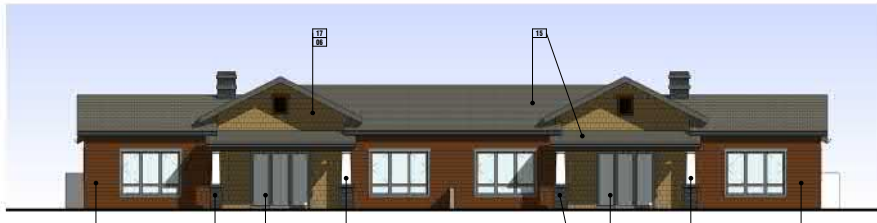
SHEET
A5.3A



COTTAGE WEST ELEVATION 1/8" = 1'-0" 2



COTTAGE SOUTH ELEVATION 1/8" = 1'-0" 1



COTTAGE NORTH ELEVATION 1/8" = 1'-0" 3



16 ROOF SHINGLES



18 HORIZONTAL LAP SIDING
REFER TO COLOR SAMPLE 20



17 SHINGLES WALL SIDING
REFER TO COLOR SAMPLE 06



18 STONE VENEER



19 WOOD STAIN FINISH



20 WOOD SIDING
SW 6097 STURDY BROWN



21 VINYL WINDOW
REFER TO COLOR SAMPLE 08



22 VINYL PATIO DOOR
REFER TO COLOR SAMPLE 08



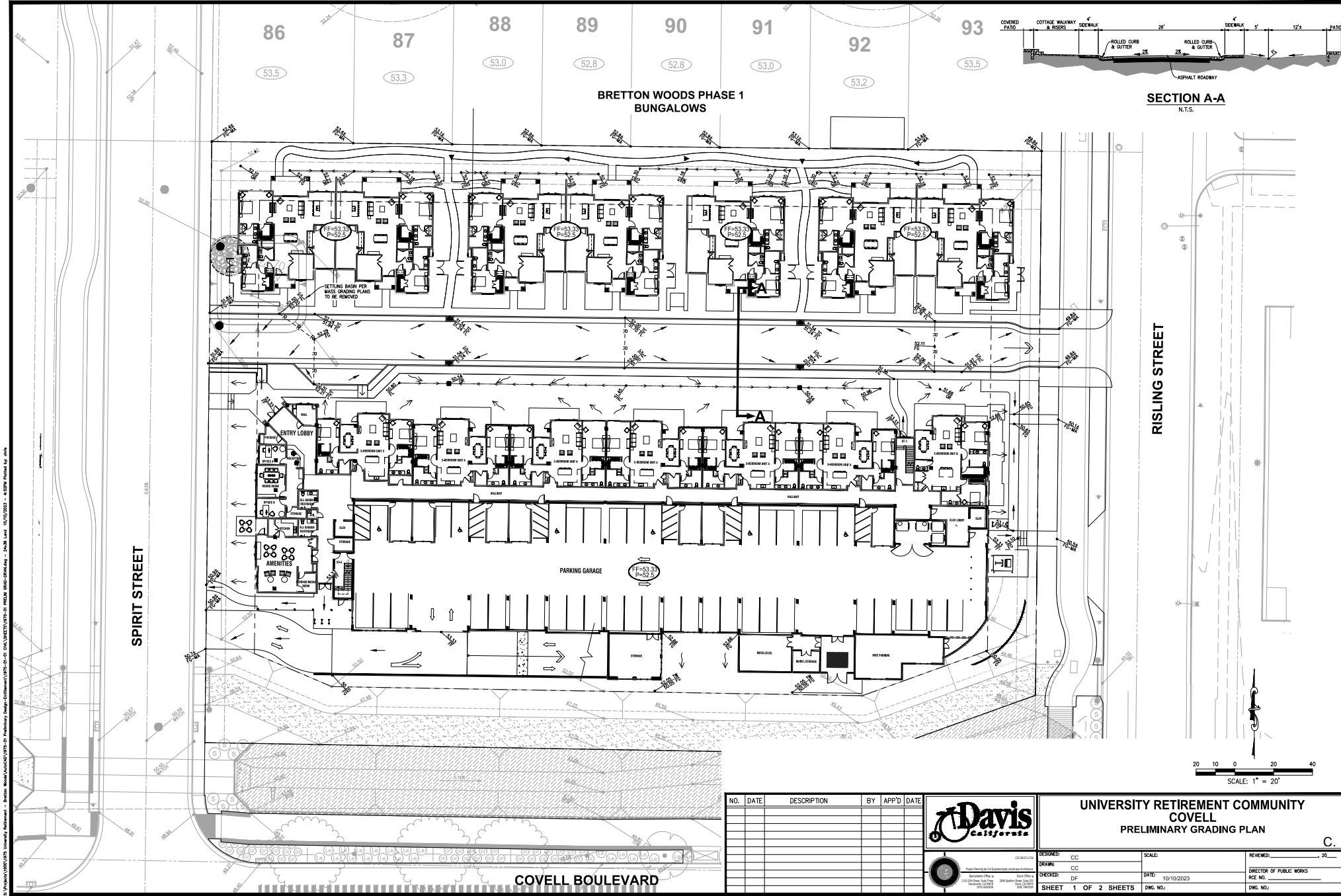
06 WOOD SIDING
DE 6161



07 STUCCO:
SW 9503 CHEVIOT



08 VINYL WINDOWS & DOORS:
WHITE



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NO.	DATE	DESCRIPTION	BY	APP'D	DATE

Davis
California

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Folsom, CA 95630
916.452.1234

UNIVERSITY RETIREMENT COMMUNITY COVELL
PRELIMINARY GRADING PLAN

DESIGNED: CC
DRAWN: CC
CHECKED: DF

SCALE: 1" = 20'
DATE: 10/10/2023
DWG. NO.:

REVIEWED: _____
DIRECTOR OF PUBLIC WORKS
DWG. NO.:

C.

