

CREEKSIDE APARTMENTS

Folsom, California



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PROJECT SUMMARY

TOTAL GROSS SITE AREA +/-7.7 ac
TOTAL 187 units
GROSS DENSITY +/-24.25 du/ac

PARKING SUMMARY

PARKING REQUIRED:
A1 67 UNITS X 1.5 = 101 SPACES
B1 68 UNITS X 1.5 = 102 SPACES
C1 52 UNITS X 1.5 = 78 SPACES
TOTAL: 187 UNITS = 281 SPACES (1.5 ratio)

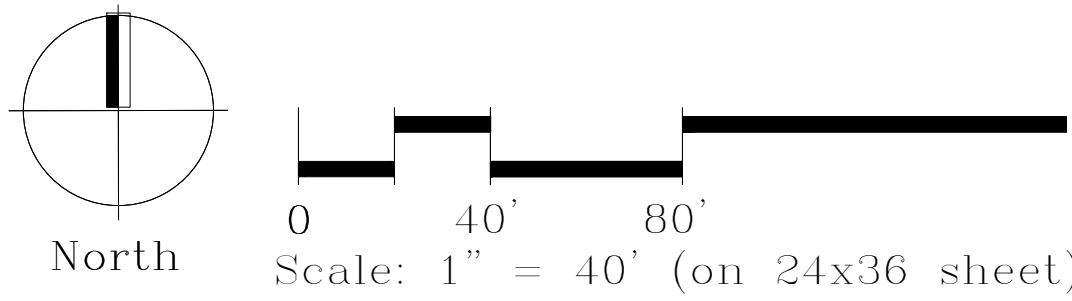
PARKING PROVIDED = 335 (1.79 ratio)
- SURFACE PARKING 239 Spaces
- GARAGE 40 Spaces
- CARPORTS 56 Spaces

UNITS SUMMARY

A1 67 UNITS 35.8%
B1 68 UNITS 36.4%
C1 52 UNITS 27.8%
TOTAL 187 UNITS 100%

Trash Enclosure (Typ.)

20' Setback per Folsom Municipal Code Chapter 17.18



20' Setback per Folsom Municipal Code Chapter 17.18

Tekin & Associates

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.



CONCEPT SITE PLAN 187 UNITS

CREEKSIDE APARTMENTS

Folsom, Ca.

DECEMBER 19, 2022| MR210437.00



CREEKSIDE APARTMENTS PROJECT INFORMATION

12/20/2022

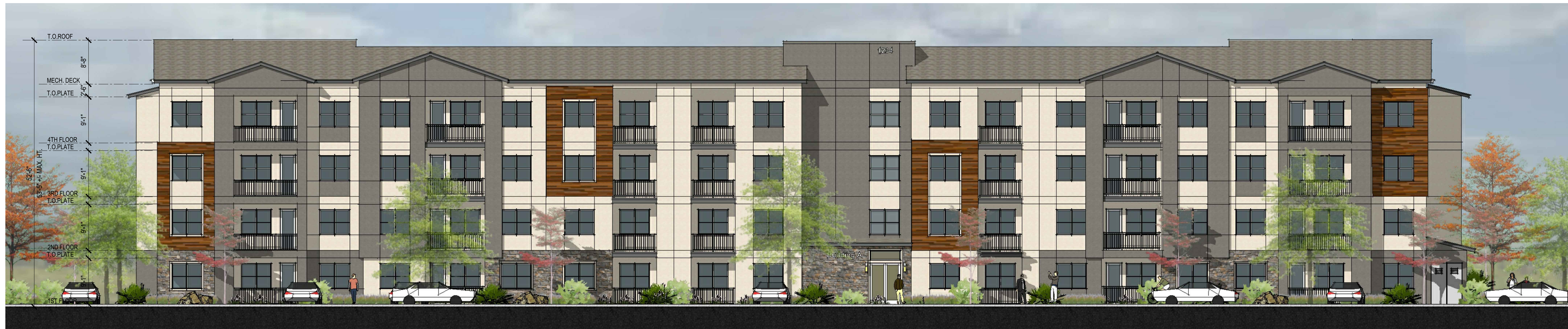
PARCEL SUMMARY		
APN	071-004-0163-0000; 071-004-0162-0000; 071-004-0161-0000	
GENERAL PLAN	PO - PROFESSIONAL OFFICE	
ZONING	BP (PD) - BUSINESS AND PROF. OFFICE / PLANNED DEVELOPMENT	
GROSS LAND AREA	7.71 ACRES	335,848 SF
TOTAL UNITS	187	
DENSITY (DU / Gross Acre)	24.25	
SITE COVERAGE	22%	

BUILDING AREA SUMMARY							
		Conditioned Area			Unconditioned Area		Ground Floor Site Area
BLDG TYPE	MULTIPLIER	NRSF AREA	GSF AREA	Circulation	Patio / Balcony	Misc. / Utilities	
CLUBHOUSE	1		5,900				5,900
BLDG A	1	54,448	59,824	9,340	3,368	170	17,400
BLDG B	1	44,360	48,788	8,900	2,780	170	15,000
BLDG C	1	44,360	48,788	8,400	2,780	200	14,400
BLDG D	1	34,083	37,503	7,500	2,088	370	11,600
RESIDENTIAL		177,251	194,903	34,140	11,016	910	58,400
CLUBHOUSE			5,900				5,900
DETACHED GARAGE	40		9,080				9,080
TOTAL SITE AREAS		177,251	209,883	34,140	11,016	910	73,380

BUILDING TYPE / UNIT MIX					
BLDG TYPE		1 BD / 1 BA	2 BD / 2 BA	3 BD / 2 BA	TOTAL / BLDG
	MULTIPLIER (# OF BLDGS)				
BLDG A	1	16	24	16	56
BLDG B	1	20	16	12	48
BLDG C	1	20	16	12	48
BLDG D	1	11	12	12	35
TOTAL		67	68	52	187
% OF MIX		35.8%	36.4%	27.8%	100.0%

UNIT MIX DETAIL					
UNIT TYPE	FLOOR PLAN	QUANTITY	NRSF (EA UNIT)	GSF (EA UNIT)	BALCONY / PATIO
1 BD / 1 BA	A1	67	693	765	48
2 BD / 2 BA	B1	68	1,010	1,100	65
3 BD / 2 BA	C1	52	1,195	1,324	65
TOTALS		187			

PARKING SUMMARY			
REQUIRED PARKING			
	REQ. RATIO	UNIT COUNT / TYPE	SPACES REQUIRED
1 BED	1.5	67	101
2 BED	1.5	68	102
3 BED	1.5	52	78
TOTAL			281
PARKING PROVIDED			
	OVERALL	SURFACE (UNCOVERED)	GARAGE (DETACHED) CARPORTS
PROVIDED	335	239	40 56
TOTAL		239	96
PARKING RATIO	1.79	1.28	0.51



FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION

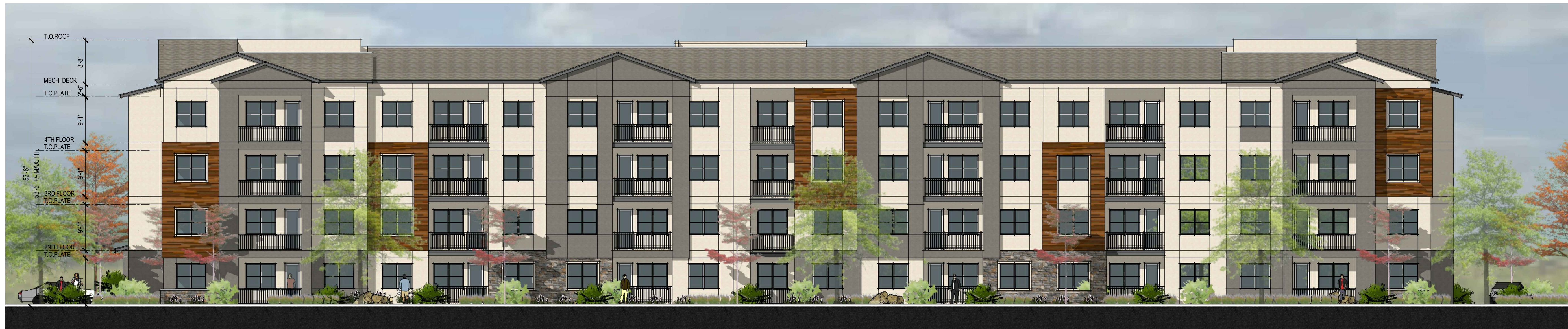
BUILDING A

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SCALE: 3/32" = 1'-0"
EXTERIOR ELEVATIONS
CREEKSIDE APARTMENTS
Folsom, Ca.

A-1.0
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REAR ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING A

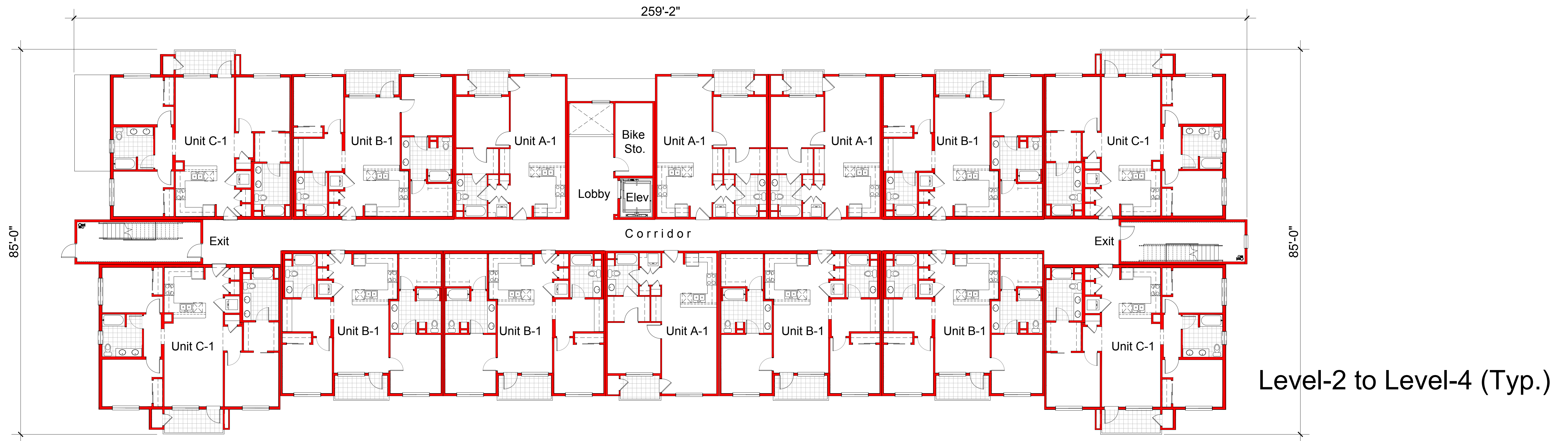
Tekin & Associates

SCALE: 3/32" = 1'-0"
EXTERIOR ELEVATIONS
CREEKSIDE APARTMENTS
Folsom, Ca.

A-1.1



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56 PLEX/BUILDING - A

BUILDING PLAN

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

CREEKSIDE APARTMENTS

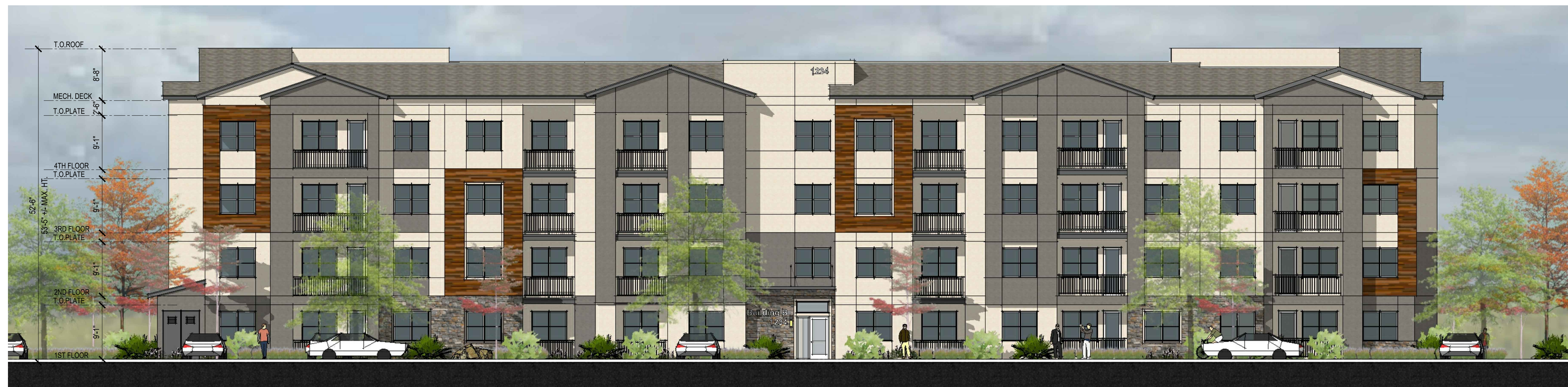
Folsom, Ca.

Tekin & Associates

A-1.2



November 17, 2022 | MR220437.00



FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION

BUILDING B

Tekin & Associates

SCALE: 3/32" = 1'-0"
EXTERIOR ELEVATIONS
CREEKSIDE APARTMENTS
Folsom, Ca.

A-2.0



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REAR ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING B

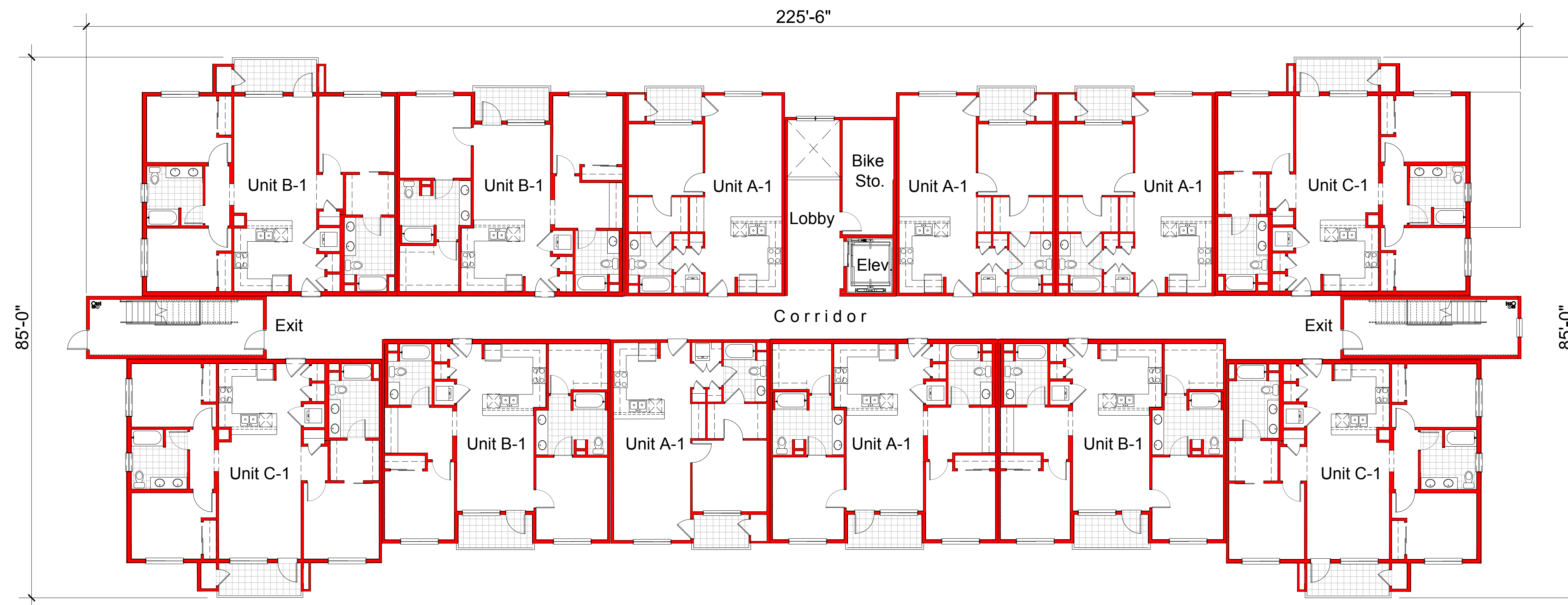
Tekin & Associates

SCALE: 3/32" = 1'-0"
EXTERIOR ELEVATIONS
CREEKSIDE APARTMENTS
Folsom, Ca.

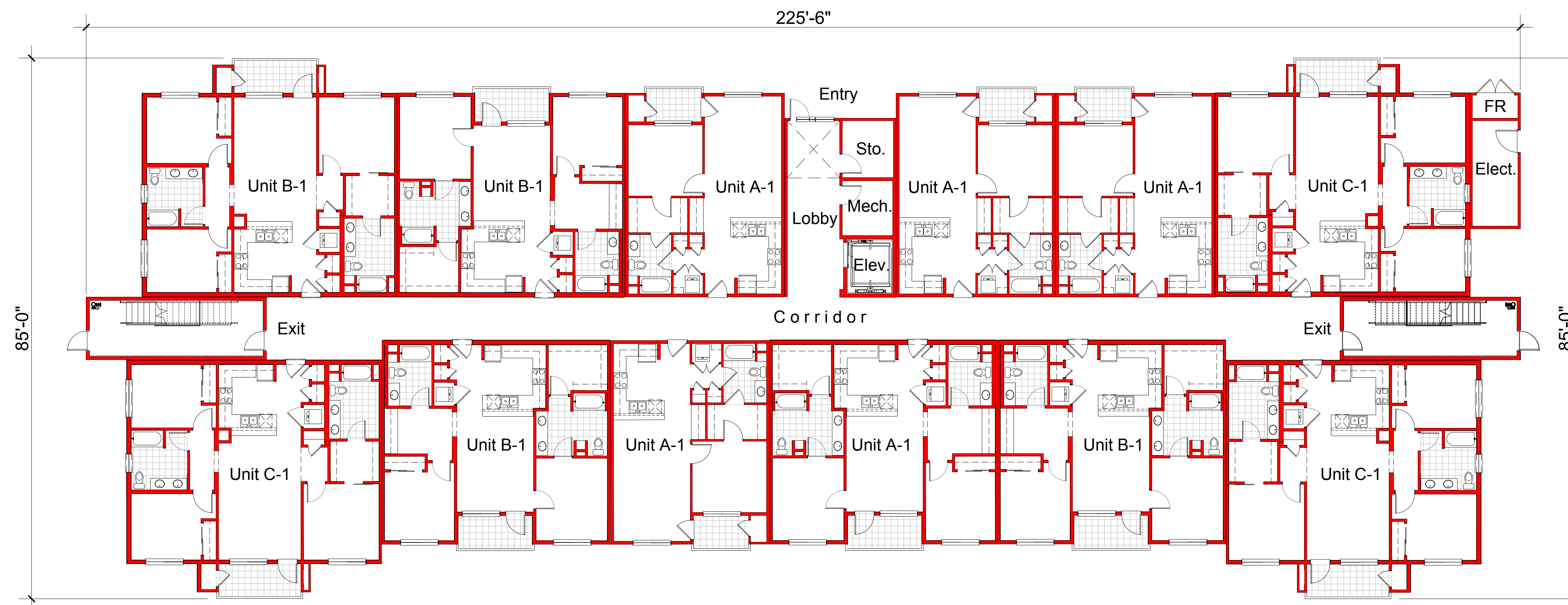
A-2.1



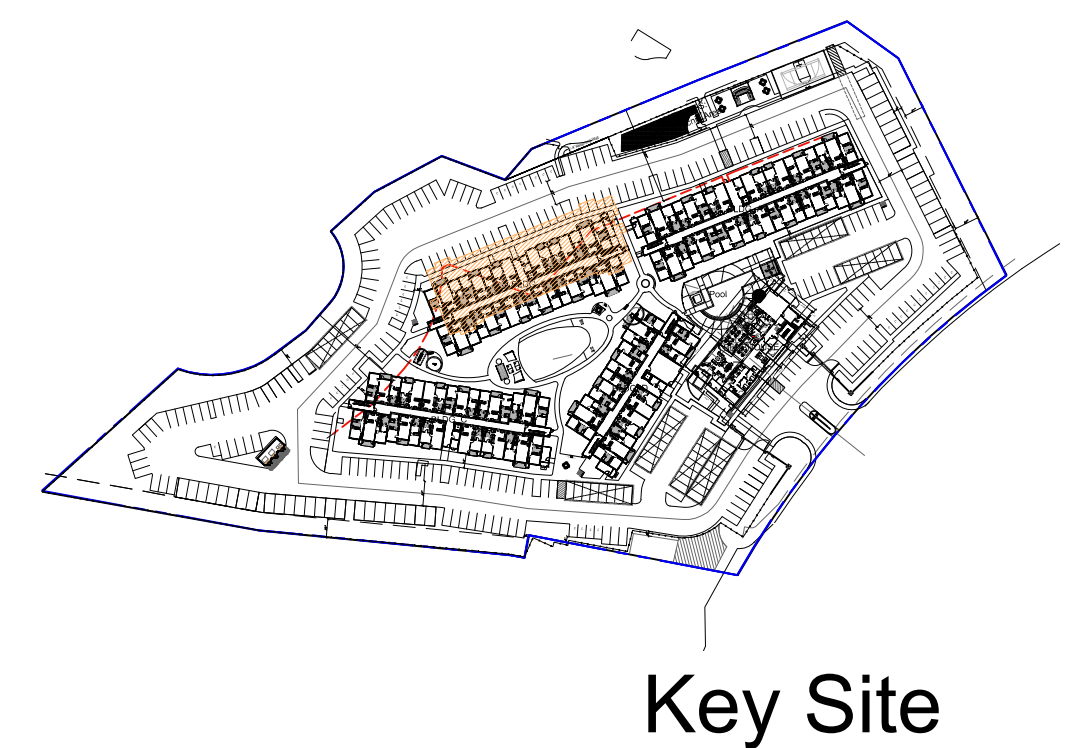
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Level-2 to Level-4 (Typ.)



Level-1 (MAIN)



Key Site

48 PLEX/BUILDING - B

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BUILDING PLAN
 Scale: 3/32" = 1'-0"
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FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION

BUILDING C

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

EXTERIOR ELEVATIONS

CREEKSIDE APARTMENTS

Folsom, Ca.

A-3.0

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REAR ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING C

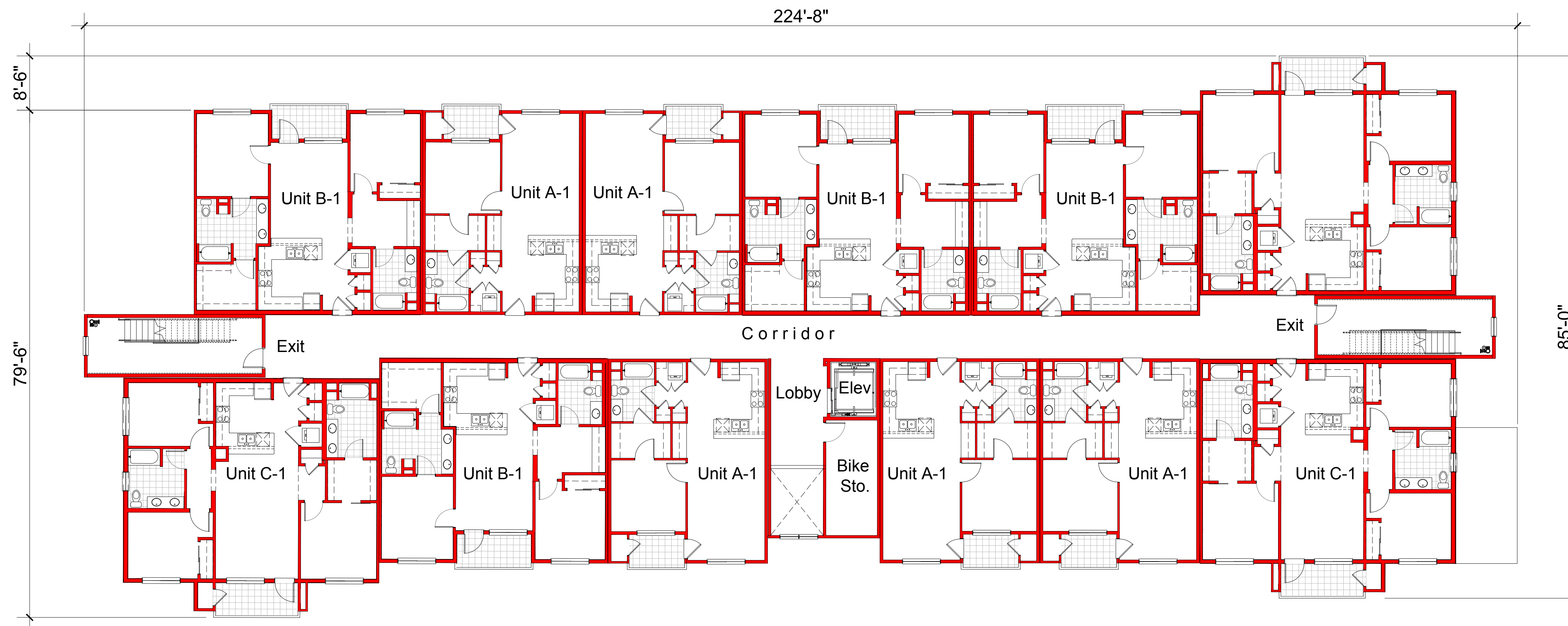
Tekin & Associates

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

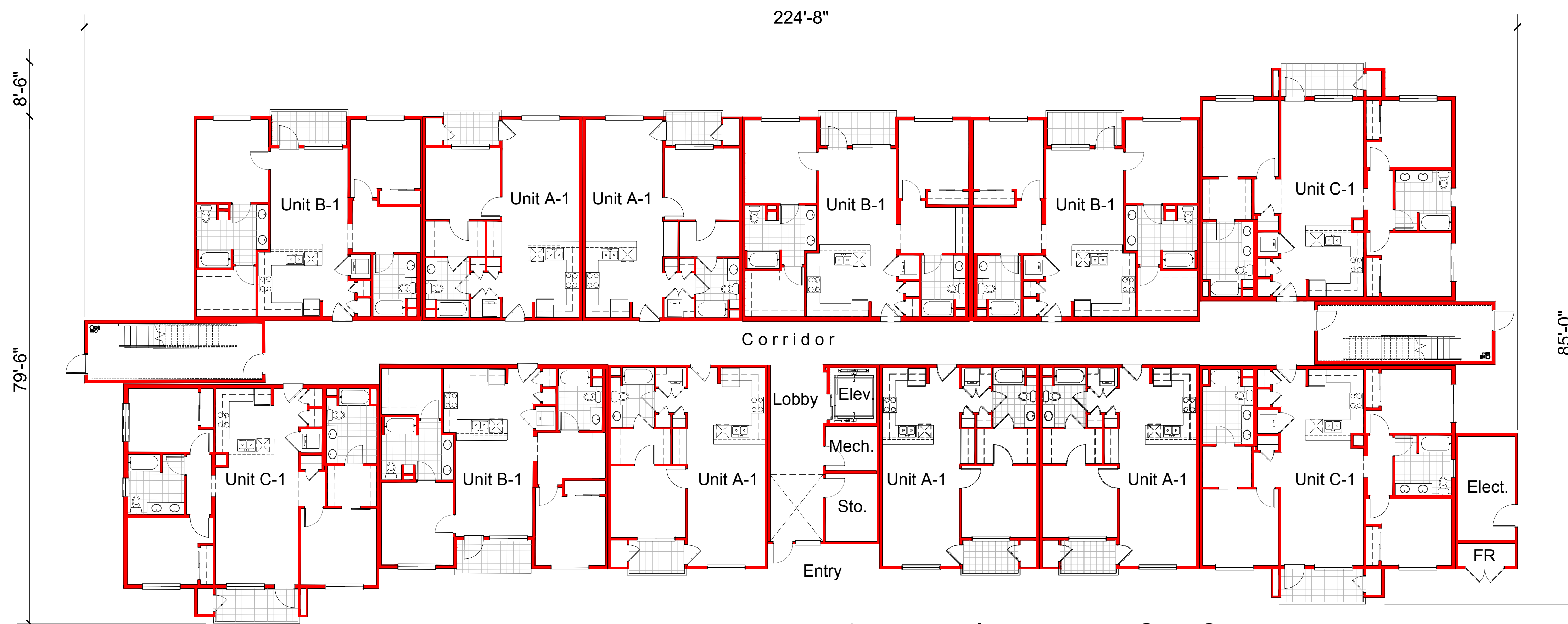
EXTERIOR ELEVATIONS

CREEKSIDE APARTMENTS

Folsom, Ca.

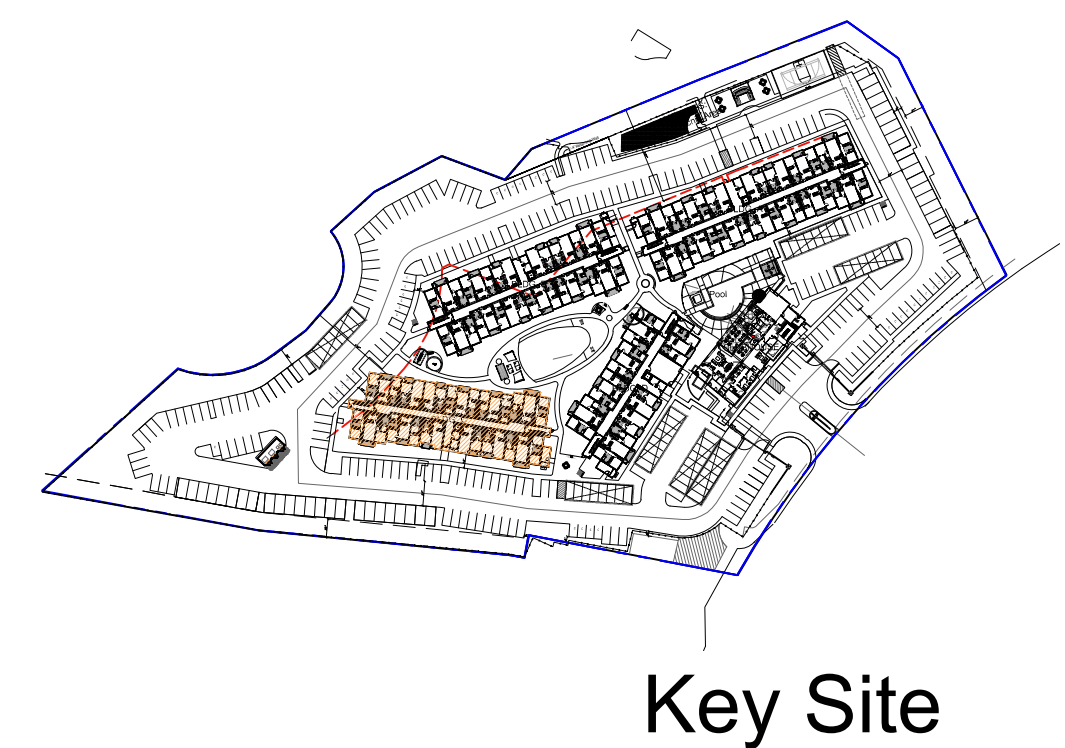


Level-2 to Level-4 (Typ.)



48 PLEX/BUILDING - C

Level-1 (MAIN)



Key Site

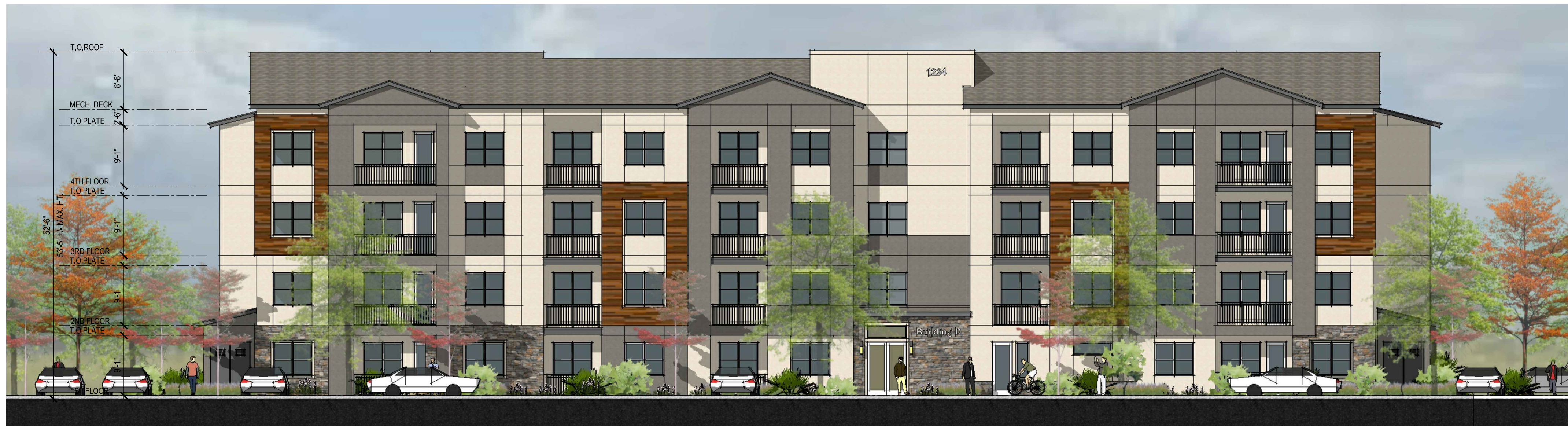
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BUILDING PLAN
Scale: 3/32" = 1'-0"
CREEKSIDE APARTMENTS
Folsom, Ca.

A-3.2



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FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION

BUILDING D

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SCALE: 3/32" = 1'-0"
EXTERIOR ELEVATIONS
CREEKSIDE APARTMENTS
Folsom, Ca.

A-4.0
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REAR ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING D

Tekin & Associates

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

EXTERIOR ELEVATIONS

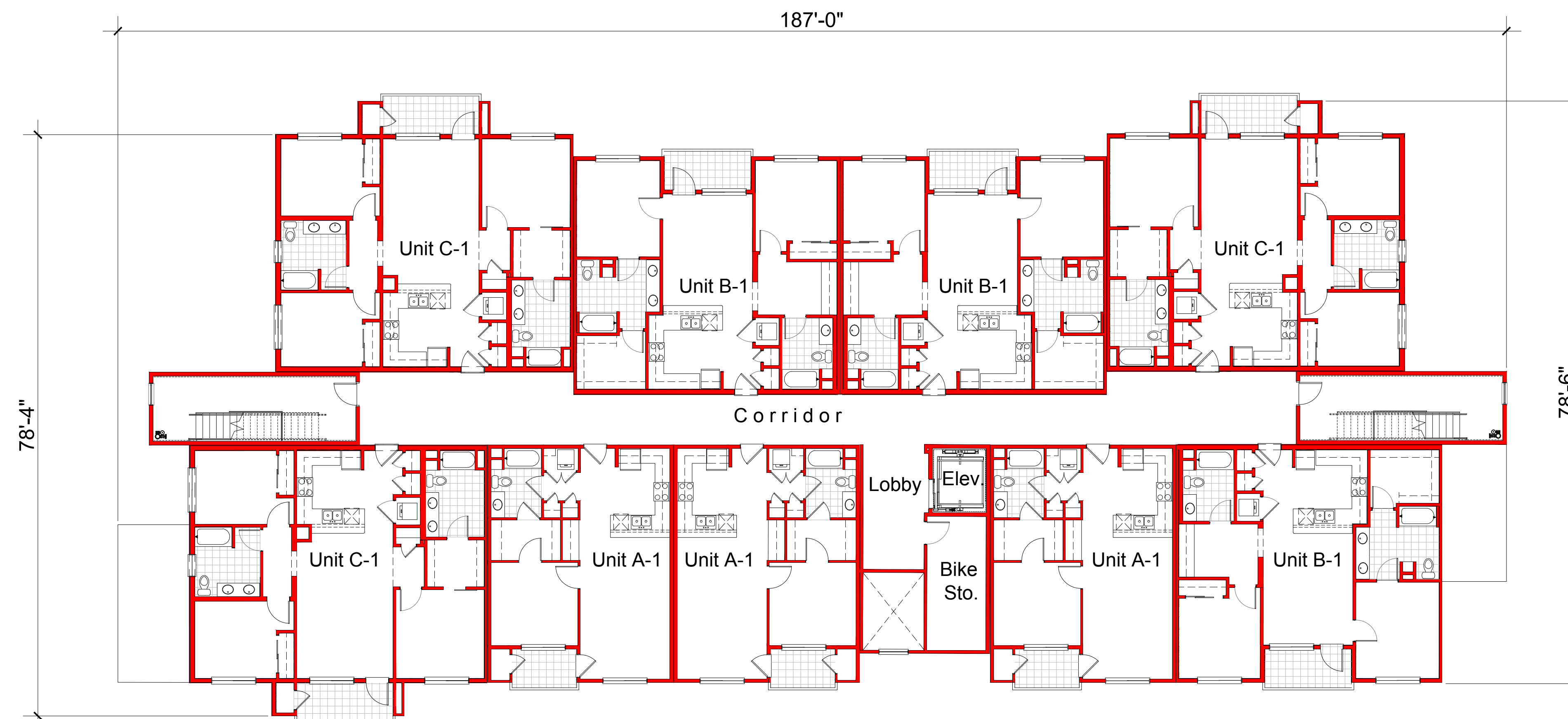
CREEKSIDE APARTMENTS

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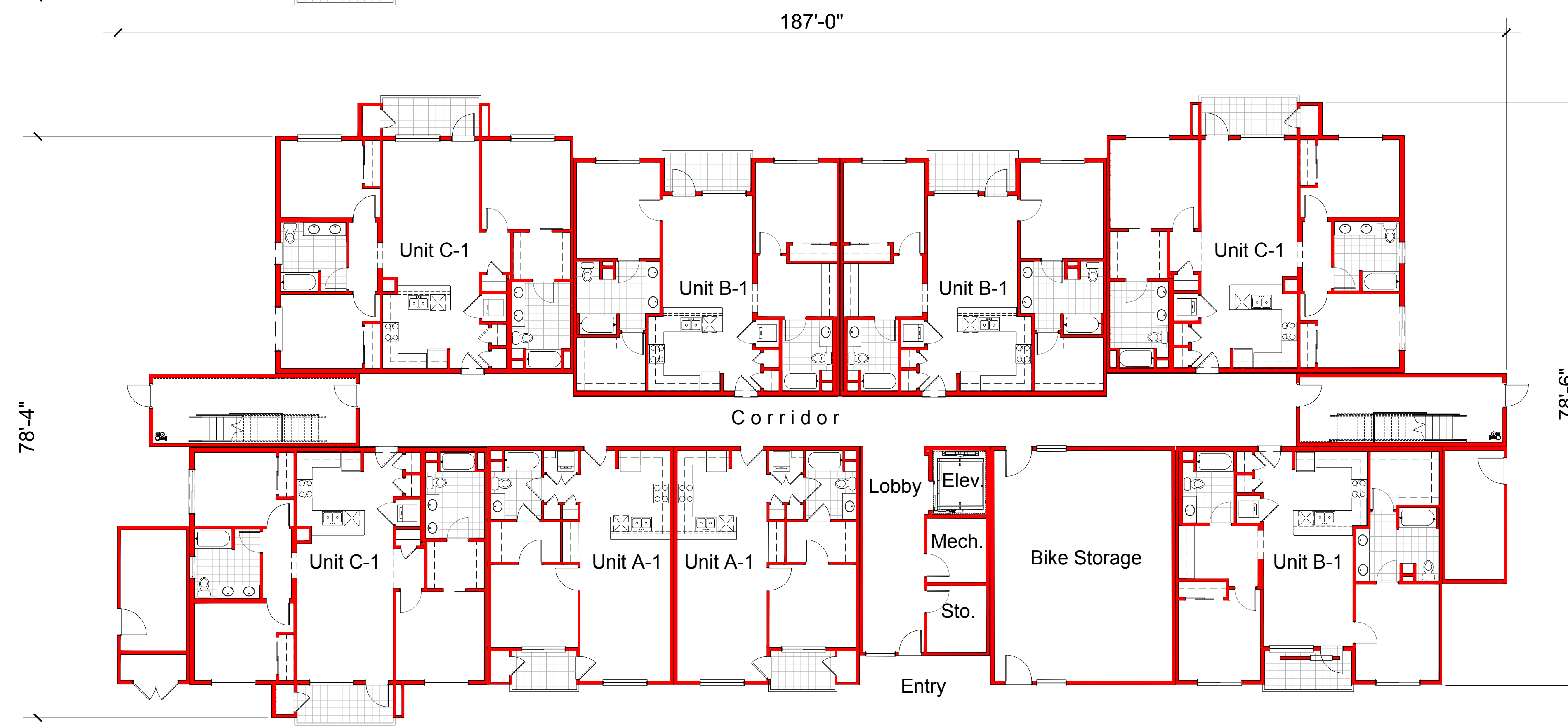
A-4.1



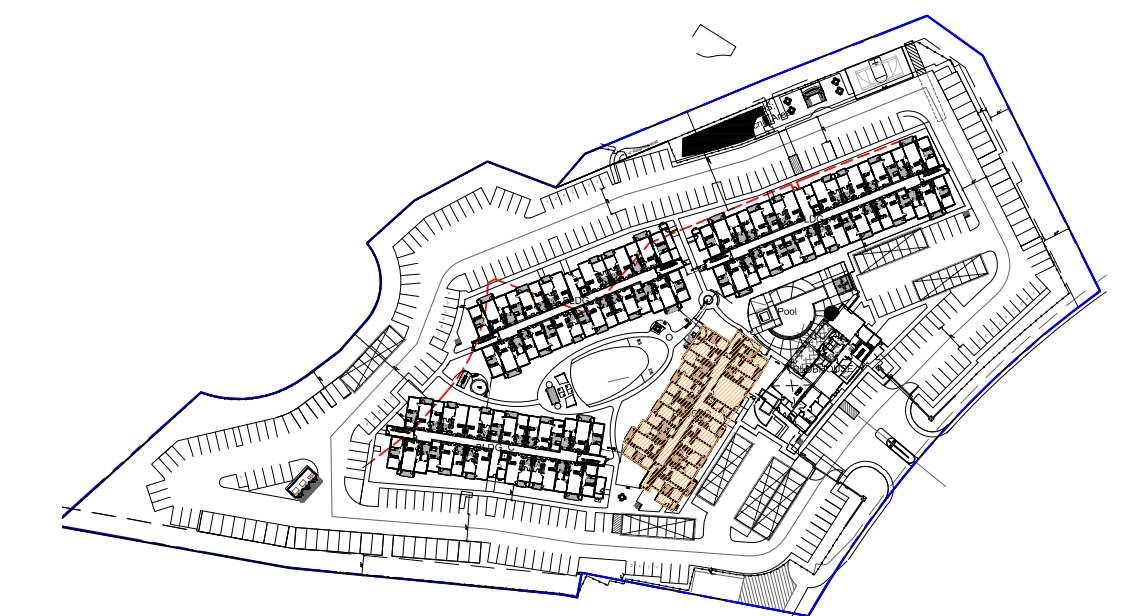
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Level-2 to Level-4 (Typ.)



Level-1 (Main)



Key Site

36 PLEX/BUILDING - D

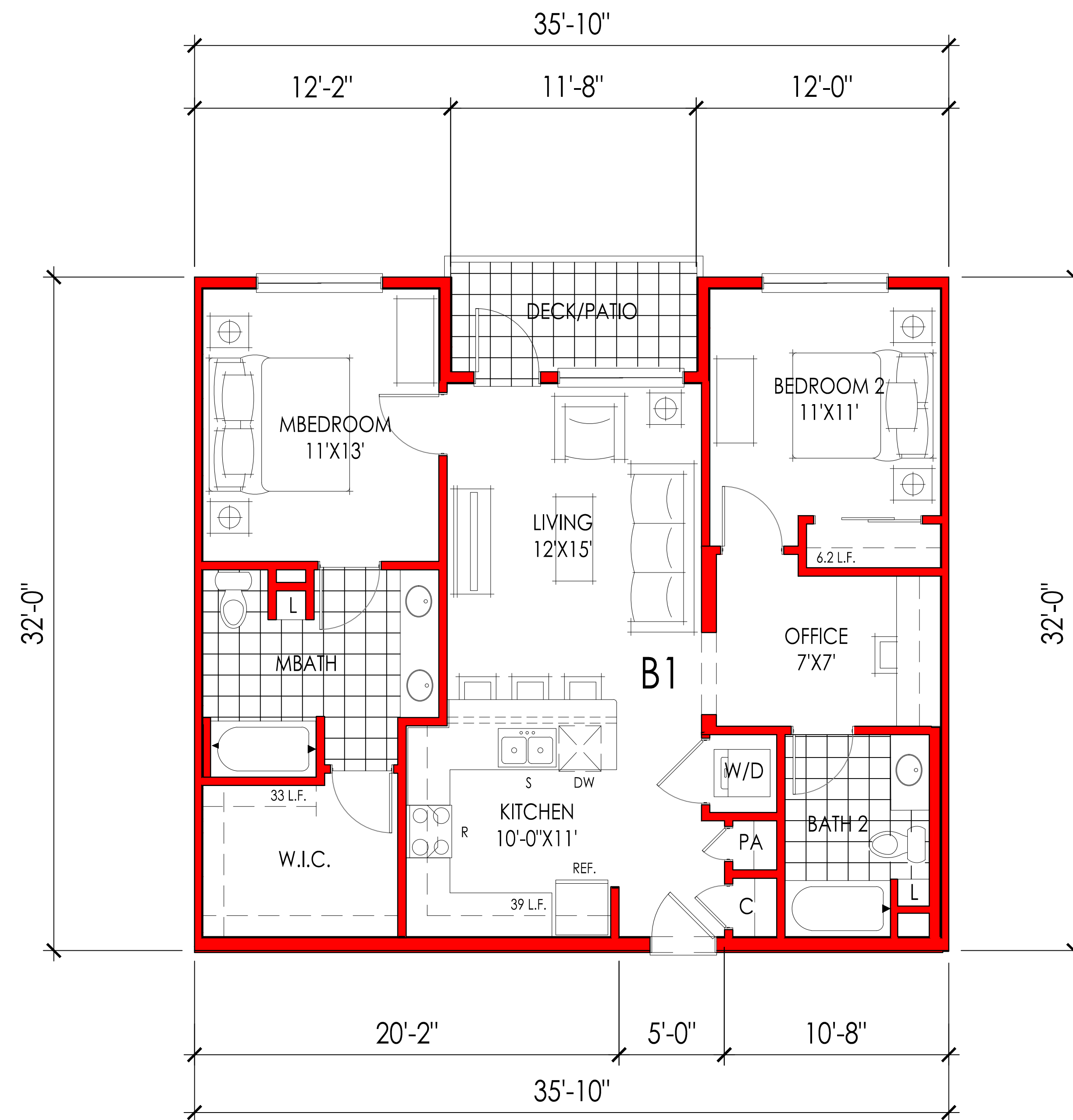
Tekin & Associates

BUILDING PLAN
Scale: 3/32" = 1'-0"
CREEKSIDE APARTMENTS
Folsom, Ca.

A-4.2



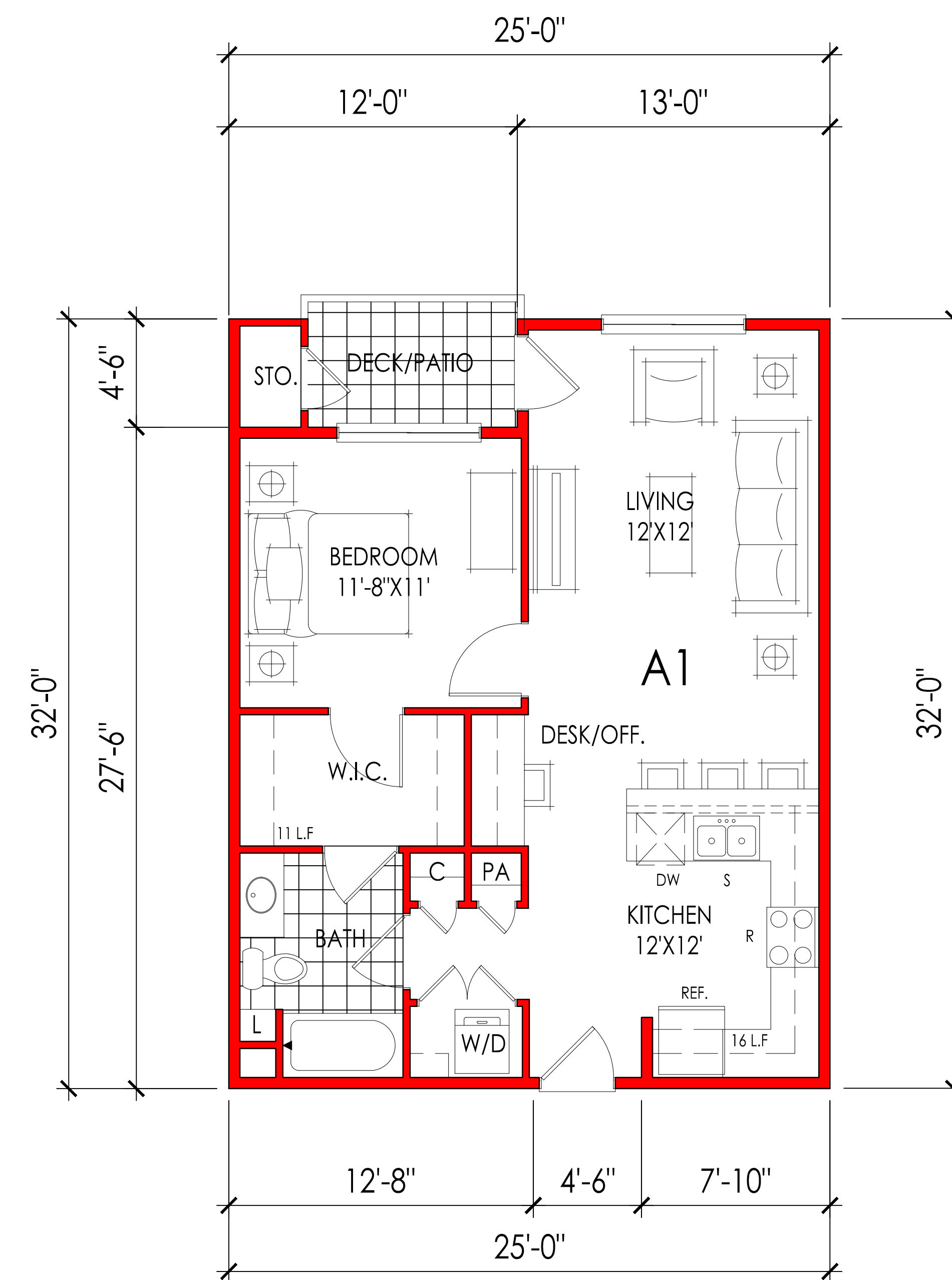
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2 Bedroom / 2 Bath
 GSF: 1100, NSF: 1010, Balcony/Patio: 65 SF

Unit - B1 Floor Plan

SCALE: 1/4"=1'-0"



1 Bedroom / 1 Bath
 GSF: 765 NSF: 693, Balcony/Patio: 48 SF

Unit - A1 Floor Plan

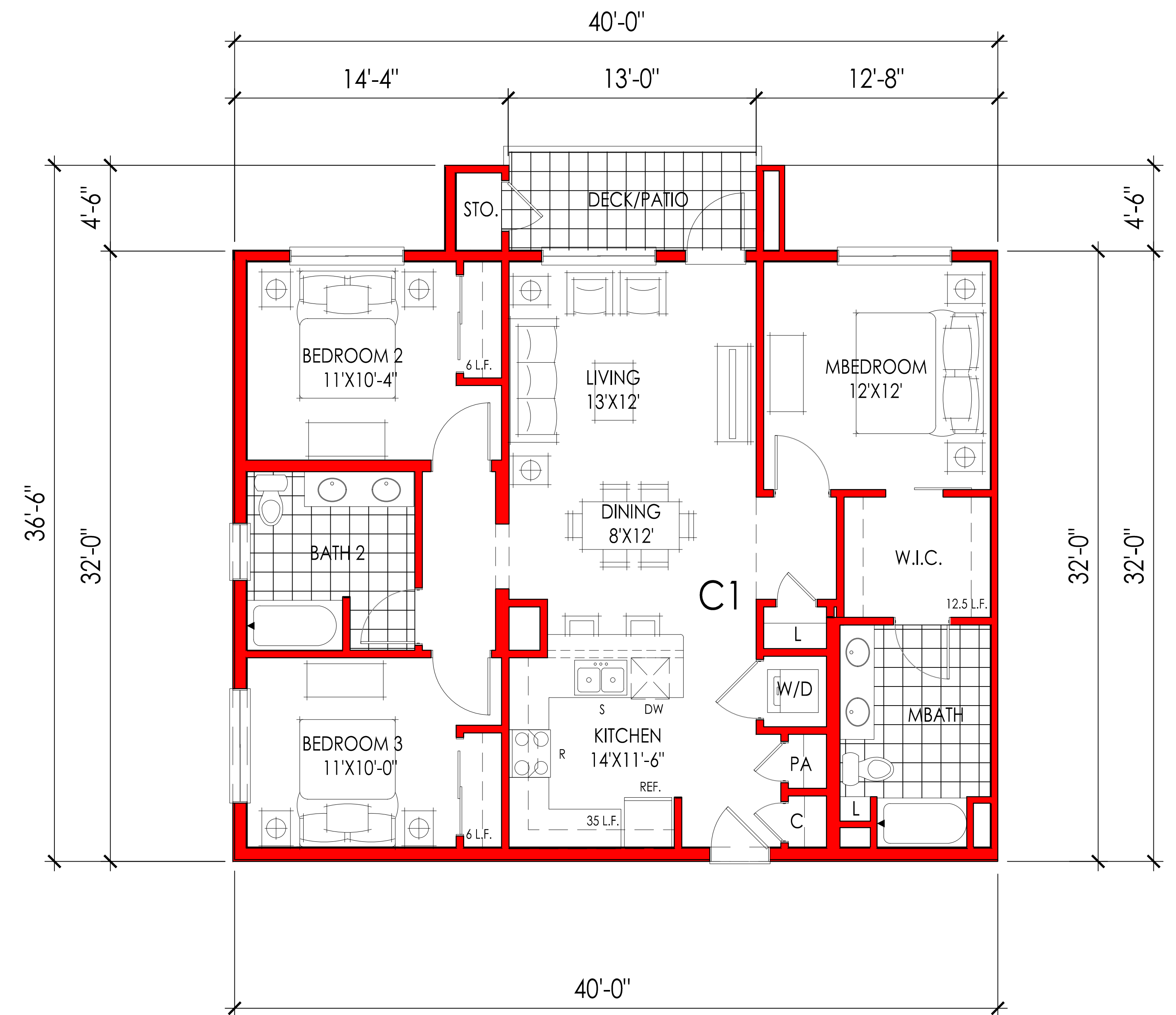
SCALE: 1/4"=1'-0"

UNIT PLAN

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CREEKSIDE APARTMENTS

Folsom, Ca.



3 Bedroom / 2 Bath
GSF: 1324, NSF: 1195, Balcony/Patio: 65 SF

Unit - C1 Floor Plan

SCALE: 1/4"=1'-0"

UNIT PLAN

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CREEKSIDE APARTMENTS

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A-5.1



NOVEMEBER 17, 2022| MR210674.00



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

NOTE: LANDSCAPE IS FOR REPRESENTATION ONLY. REFER TO LANDSCAPE DRAWINGS.

CLUBHOUSE/LEASING OFFICE

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SCALE: 1/8" = 1'-0"
EXTERIOR ELEVATIONS
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AERIAL VIEW - 2



AERIAL VIEW - 1



OVERALL ELEVATION W/ BUILDING A & D (BEYOND)



VIEW FROM DRIVEWAY ENTRY

NOTE: LANDSCAPE IS FOR REPRESENTATION ONLY. REFER TO LANDSCAPE DRAWINGS.



AERIAL VIEW - 3

CLUBHOUSE/LEASING OFFICE

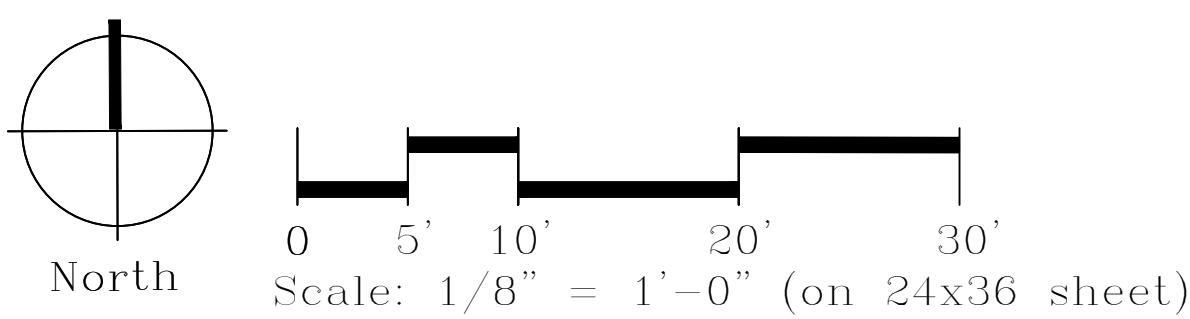
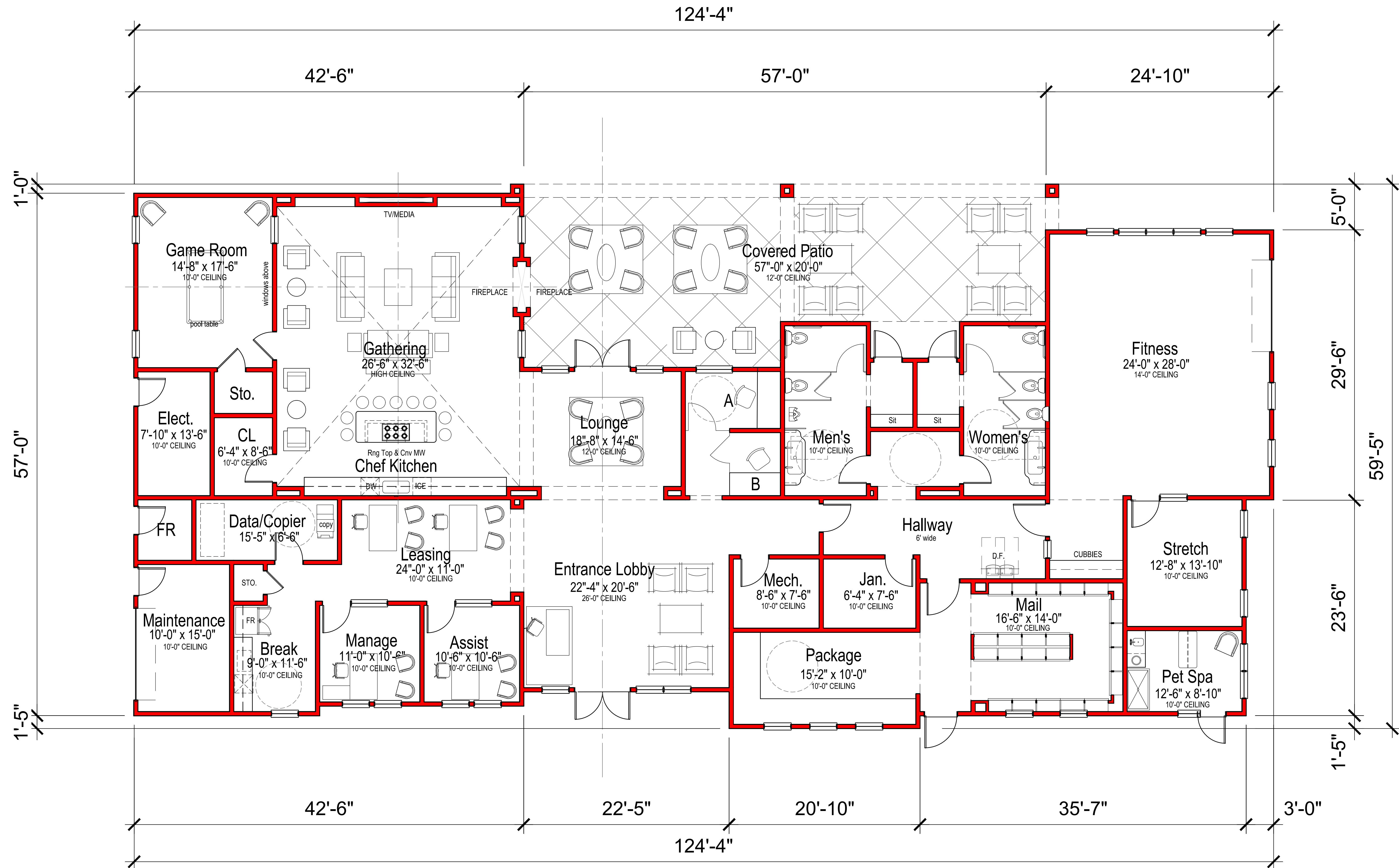


VIEW ALONG POOL DECK

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VIGNETTES
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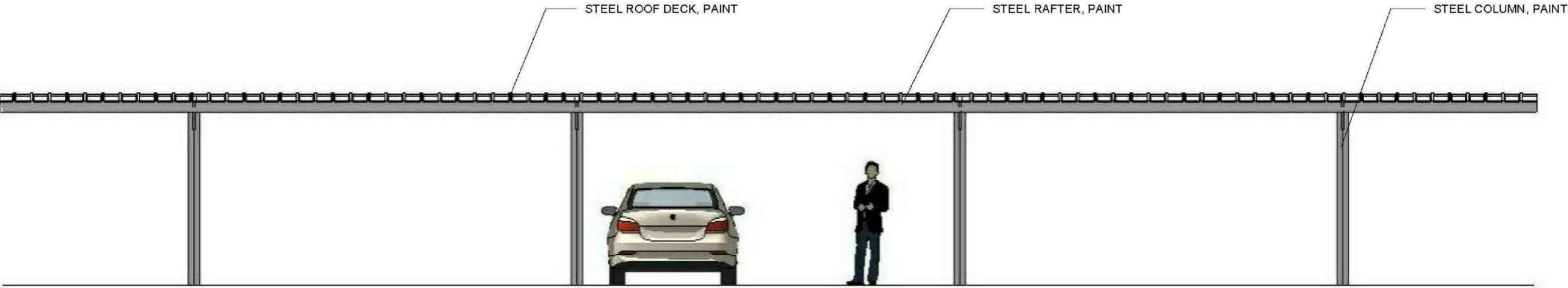


Floor Area: 5900 s.f. +/-
Covered Patio: 900 s.f. +/-
FLOOR PLAN

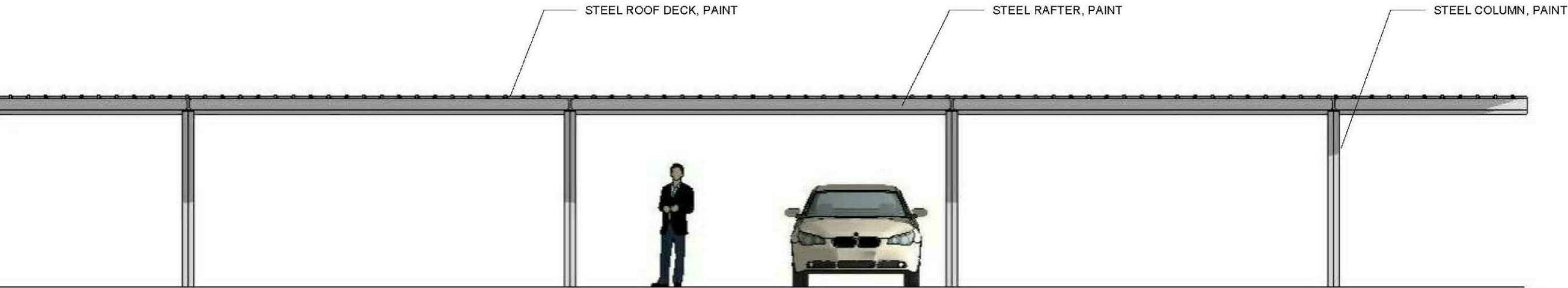
CLUBHOUSE & LEASING OFFICE

CREEKSIDE APARTMENTS
Folsom, Ca.

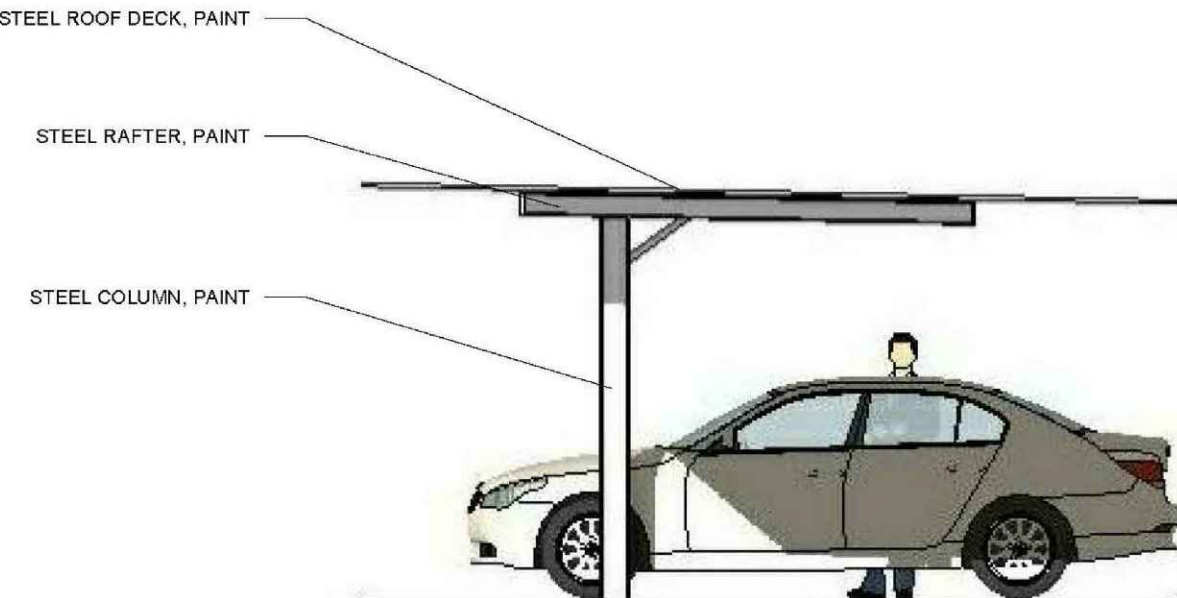
Tekin & Associates



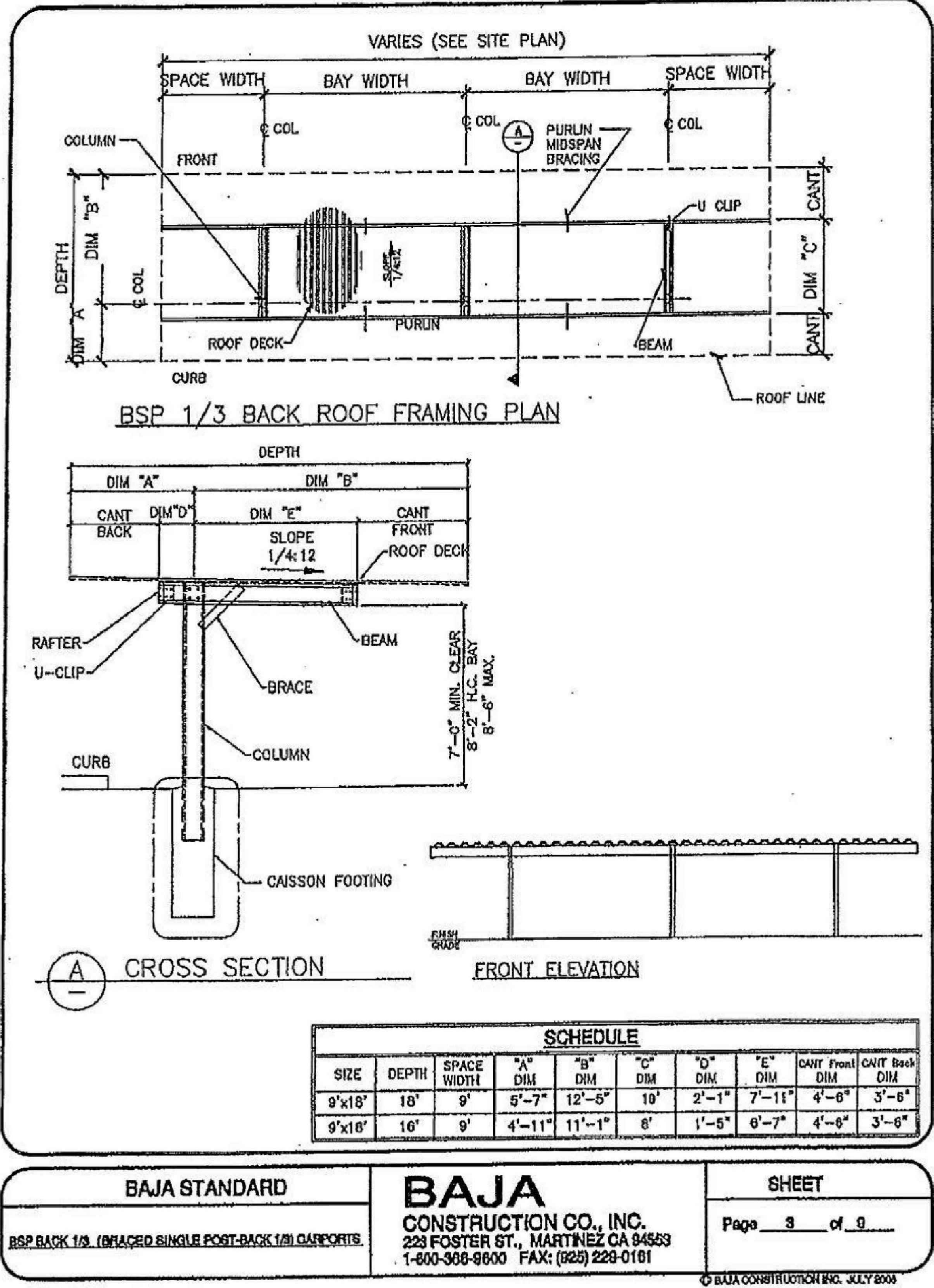
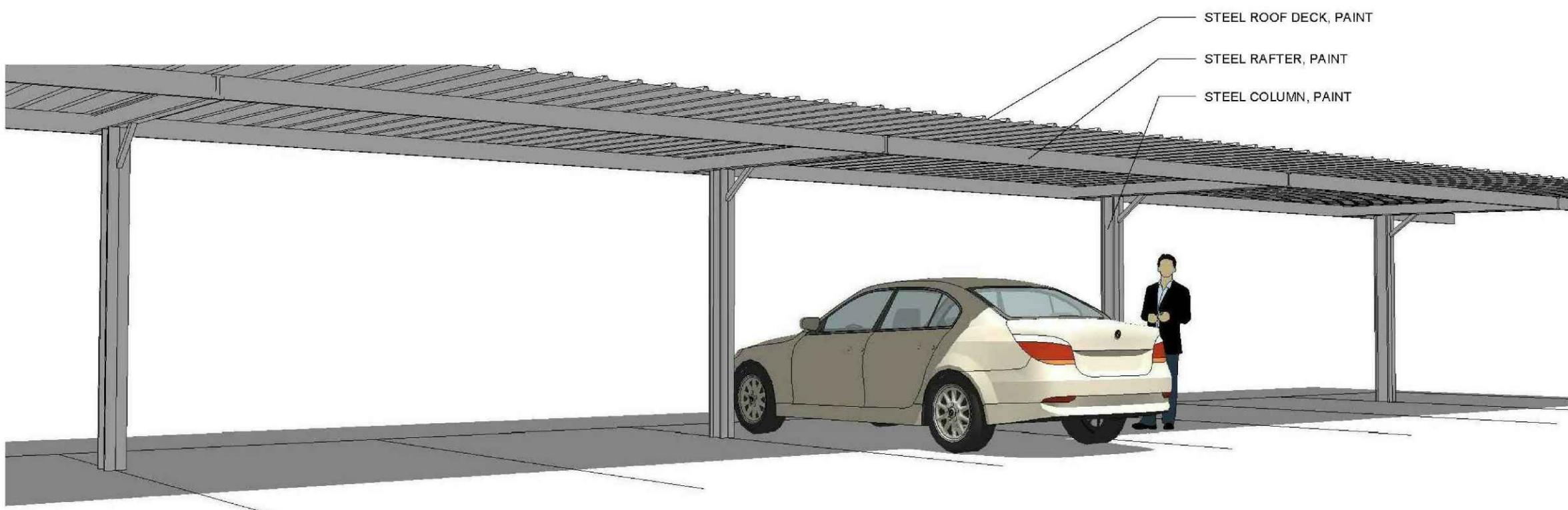
1 FRONT ELEVATION - CARPORT
NTS



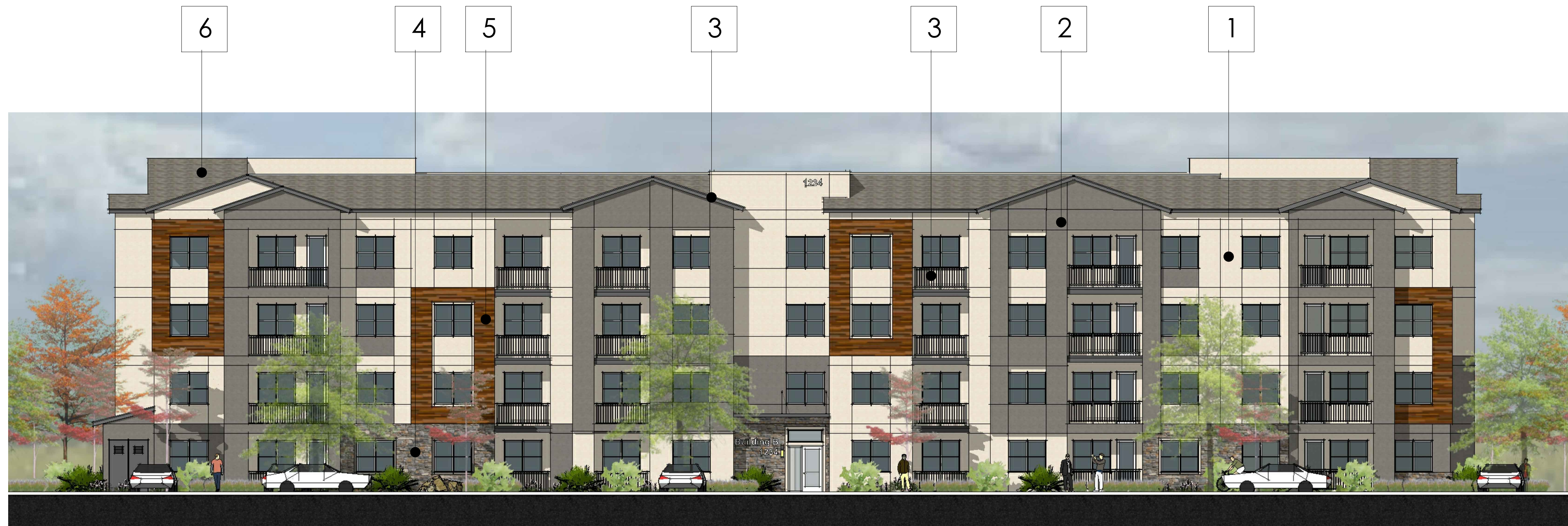
2 REAR ELEVATION - CARPORT
NTS



3 TYPICAL SIDE ELEVATION - CARPORT
NTS



CARPORT

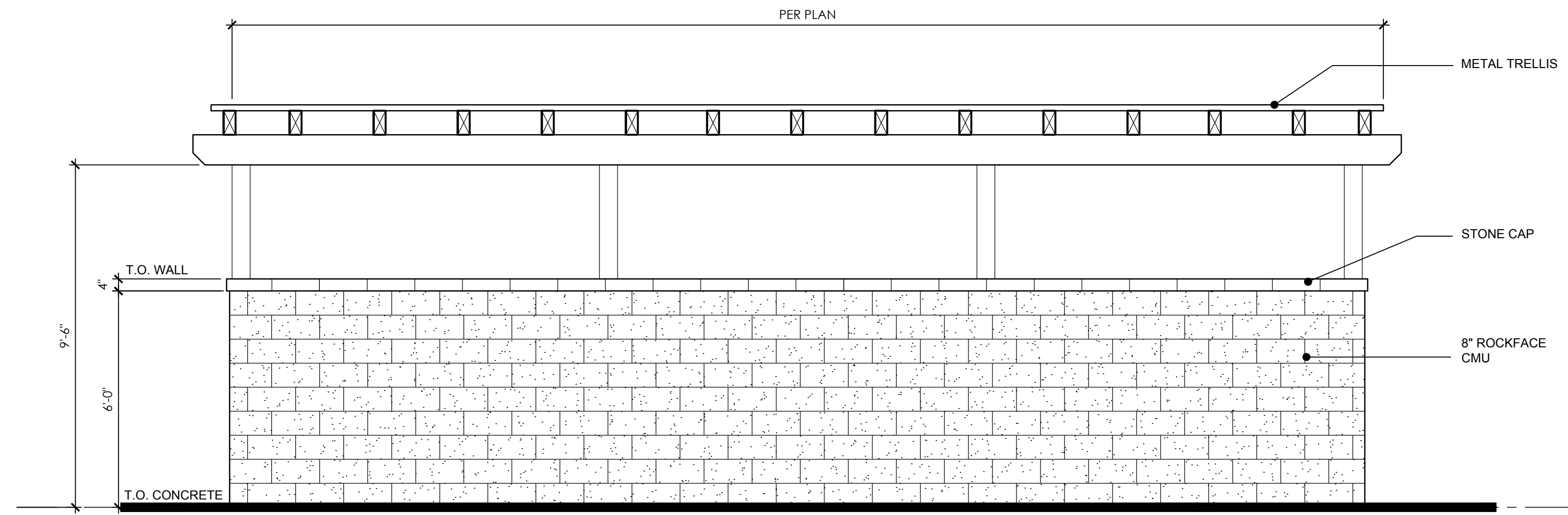


FRONT ELEVATION

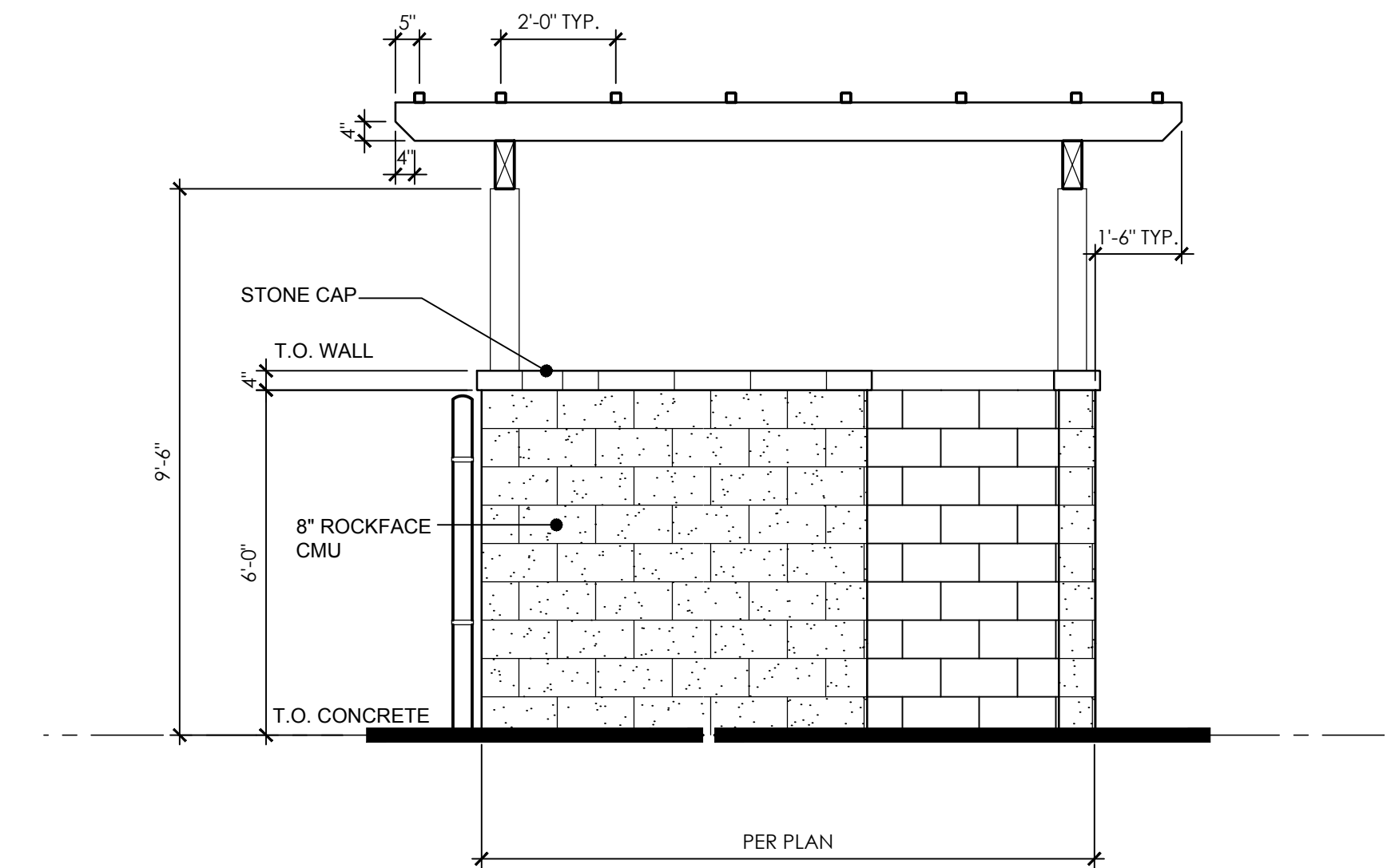
6	5	4	3	2	1
Roofing	Siding - Accent	Stone - Accent	Fascia/Railing	Stucco Wall - Accent	Stucco Wall - Main
					
Asphalt Shingles Landmark TL - Platinum by Certaineed Roofing or Approved Equal	Wood Grain, Chesnut Konotwood or Approved Equal	Princestone Granite Newport Gray by Coronado Stone or Approved Equal	SW7674 Peppercorn or Approved Equal	SW7019 Gauntlet Gray or Approved Equal	SW7012 Creamy or Approved Equal

MATERIALS & COLORS

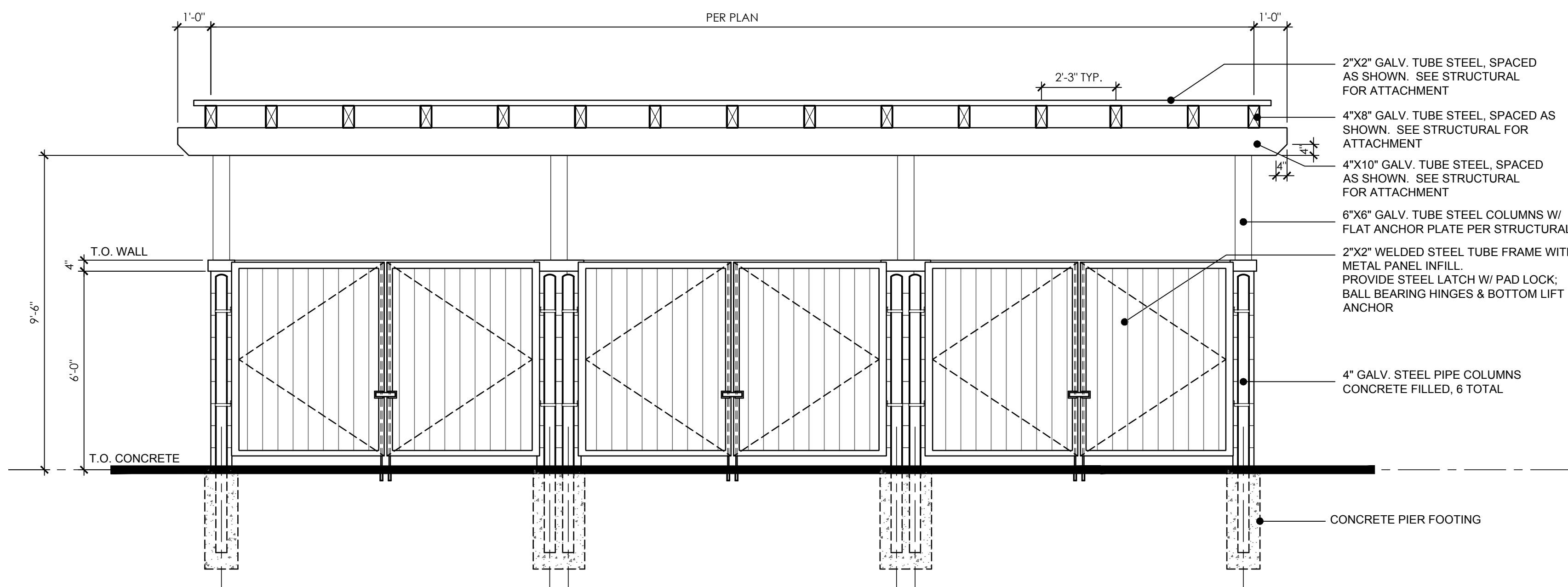
Tekin & Associates



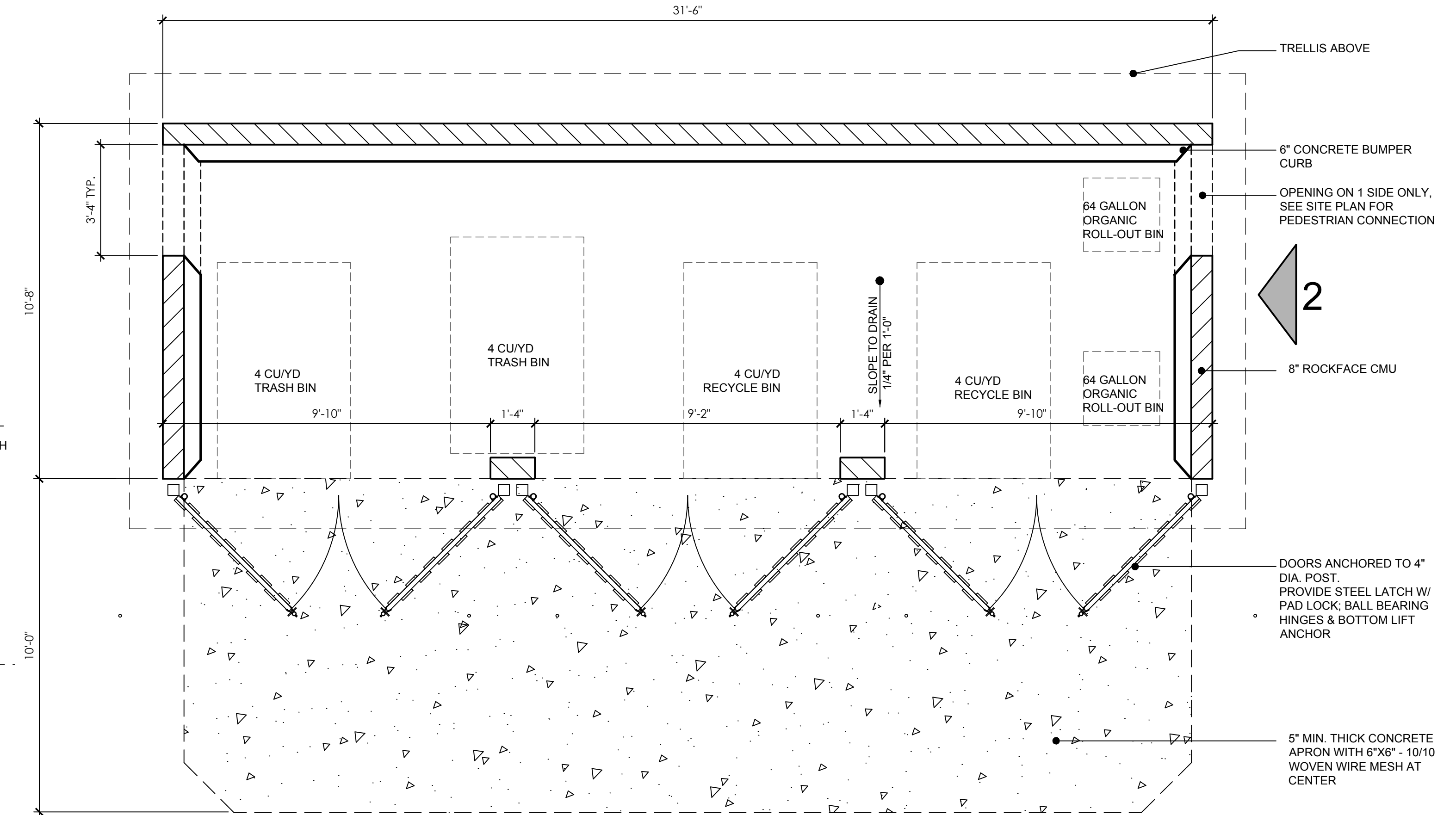
REAR ELEVATION - 3
SCALE: 1/4"=1'-0"



SIDE ELEVATION - 2
SCALE: 1/4"=1'-0"



FRONT ELEVATION - 1
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 3/8"=1'-0"

TRASH ENCLOSURE

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Thank You