

RESOLUTION NO. 2023-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15162 AND 15183 AND APPROVING A MAJOR DESIGN REVIEW AMENDMENT AND A DENSITY BONUS WITH AN INCENTIVE/CONCESSION FOR REDUCED DEVELOPMENT STANDARDS FOR THE POPPY GROVE APARTMENTS AMENDMENT PROJECT (PLNG23-010) LOCATED AT 10149 BRUCEVILLE ROAD (APNS: 132-0050-175, 132-0050-176, AND 132-0050-177)

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on February 27, 2023, from Poppy Grove Development Partners, LLC (the “Applicant”) requesting a Design Review Amendment and Density Bonus with an Incentive/Concession for the Poppy Grove Apartments Amendment Project (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City, more particularly described as APNs: 132-0050-175, 132-0050-176, and 132-0050-177; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, Elk Grove Municipal Code (EGMC) Title 23 (Zoning) and Title 22 (Land Development), the Laguna Ridge Specific Plan, the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, the City Council held a duly-noticed public hearing on April 12, 2023, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that no further environmental review is necessary from the provisions of CEQA under State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) based upon the following findings:

CEQA

Finding: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

In 2003, the City Council certified an EIR for the Laguna Ridge Specific Plan (LRSP, State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the General Plan and LRSP, as well as the improvements identified in the accompanying infrastructure master plans. The Project is subject to the LRSP Mitigation, Monitoring and Reporting Program (MMRP). Adopted LRSP mitigation measures that apply to development on Project site (which is identified in the EIR as a non-participating property) include the following:

Mitigation Measure 4.3.2: The project applicant shall implement all measures proposed in the AQ-15 Plan provided in Appendix 4.3 of the Draft EIR for each subsequent project to reduce emissions from both mobile and stationary sources. Each subsequent development project shall be checked for compliance with the AQ-15 Plan.

Mitigation Measure 4.5.3a: As part of subsequent applications on non-participating properties, the project applicant shall provide the City with a Phase I Site Assessment to determine whether ash or a former burn site is present on the subject property.

Mitigation Measure 4.10.1a: Prior to subsequent approvals on non-participating properties, a detailed cultural resources field survey of the subject property shall be conducted by the City and funded by the project applicant. The cultural resources field study shall identify any cultural resource finds and will set out measures to mitigate any impacts to significant resources as defined by CEQA, California Register of Historic Resources and/or National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:

- Redesign of the subsequent development project to avoid the resource. The resource site shall be deeded to a non-profit agency to be approved by the City for maintenance of the site.
- If avoidance is determined infeasible by the City, then the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If the City determines capping infeasible, then the resource shall be excavated and recorded to appropriate standards

Pursuant to the required Mitigation Measures, the Applicant has provided a Phase I Site Assessment as well as a Cultural Resources Analysis for the site (Helix Environmental Planning, Inc.) which was peer reviewed by the City. The review concluded that there would be no effect on historic properties, including archaeological and built-environment resources, as a result of Project implementation. The Wilton Rancheria requested tribal monitoring during any ground disturbance due to the proximity of the site to the Stone Lakes Wildlife refuge as well as two other culturally significant site within two miles. The implementation of Conditions of Approval Nos. 10-12 from the original approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources. The Project complies with the LRSP AQ-15 Plan which includes measures to reduce vehicle emissions such as the provision of enhanced bicycle and pedestrian access, and the provision of electric vehicle charging facilities.

Additionally, staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the City Council as part of the City’s General Plan Housing Element Update in 2021 SEIR (SCH No. 2020069032), which analyzed the Project site for the development of high-density residential housing. In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project is high-density, low-income housing on a high-density housing site as designated in the Housing Element, therefore, the Project is exempt from VMT analysis pursuant to the City’s adopted Transportation Analysis Guidelines.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Housing Element SEIR and the LRSP EIR.

No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183 and Section 15162, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Major Design Review Amendment and the Density Bonus with an Incentive/Concession for reduced development standards for the Poppy Grove Apartments Amendment Project (PLNG23-010), as described in Exhibit A and the project plans in Exhibit B, and subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Major Design Review Amendment

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Elk Grove Design Guidelines, and Improvement Standards adopted by the City.

Evidence #1: The Project includes approval of a Major Design Review Amendment for a previously approved 387-unit multi-family development. The amendments to the Project plans have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove Design Guidelines. The proposed Project is consistent with the following General Plan Policies:

Policy LU-2-1: Promote a greater concentration of high-density residential, office commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations.

Policy LU-2-4: Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.

Additionally, the proposed amendments comply with the objective development standards of Title 23, Zoning, including setbacks, height limits, landscaping requirements, open space requirements, and bicycle parking requirements with approval of the Design Review Deviations approved as part of the original Project on May 11, 2022. The Project design includes a variety of building materials, including grey brick veneer, fiber cement siding, stucco, and vinyl windows. The Project includes interior common amenity spaces, such as the fitness and yoga studios, and co-working office spaces. Colors include white, gray, blue-gray, tan and brown. Materials, detailing, and colors are carried over to all building facades. The Project's colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence #2: The revised site plan, building elevations, and landscape plans have been reviewed in accordance with the Elk Grove Design Guidelines for multi-family

development, and it is concluded that the architecture and site planning meet all applicable objective design requirements, with approval of the Density Bonus with an Incentive/Concession related to mass, scale, and form. The Project design includes a variety of building materials, including grey brick veneer, fiber cement siding, stucco, and vinyl windows. The Project includes interior common amenity spaces, such as the fitness and yoga studios, and co-working office spaces. Colors include white, gray, blue-gray, tan and brown. Materials, detailing, and colors are carried over to all building facades. The Project's colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines.

Finding #3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The revised Project has been designed consistent with the requirements of the Elk Grove Design Guidelines for multi-family development, with approval of the Density Bonus with an Incentive/Concession related to mass, scale, and form. The proposed architecture is a contemporary design incorporating craftsman-style design elements. The Project design includes a variety of building materials, including grey brick veneer, fiber cement siding, stucco, and vinyl windows. The Project includes interior common amenity spaces, such as the fitness and yoga studios, and co-working office spaces. Colors include white, gray, blue-gray, tan and brown. Materials, detailing, and colors are carried over to all building facades. The Project's colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines.

Finding #4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #4: The Project site includes pedestrian access points from the adjacent streets for pedestrian circulation to and throughout the site. Vehicle entryways are clearly defined to avoid circulation conflict. The Project proposal includes a combined, 7-foot separated multi-use path/sidewalk within the Project frontage on the south side Poppy Ridge Road along with a Class II bike lane. The Project also includes a 7-foot separated sidewalk with a Class II bike lane on Bruceville Road, The bicycle and pedestrian circulation plan is supported by the City's Trails Committee and is consistent with the location of a multi-use path in the Bicycle, Pedestrian, and Trails Master Plan. The proposed amendment does not revise any access or entryways approved as part of the original entitlement. Therefore, the Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence #5: The Project does not require a tentative subdivision map; therefore this finding is not applicable.

Finding #6: There are changed circumstances sufficient to justify the modification of the approval.

Evidence: The City Council approved a Major Design Review on May 11, 2022, for a new 387 unit apartment development for the Poppy Grove Apartments Project (PLNG21-078). According to the Applicant, since the original approval, the Project has been negatively impacted by the continuous increase in interest rates, along with unanticipated increases in construction costs. The requested incentive/concession will provide actual reductions in the project costs and allow for the completion of the development as contemplated as a 100% affordable housing development.

Density Bonus

Finding #1: The Project is eligible for a Density Bonus per the requirements of Elk Grove Municipal Code Chapter 23.50.

Evidence #1: Pursuant to EGMC Chapter 23.50, the City shall grant a Density Bonus, with concessions or incentives, when the Applicant agrees to construct a residential development that contains at least 10 percent of the total units of a housing development for lower-income households (defined as target units). The Project is proposed to provide 100 percent of the dwellings as target units. Therefore, the Project is eligible for a Density Bonus.

Finding #2: The City cannot make any of the findings specified in Chapter 23.50.070 of the Zoning Code which would preclude approval of a Density Bonus.

Evidence #2: The Incentive/Concession is required in order to provide for affordable housing costs, as the units could not be constructed at the density required by the Housing Element without relief from the Design Guidelines massing standards. According to the Applicant, since the original approval, the Project has been negatively impacted by the continuous increase in interest rates, along with unanticipated increases in construction costs. The requested incentive/concession will provide actual reductions in the Project costs and allow for the completion of the development as contemplated as a 100% affordable housing development. The incentive/concession would not have a specific adverse impact upon public health and safety or the physical environment. The proposed Project is not contrary to any state or federal law.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of April 2023.




BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Poppy Grove Apartments Amendment (PLNG22-051)
Project Description

PROJECT DESCRIPTION

The Project consists of a Major Design Review Amendment for the previously-approved Poppy Grove Apartments Project (PLNG21-078) to modify the floorplans, elevations, and site plan. The modifications include removal of the swimming pool, sports court, balconies, and private patios, as well as modifications to the entries, siding, and overhangs. The Project also includes a Density Bonus with an Incentive/Concession for reduced development standards related to the Elk Grove Design Guidelines standards for mass, scale, and form.

EXHIBIT B

OPEN SPACE NOTES

OPEN SPACE REQUIREMENTS TAKEN FROM OCTOBER 2021 DRAFT ELK GROVE CITYWIDE DESIGN GUIDELINES

- 1. A MINIMUM OF 80 SQUARE FEET OF OPEN SPACE PER UNIT AND THE AREAS MAY BE PRIVATE, COMMON OR A COMBINATION.
- 2. PRIVATE OPEN SPACE SHALL HAVE A MINIMUM WIDTH OF FIVE FEET AND A MINIMUM AREA OF 50 SQUARE FEET. PRIVATE OPEN SPACE INCLUDES PRIVATE PATIOS AND PORCHES AT THE GROUND LEVEL AND ABOVE-GROUND PRIVATE DECKS OR BALCONIES OR PRIVATE TERRACES FOR USE BY INDIVIDUAL UNITS.
- COMMON OPEN SPACE SHALL HAVE A MINIMUM WIDTH OF 20 FEET WITH A MINIMUM AREA OF 200 SQUARE FEET. COMMON OPEN SPACE INCLUDES ACTIVE AND PASSIVE RECREATION AREAS, OTHER OUTDOOR AMENITIES, AND NATURAL OPEN SPACE AREAS OUTSIDE OF THE REQUIRED SETBACKS.
- COMMON OPEN SPACE SHALL BE INCORPORATED INTO THE SITE PLAN AS A PRIMARY DESIGN FEATURE AND NOT JUST REMNANT PIECES OF LAND USED AS OPEN SPACE.
- THE OPEN SPACE SHOULD BE APPROXIMATELY SIZED AND LOCATED SO THAT IT IS EASILY ACCESSIBLE BY MOST RESIDENTS. OPEN SPACE SHOULD BE WELL SERVED BY STREETS OR BUILDINGS.
- COMMON OPEN SPACE SHOULD BE CENTRALLY LOCATED AND POSITIONED WITHIN THE VIEWSPER OF THE NEAREST UNITS SUCH THAT THE RESIDENTS CAN PROVIDE VISUAL, INFORMAL SURVEILLANCE.
- WHERE POSSIBLE, STORMWATER TREATMENT AREAS SHALL BE INTEGRATED INTO THE DESIGN OF OPEN SPACE AREAS HELPING CREATE A LARGER VISUAL AMENITY. HOWEVER, THE STORMWATER RUNOFF AREA SHOULD NOT LIMIT THE USE OF OPEN SPACE AND SHALL NOT COUNT TOWARDS THE REQUIRED OPEN SPACE.
- WHERE POSSIBLE EXISTING NATURAL FEATURES SHOULD BE INCORPORATED INTO THE DESIGN AND PROGRAMMING OF OPEN SPACE.
- COMMON FACILITIES SUCH AS LAUNDRIES, MAILBOXES, AND MANAGEMENT OFFICE SHOULD BE PLANNED IN CONJUNCTION WITH OPEN SPACES AND THE CIRCULATION SYSTEM SO THAT THEY ARE CONVENIENTLY LOCATED FOR MOST RESIDENTS.
- UPPER LEVEL PRIVATE OPEN SPACES SHALL LOOK OUT ON STREETS, ALLEYS, PARKS OR COMMON OPEN SPACE AREAS.
- ALL MULTI-FAMILY PROJECTS SHALL INCLUDE OPEN SPACE AMENITIES TO MEET THE ACTIVE AND PASSIVE RECREATION NEEDS OF THE COMMUNITY THEY SERVE. THE NUMBER, TYPE AND SIZE OF AMENITIES SHOULD BE PROPORTIONAL TO THE ANTICIPATED NUMBER OF FUTURE RESIDENTS AND REPRESENTATIVE OF THE ANTICIPATED NEEDS OF THE FUTURE RESIDENTS. COMPLIANCE WITH THIS GUIDELINE WILL BE EVALUATED ON A CASE-BY-CASE BASIS AS PART OF THE REQUIRED DESIGN REVIEW WITH THE INTENT OF ENSURING A SELECTION OF ONE OR A COMBINATION OF MULTIPLE AMENITIES THAT ARE APPROPRIATE IN SIZE, TYPE AND USE TO THE COMMUNITY RESIDENTS OF EACH PROJECT. AMENITIES MAY ALSO BE LOCATED ON ROOFTOPS OR ROOF DECKS AND WILL BE COUNTED TOWARD COMMON OPEN SPACE REQUIREMENTS. AMENITIES SHALL BE CENTRALLY LOCATED FOR MOST RESIDENTS AND MAY CONSIST OF ONE OR A COMBINATION OF MULTIPLE AMENITY TYPES.

OPEN SPACE REQUIRED

PHASE	UNIT TYPE	UNIT COUNT	REQUIRED 100SF PER UNIT
Phase I	18K-745 SF	28	240
	28K-975 SF	45	360
	28K-895 SF	5	48
	28K-1085 SF	8	84
Phase II	30K-1245 SF	65	600
	18K-745 SF	147	1170
	18K-745 SF	16	120
	28K-975 SF	26	208
Phase III	28K-1085 SF	4	30
	28K-1085 SF	2	16
	30K-1245 SF	34	270
	18K-745 SF	62	496
Phase III	18K-745 SF	30	240
	18K-975 SF	60	480
	30K-1245 SF	68	540
		158	1264
		307	2456

OPEN SPACE PROVIDED

PROJECT PHASE	LEVEL	OPEN SPACE TYPE	TOTAL AREA
PHASE II	LEVEL 1	OPEN SPACE - COMMON - EXTERIOR AMENITIES	11245 SF
	LEVEL 1	OPEN SPACE - COMMON - EXTERIOR AMENITIES	16286 SF
PHASE III	LEVEL 1	OPEN SPACE - COMMON - EXTERIOR AMENITIES	23276 SF
	GREATER THAN 30,960 SF. THEREFORE, COMPLIANT		

POPPY GROVE, LP

URSBN CONVE DEVELOPMENT, LLC
4080 REDMOUNT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

PHASE I
147 UNITS

OPEN SPACE - COMMON - EXTERIOR AMENITIES: 11245 SF

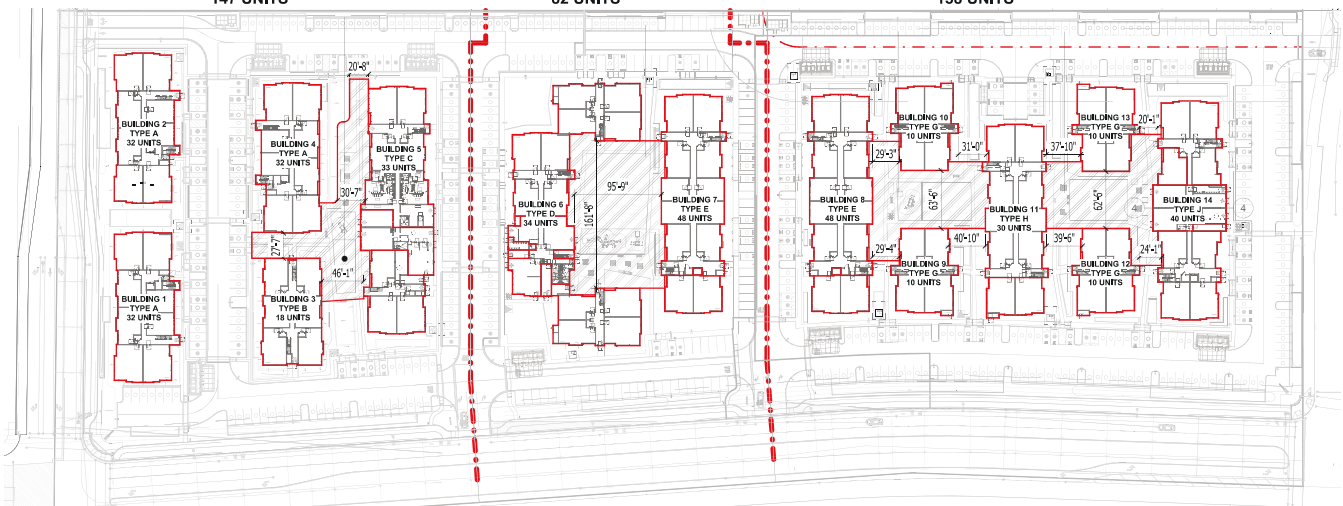
PHASE II
82 UNITS

OPEN SPACE - COMMON - EXTERIOR AMENITIES: 16898 SF

PHASE III
158 UNITS

OPEN SPACE - COMMON - EXTERIOR AMENITIES: 10736 SF

OPEN SPACE - COMMON - EXTERIOR AMENITIES: 18638 SF



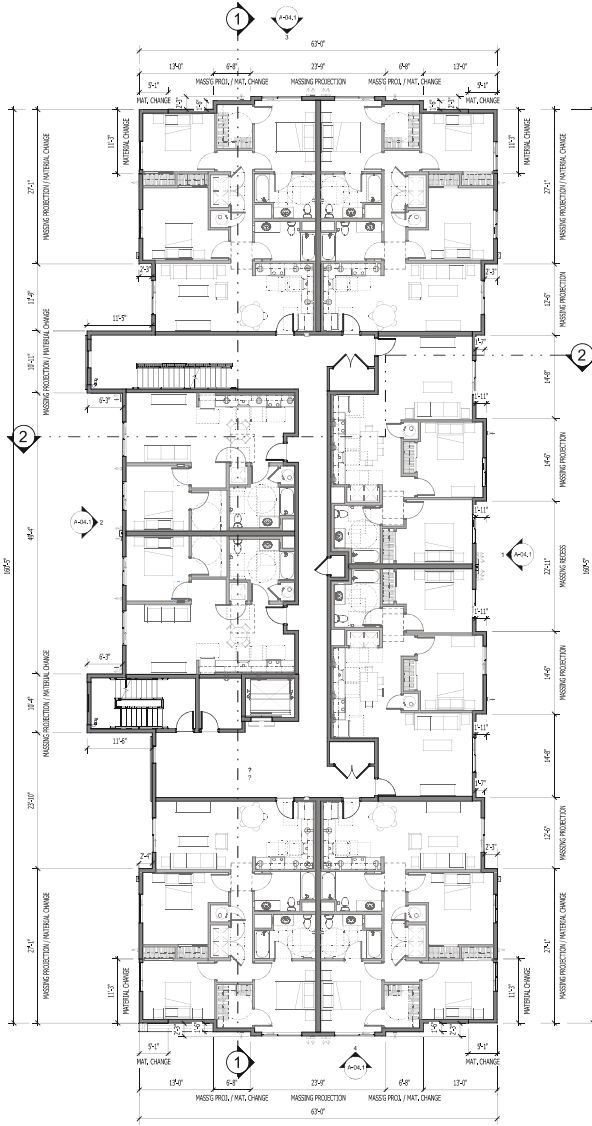
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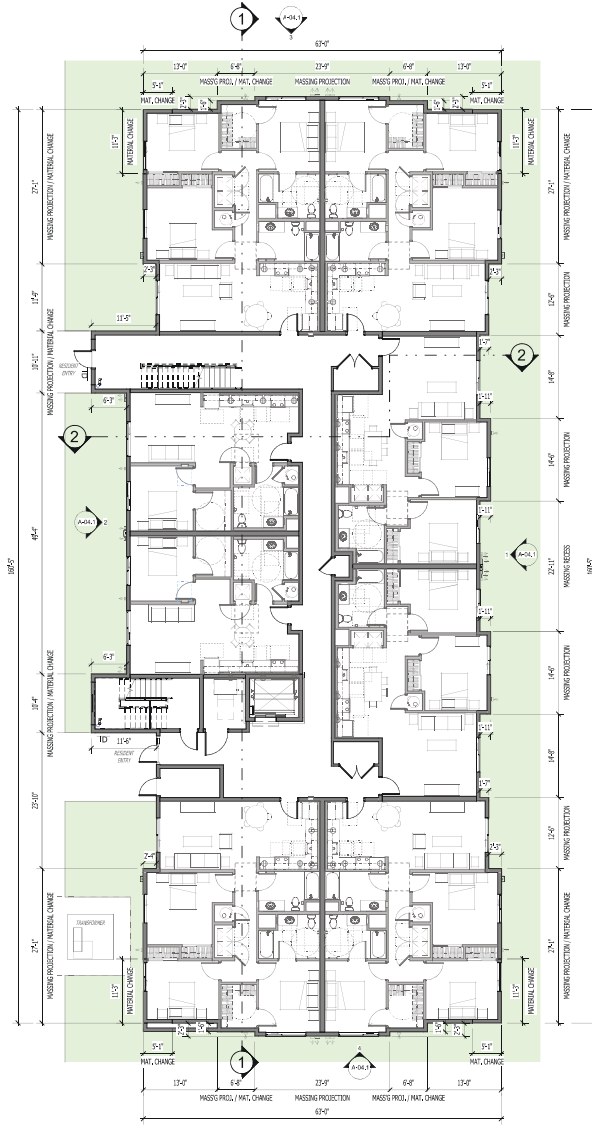
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OPEN SPACE CALCULATIONS

A-01b



2 BUILDING A - LEVEL 2
18' x 140'



1 BUILDING A - LEVEL 1
18' x 140'

UNIT TYPE SUMMARY

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ FT)
1-BEDROOM UNIT	10	1,000
2-BEDROOM UNIT	10	2,000
3-BEDROOM UNIT	10	3,000
TOTAL	30	6,000

UNIT TOTALS - BUILDING TYPE A

UNIT TYPE	UNIT COUNT
1-BEDROOM UNIT	10
2-BEDROOM UNIT	10
3-BEDROOM UNIT	10
TOTAL	30

GROSS AREAS - BUILDING TYPE A

Level	Area	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 1	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 1	8794 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 2	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 1	8794 SF
LEVEL 3	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 3	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 1	8794 SF
LEVEL 4	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 4	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 4	GROSS RESIDENTIAL_PHASE 1	8794 SF
TOTAL		4208 SF

HATCH LEGEND

[Pattern]	COMMON BUILDING	[Pattern]	2 BEDROOM UNIT
[Pattern]	1 BEDROOM UNIT	[Pattern]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 BUCKWOLD AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

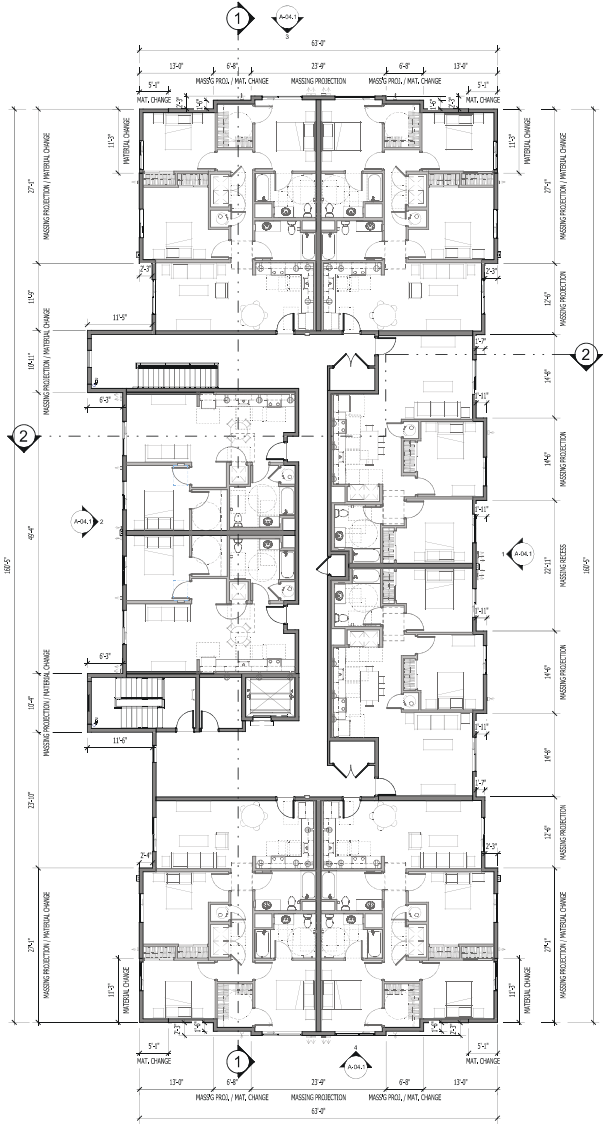
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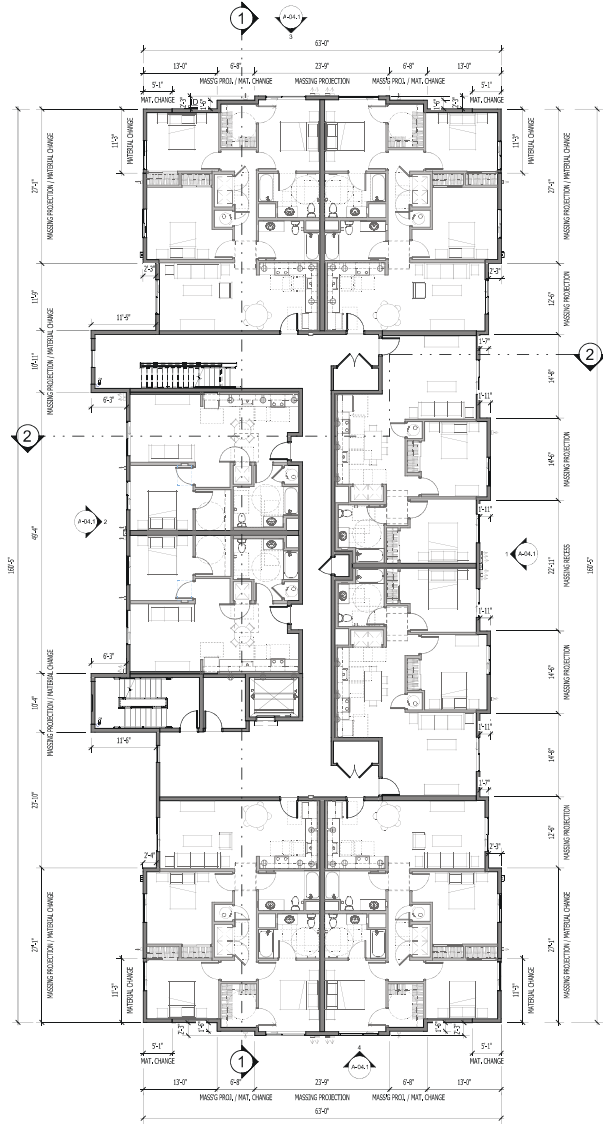


BUILDING PLAN - BLDG. A

A-02.2



2 BUILDING A - LEVEL 4
18' - 0" x 104' - 11"



1 BUILDING A - LEVEL 3
18' - 0" x 104' - 11"

UNIT TYPE SUMMARY

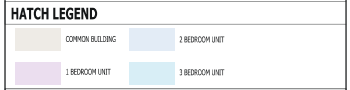
UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1-BEDROOM	16	1,008	10.0%
2-BEDROOM	8	1,008	10.0%
3-BEDROOM	16	1,008	10.0%
TOTAL	40	3,024	100%

UNIT TOTALS - BUILDING TYPE A

UNIT TYPE	UNIT COUNT
1-BEDROOM	16
2-BEDROOM	8
3-BEDROOM	16
TOTAL	40

GROSS AREAS - BUILDING TYPE A

Level	Area	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 1	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 1	8794 SF
	TOTAL	10875 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 2	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 1	8794 SF
	TOTAL	10875 SF
LEVEL 3	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 3	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 1	8794 SF
	TOTAL	10875 SF
LEVEL 4	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 4	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 4	GROSS RESIDENTIAL_PHASE 1	8794 SF
	TOTAL	10875 SF



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
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OAKLAND, CA 94611

Poppy Grove Apartments

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ELK GROVE, CA 95757

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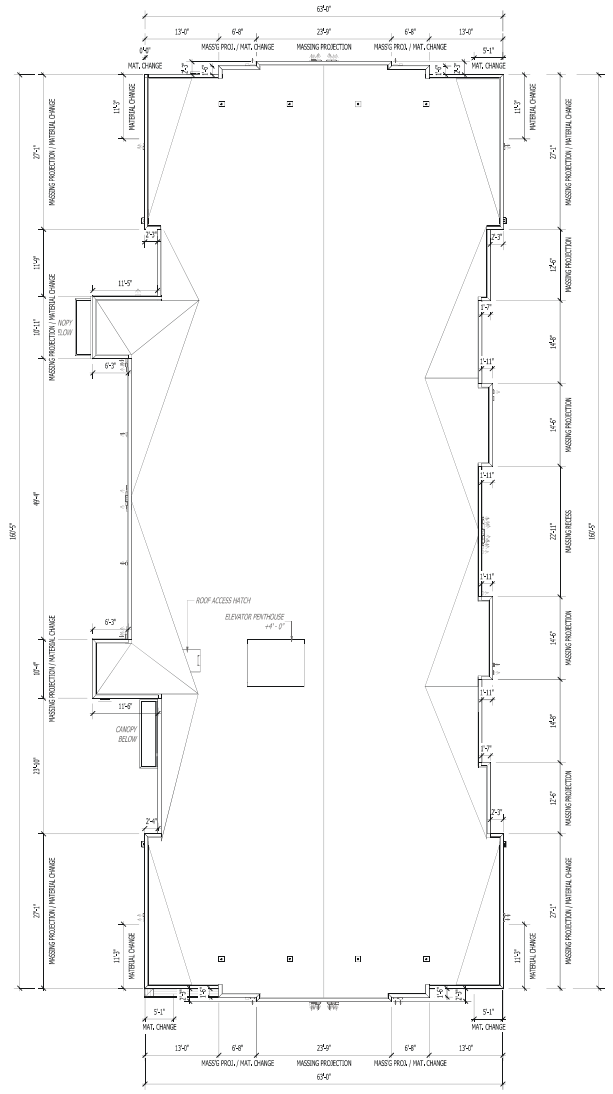
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BUILDING PLAN - BLDG. A

A-02.3



1 BUILDING A - ROOF PLAN
1/8" = 1'-0"

KEY PLAN

BUILDING TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

UNIT TOTALS - BUILDING TYPE A

UNIT TYPE	UNIT COUNT
2008-070 SF	8
2008-070 SF	8
3284-240 SF	16
	32

GROSS AREAS - BUILDING TYPE A

Level	Area	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 1	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 1	8794 SF
		10775 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 2	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 1	10604 SF
		12685 SF
LEVEL 3	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 3	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 1	10604 SF
		12685 SF
LEVEL 4	GROSS BALCONY/PATIO_PHASE 1	768 SF
LEVEL 4	GROSS CIRCULATION_PHASE 1	1313 SF
LEVEL 4	GROSS RESIDENTIAL_PHASE 1	10604 SF
		12685 SF

HATCH LEGEND

[Common Building Hatch]	COMMON BUILDING
[2 Bedroom Unit Hatch]	2 BEDROOM UNIT
[1 Bedroom Unit Hatch]	1 BEDROOM UNIT
[3 Bedroom Unit Hatch]	3 BEDROOM UNIT

KEY PLAN



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 BUCKWOLD AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

HED
400 South First Street
Suite 200
Los Angeles, California
90071 USA
(213) 943-1850
WWW.HEDLISEN.COM



2024-CAD01-001
BUILDING PLAN - BLDG. A

A-02.4

2/24/2023 8:43:24 AM



4 BLDG. A - WEST ELEVATION
1/8" = 1'-0" A-02.2



3 BLDG. A - EAST ELEVATION
1/8" = 1'-0" A-02.2



2 BLDG. A - SOUTH ELEVATION
1/8" = 1'-0" A-02.2



1 BLDG. A - NORTH ELEVATION
1/8" = 1'-0" A-02.2

- ### MATERIAL KEYNOTES
- 01 FIBER CEMENT BOARD PLANK SIDING, HORIZONTAL ORIENTATION, JAMES HARDIE ARTESIAN BOARD, 6 INCH HEIGHT, SMOOTH TEXTURE, S47027 HICKORY SMOKE OR SIMILAR
 - 02 FIBER CEMENT BOARD PLANK SIDING, HORIZONTAL ORIENTATION, JAMES HARDIE ARTESIAN BOARD, 6 INCH HEIGHT, SMOOTH TEXTURE, S47027 HICKORY SMOKE OR SIMILAR
 - 03 GYPSUM PLASTER, 1/2" FINISH, COLOR SW702 VERSATILE GREY OR SIMILAR
 - 04 GYPSUM PLASTER, 1/2" FINISH, COLOR SW672 VERSATILE GREY OR SIMILAR
 - 05 GYPSUM PLASTER, 1/2" FINISH, COLOR SW672 VERSATILE GREY OR SIMILAR
 - 06 GYPSUM PLASTER, 1/2" FINISH, COLOR SW672 VERSATILE GREY OR SIMILAR
 - 07 GYPSUM PLASTER, 1/2" FINISH, COLOR SW672 VERSATILE GREY OR SIMILAR
 - 08 GYPSUM PLASTER, 1/2" FINISH, COLOR SW672 VERSATILE GREY OR SIMILAR
 - 09 GREY BRICK VENEER, FINISH CODE: 4 - 1" MODULAR
 - 10 VINYL WINDOWS AND DOORS, FRAME COLOR: WHITE, CLEAR GLAZING
 - 11 HOOD AT TIC LOUVER, COLOR TO MATCH HOSE WALL
 - 12 STEEL CHIMNEY, 6 CHANNEL, FINISH: PINKISH GREY COLOR GREY
 - 13 DRIP TRAY FLASHING, COLOR TO MATCH HOSE WALL
 - 15 HOOD AT TIC LOUVER, COLOR TO MATCH HOSE WALL
 - 16 STOREROCK SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR: ANODIZED ALUMINUM, GLASS COLOR: CLEAR, DOOR FRAME COLOR: ANODIZED ALUMINUM
 - 17 TRIM/TOP BRICK VENEER WALL TO BE PAINTED SW672 VERSATILE GREY OR SIMILAR

- ### MATERIAL LEGEND
- | | |
|---------|---|
| 01 | FIBER CEMENT SIDING
MANUFACTURER: JAMES HARDIE ARTESIAN SIDING OR SIMILAR
COLOR: SW702 HICKORY SMOKE OR SIMILAR
DIMENSIONS: 6" SIDING, HORIZONTAL ORIENTATION |
| 02 | FIBER CEMENT SIDING
MANUFACTURER: JAMES HARDIE ARTESIAN SIDING OR SIMILAR
COLOR: SW672 HICKORY SMOKE OR SIMILAR
DIMENSIONS: 6" SIDING, HORIZONTAL ORIENTATION |
| 03 - 08 | GYPSUM PLASTER
FINISH: 1/2" FINISH
COLOR: SW672 VERSATILE GREY / SW702 VERSATILE GREY / SW672 VERSATILE GREY / SW702 VERSATILE GREY / SW672 VERSATILE GREY / SW702 VERSATILE GREY |
| 09 | GREY BRICK VENEER
MANUFACTURER: TSC
COLOR: 09
DIMENSIONS: 4" x 8" MODULAR FINISH BOND |

POPPY GROVE, LP

URBAN CORP CIVIL DIVISION, 11 C
406 HEDMONT AVENUE, SUITE 545
SUNLAND, CA 90151

Poppy Grove Apartments

18149 BRUCEVILLE ROAD
BLK GROVE, CA 90707

Date Issued For

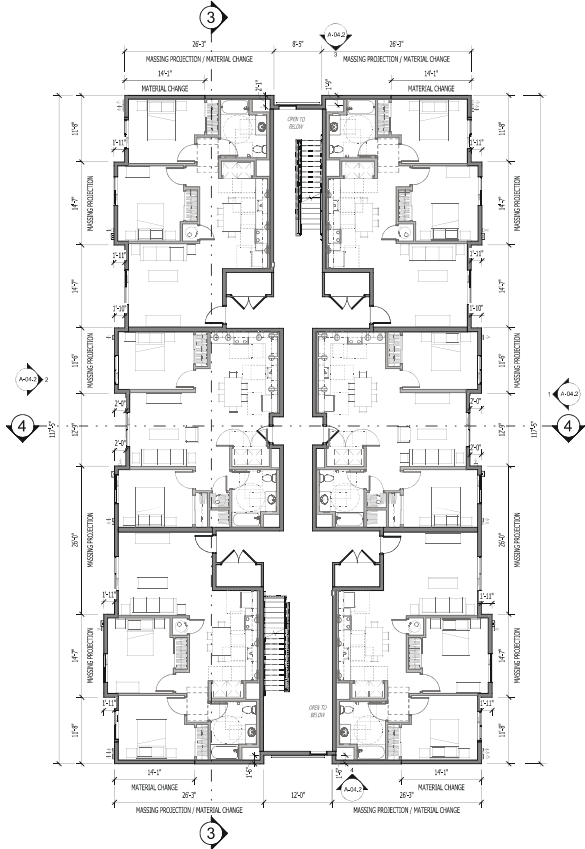
HED

200 Buys How Street
Suite 250
Los Angeles, California
90071 USA
(310) 942-4300
WWW.HED.DESIGN

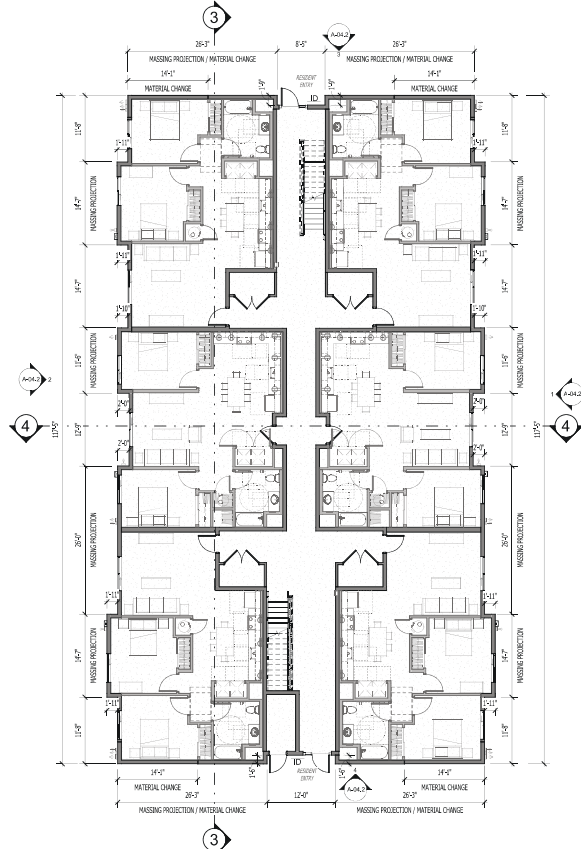
BUILDING ELEVATIONS - BLDG. A

A-04.1

BM 390/2021-CA011-001_The Breeze - Elk Grove/2021-CA011001_Site_Arch_HED.rvt



2 BUILDING B - LEVEL 2
1/8" = 1'-0"



1 BUILDING B - LEVEL 1
1/8" = 1'-0"

BUILDING TYPE	SCHEDULE	SCHEDULE		SCHEDULE	SCHEDULE	SCHEDULE
		AREA	PERCENT			
BUILDING TYPE A
BUILDING TYPE B
BUILDING TYPE C
BUILDING TYPE D
BUILDING TYPE E
BUILDING TYPE F
BUILDING TYPE G
BUILDING TYPE H
BUILDING TYPE I
BUILDING TYPE J
BUILDING TYPE K
BUILDING TYPE L
BUILDING TYPE M
BUILDING TYPE N
BUILDING TYPE O
BUILDING TYPE P
BUILDING TYPE Q
BUILDING TYPE R
BUILDING TYPE S
BUILDING TYPE T
BUILDING TYPE U
BUILDING TYPE V
BUILDING TYPE W
BUILDING TYPE X
BUILDING TYPE Y
BUILDING TYPE Z

UNIT TOTALS - BUILDING TYPE B	
UNIT TYPE	UNIT COUNT
2BR-2BH SF	12
2BR-2BH SF	12
1B	12

GROSS AREAS - BUILDING TYPE B		
Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 1	579 SF
LEVEL 1	GROSS CIRCULATION_PHASE 1	1346 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 1	6119 SF
		8044 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 1	332 SF
LEVEL 2	GROSS CIRCULATION_PHASE 1	1338 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 1	6119 SF
		7789 SF
LEVEL 3	GROSS BALCONY/PATIO_PHASE 1	332 SF
LEVEL 3	GROSS CIRCULATION_PHASE 1	1332 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 1	6119 SF
		7783 SF
		2301 SF

HATCH LEGEND	
	COMMON BUILDING
	2 BEDROOM UNIT
	1 BEDROOM UNIT
	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 BUCKINGHAM AVENUE, SUITE 340
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

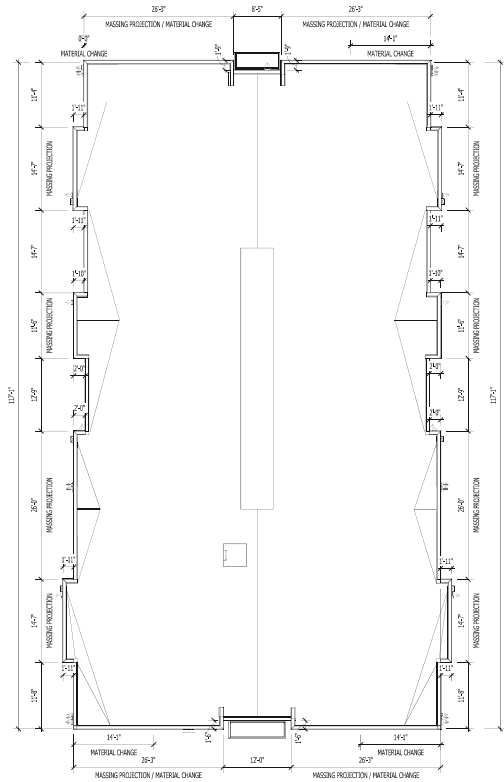
Date Issued For

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400 South First Street
Suite 200
Los Angeles, California
90071 USA
(213) 964-1550
WWW.HED.ORG

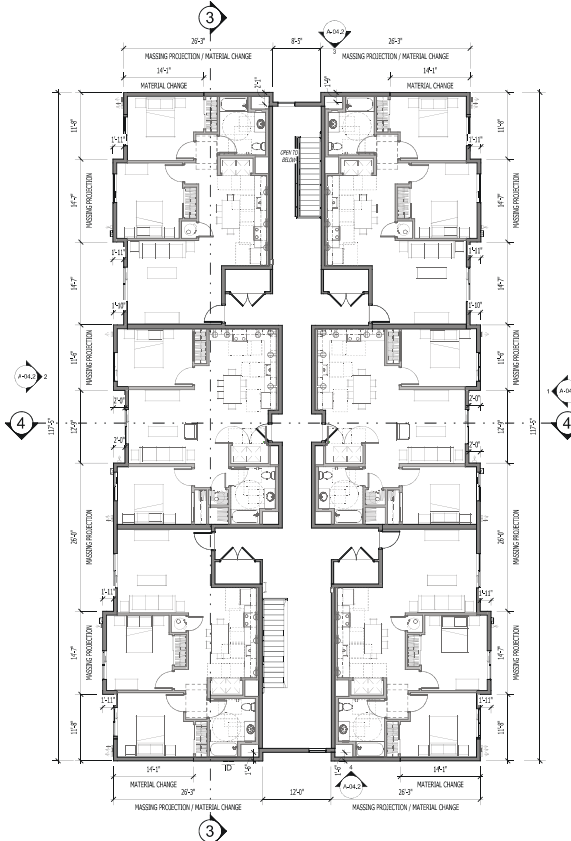


BUILDING PLAN - BLDG. B

A-02.5



2 BUILDING B - ROOF PLAN
18" = 1'-0"



1 BUILDING B - LEVEL 3
18" = 1'-0"

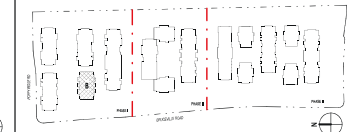
BUILDING TYPE	SCHEDULE	SCHEDULE		TOTAL AREA	TOTAL COUNT
		AREA	COUNT		
BUILDING TYPE A
BUILDING TYPE B
BUILDING TYPE C
BUILDING TYPE D
BUILDING TYPE E
BUILDING TYPE F
BUILDING TYPE G
BUILDING TYPE H
BUILDING TYPE I
BUILDING TYPE J
BUILDING TYPE K
BUILDING TYPE L
BUILDING TYPE M
BUILDING TYPE N
BUILDING TYPE O
BUILDING TYPE P
BUILDING TYPE Q
BUILDING TYPE R
BUILDING TYPE S
BUILDING TYPE T
BUILDING TYPE U
BUILDING TYPE V
BUILDING TYPE W
BUILDING TYPE X
BUILDING TYPE Y
BUILDING TYPE Z

UNIT TOTALS - BUILDING TYPE B	
UNIT TYPE	UNIT COUNT
2BDR-2BH SF	12
2BDR-2BH SF	0
1B	0

GROSS AREAS - BUILDING TYPE B		
Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY_PHASE 1	579 SF
LEVEL 1	GROSS CIRCULATION_PHASE 1	1,346 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 1	6119 SF
		8044 SF
LEVEL 2	GROSS BALCONY_PHASE 1	122 SF
LEVEL 2	GROSS CIRCULATION_PHASE 1	1,322 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 1	6119 SF
		7563 SF
LEVEL 3	GROSS BALCONY_PHASE 1	122 SF
LEVEL 3	GROSS CIRCULATION_PHASE 1	1,322 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 1	6119 SF
		7563 SF
		23221 SF

HATCH LEGEND	
[Hatch Pattern]	COMMON BUILDING
[Hatch Pattern]	2 BEDROOM UNIT
[Hatch Pattern]	1 BEDROOM UNIT
[Hatch Pattern]	3 BEDROOM UNIT

KEY PLAN



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

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2021-CAD001-001

BUILDING PLAN - BLDG. B

A-02.6

2/24/2023 8:48:30 AM



4 BLDG. B - WEST ELEVATION
18' x 14'



3 BLDG. B - EAST ELEVATION
18' x 14'



2 BLDG. B - NORTH ELEVATION
18' x 14'



1 BLDG. B - SOUTH ELEVATION
18' x 14'

MATERIAL KEYNOTES

- 01 FIBER CEMENT BOARD PLANK SIDING, HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, 6 INCH HEIGHT, SMOOTH TEXTURE, SW7027 HICKORY SHADE OR SIMILAR
- 02 FIBER CEMENT BOARD PLANK SIDING, HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, 6 INCH HEIGHT, SMOOTH TEXTURE, SHAGGY VESPAZY WOLLI OR SIMILAR
- 03 GYPSUM PLASTER, 1/2" FINISH, COLOR SW7027 VERSATILE GREY OR SIMILAR
- 04 GYPSUM PLASTER, 1/2" FINISH, COLOR SW602 VERSATILE GREY OR SIMILAR
- 05 GYPSUM PLASTER, 1/2" FINISH, COLOR SW602 VERSATILE GREY OR SIMILAR
- 06 GYPSUM PLASTER, 1/2" FINISH, COLOR SW7027 HICKORY SHADE OR SIMILAR
- 07 GYPSUM PLASTER, 1/2" FINISH, COLOR SW7027 HICKORY SHADE OR SIMILAR
- 08 GYPSUM PLASTER, 1/2" FINISH, COLOR SW7027 HICKORY SHADE OR SIMILAR
- 09 GYPSUM PLASTER, 1/2" FINISH, COLOR SW7027 HICKORY SHADE OR SIMILAR
- 10 GYPSUM PLASTER, 1/2" FINISH, COLOR SW7027 HICKORY SHADE OR SIMILAR
- 11 VINYL WINDOWS AND DOORS, FRAME COLOR WHITE, CLEAR GLAZING
- 12 STEEL CLAMP, C CHANNEL, FINISH: POLYESTER COLOR GREY
- 13 DRIP TRAY FLASHING, COLOR TO MATCH HOST WALL
- 14 HOOK AT TIC LOUVER, COLOR TO MATCH HOST WALL
- 15 STOREFRONT SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR ANODIZED ALUMINUM, GLASS COLOR CLEAR, DOOR FRAME COLOR ANODIZED ALUMINUM
- 17 TRIM AT TOP BRICK VENEER WALL TO BE PAINTED SW6027 VERSATILE GREY OR SIMILAR

MATERIAL LEGEND

	01 FIBER CEMENT SIDING MANUFACTURER: JAMES HARDIE ARTISAN BOARD (OR SW7027) COLOR: SW7027 HICKORY SHADE (OR SIMILAR) DIMENSIONS: 6" SIDING PLANKS
	02 FIBER CEMENT SIDING MANUFACTURER: JAMES HARDIE ARTISAN BOARD (OR SW7027) COLOR: SW602 VERSATILE GREY (OR SIMILAR) DIMENSIONS: 6" SIDING PLANKS, HORIZONTAL ORIENTATION
	03-08 GYPSUM PLASTER FINISH: 1/2" FINISH COLOR: SW602 VERSATILE GREY / SW7027 HICKORY SHADE / SW7027 HICKORY SHADE / SW7027 HICKORY SHADE / SW7027 HICKORY SHADE / SW7027 HICKORY SHADE / SW7027 HICKORY SHADE / SW7027 HICKORY SHADE
	09 GREY BRICK VENEER MANUFACTURER: TTD COLOR: GREY DIMENSIONS: 4" x 8" MODULES, RUNNING BOND

POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
106 HEDGECOTT AVENUE, SUITE 545
DANFORTH, CA 94511

Poppy Grove Apartments

1818 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

HED
255 Buys Hwy Blvd.
Suite 2500, Colton
95021 USA
(531) 942-8300
WWW.HED.DESIGN



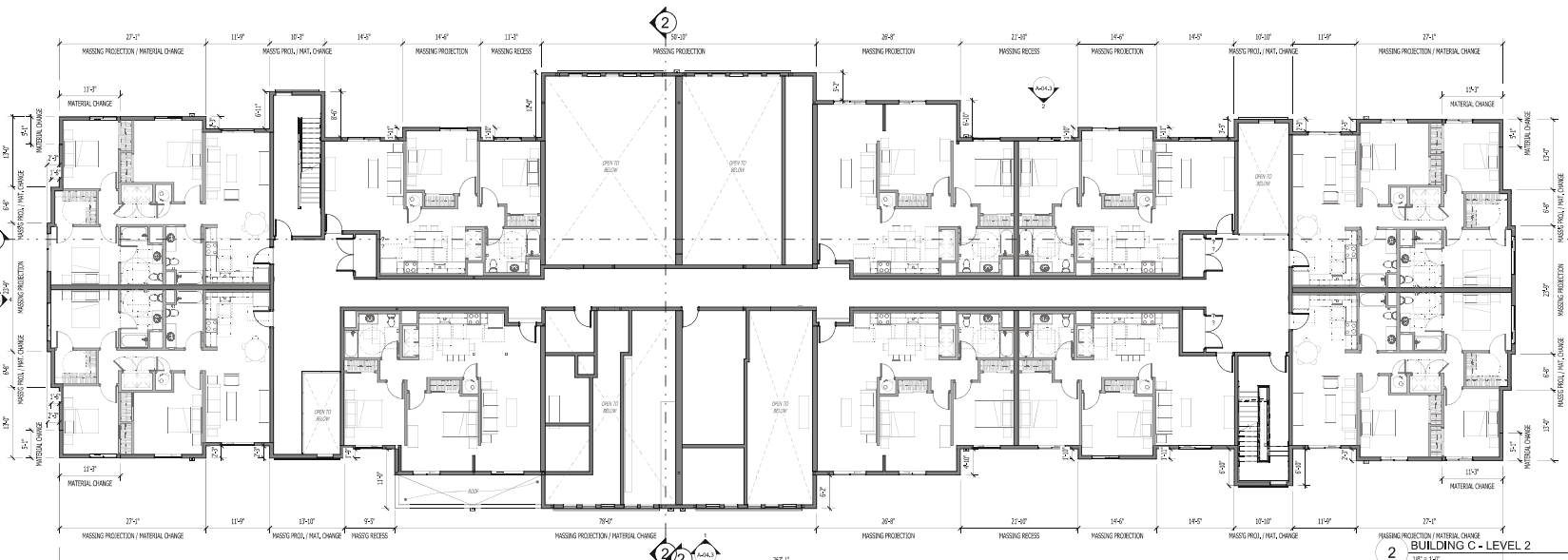
BUILDING ELEVATIONS - BLDGS. B

A-04.2

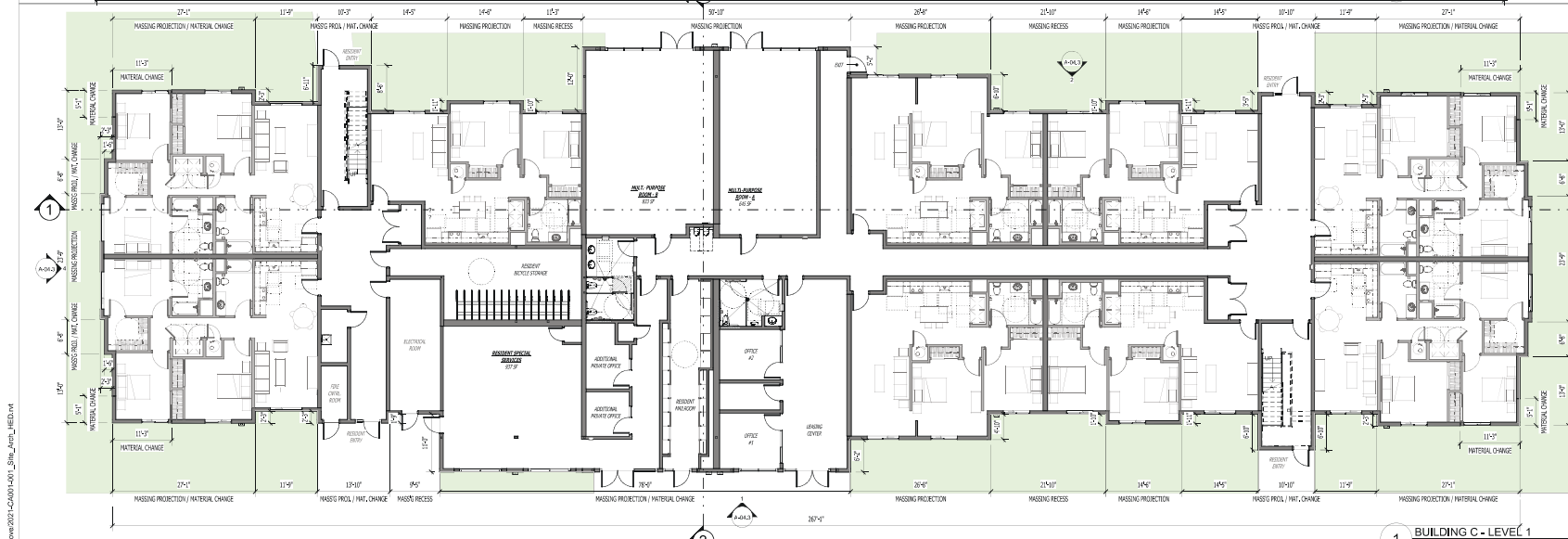
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3/17/2024 4:05:17 PM

SECTION A-A1
SECTION A-A2
SECTION A-A3
SECTION A-A4



2 BUILDING C - LEVEL 2
1/8" = 1'-0"



1 BUILDING C - LEVEL 1
1/8" = 1'-0"

GROSS AREAS - BUILDING TYPE C

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 1	717 SF
LEVEL 1	GROSS CIRCULATION_PHASE 1	2465 SF
LEVEL 1	GROSS COMMONS_PHASE 1	5734 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 1	10364 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 1	1885 SF
LEVEL 2	GROSS CIRCULATION_PHASE 1	2124 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 1	11486 SF
		14945 SF

GROSS AREAS - BUILDING TYPE C

Level	AREA	TOTAL AREA
LEVEL 3	GROSS BALCONY/PATIO_PHASE 1	1403 SF
LEVEL 3	GROSS CIRCULATION_PHASE 1	2638 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 1	21059 SF
		25100 SF

BICYCLE PARKING - PHASE I

Comments	LONG TERM	SHORT TERM	TOTALS
BICYCLE RACK	No	Yes	18
BICYCLE RACK	Yes	No	32
			50

UNIT TOTALS - BUILDING TYPE C

UNIT TYPE	UNIT COUNT
1 BR/2-NO SF	4
2 BR/2-70 SF	9
2 BR/2-80 SF	8
3 BR/2-120 SF	12
3 BR/2-140 SF	13

HATCH LEGEND

[Hatch Pattern]	COMMON BUILDING	[Hatch Pattern]	2 BEDROOM UNIT
[Hatch Pattern]	1 BEDROOM UNIT	[Hatch Pattern]	3 BEDROOM UNIT



BM 180/1001-CARD-CAD-L1-The Bronx - EBK - 03/17/2024 - CAD-L1-01_Shp_1_Plan_HED_V01

POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95747

Date Issued For

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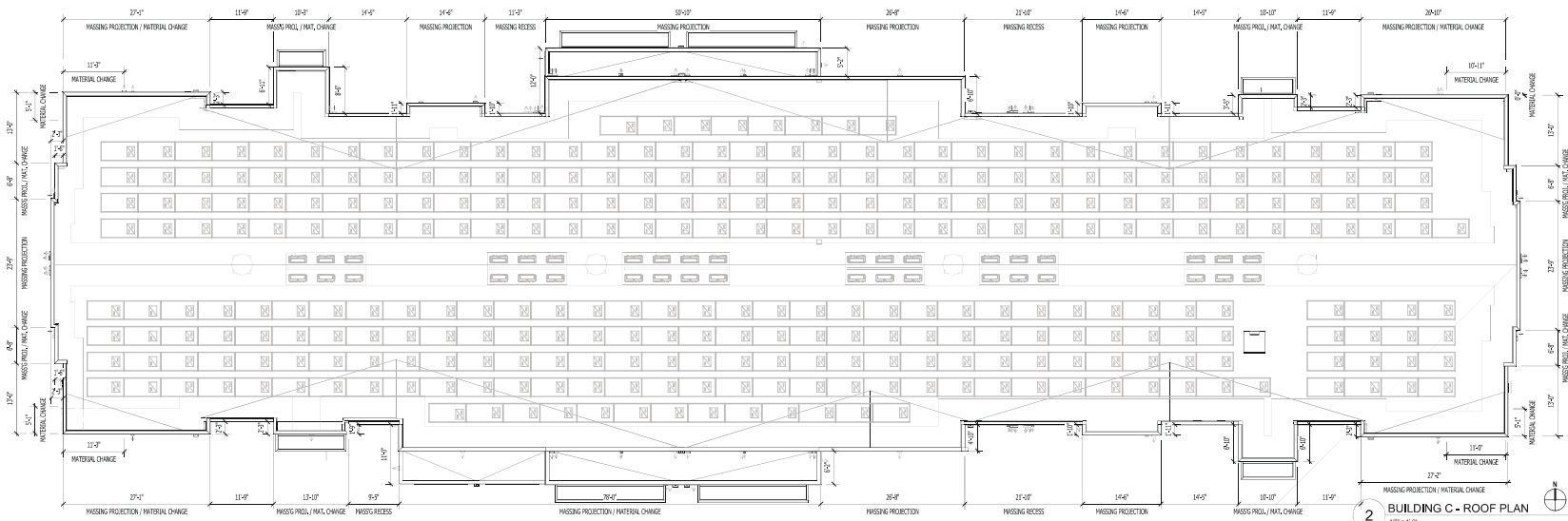
500 South First Street
Suite 200
Los Angeles, California
90071 USA
(213) 564-1600
WWW.HEDONLINE



BUILDING PLAN - BLDG. C

A-02.7

3/17/2023 4:05:46 PM



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

POPPY GROVE, LP

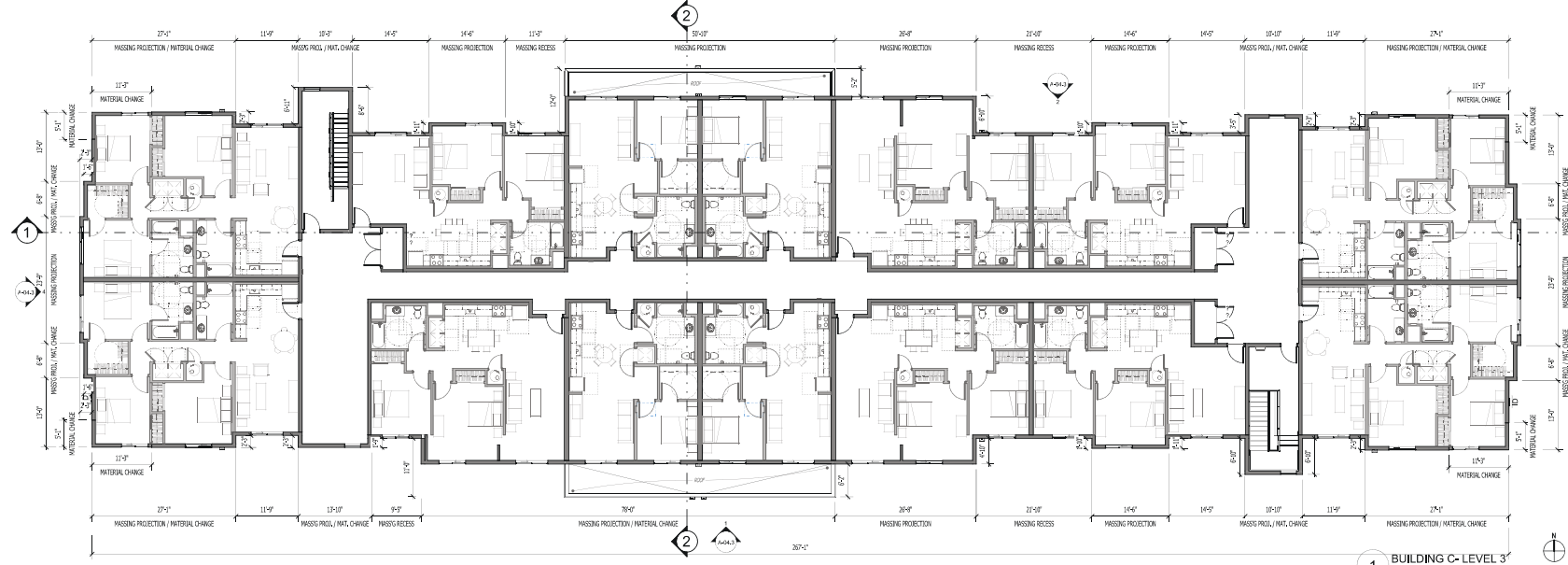
URBAN CORE DEVELOPMENT, LLC
4080 BUCHHEIM AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

BM 09010201-CADD-L01_The Bronx - EB_Cover2021-CADD-L01_Shp_mpl_MED.vit



1 BUILDING C - LEVEL 3
1/8" = 1'-0"

HED

500 South First Street
Suite 200
Los Angeles, California
90071 USA
(213) 643-6550
WWW.HED.USA



GROSS AREAS - BUILDING TYPE C

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PHASE 1	717 SF
LEVEL 1	GROSS CIRCULATION/PHASE 1	2465 SF
LEVEL 1	GROSS COMMON/PHASE 1	3724 SF
LEVEL 1	GROSS RESIDENTIAL/PHASE 1	10364 SF
LEVEL 2	GROSS BALCONY/PHASE 1	1883 SF
LEVEL 2	GROSS CIRCULATION/PHASE 1	3234 SF
LEVEL 2	GROSS RESIDENTIAL/PHASE 1	11486 SF
		19495 SF

GROSS AREAS - BUILDING TYPE C

Level	AREA	TOTAL AREA
LEVEL 3	GROSS BALCONY/PHASE 1	1403 SF
LEVEL 3	GROSS CIRCULATION/PHASE 1	2638 SF
LEVEL 3	GROSS RESIDENTIAL/PHASE 1	21659 SF
		19499 SF
		19795 SF

BICYCLE PARKING - PHASE I

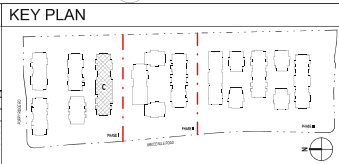
Comments	LONG TERM	SHORT TERM	TOTALS
BICYCLE RACK	No	Yes	18
BICYCLE RACK	Yes	No	32
			50

UNIT TOTALS - BUILDING TYPE C

UNIT TYPE	UNIT COUNT
1BR-240 SF	4
2BR-270 SF	9
3BR-330 SF	8
3BR-240 SF	12
	33

HATCH LEGEND

[Pattern]	COMMON BUILDING	[Pattern]	1 BEDROOM UNIT
[Pattern]	1 BEDROOM UNIT	[Pattern]	3 BEDROOM UNIT



BUILDING PLAN - BLDG. C

A-02.8

2/24/2023 8:58:36 AM



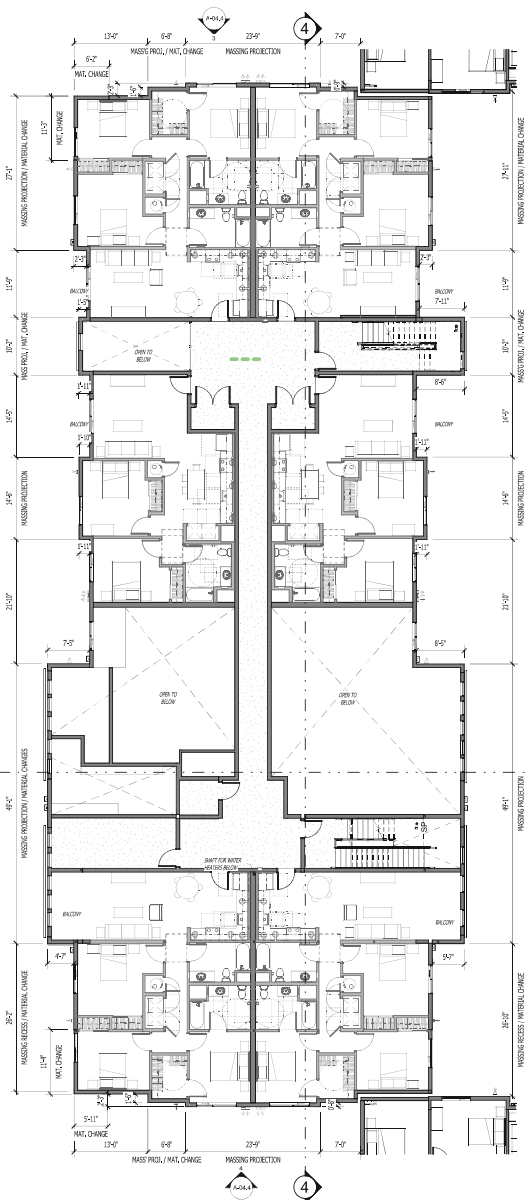
4 BLDG. C - WEST ELEVATION
1/8" = 1'-0"



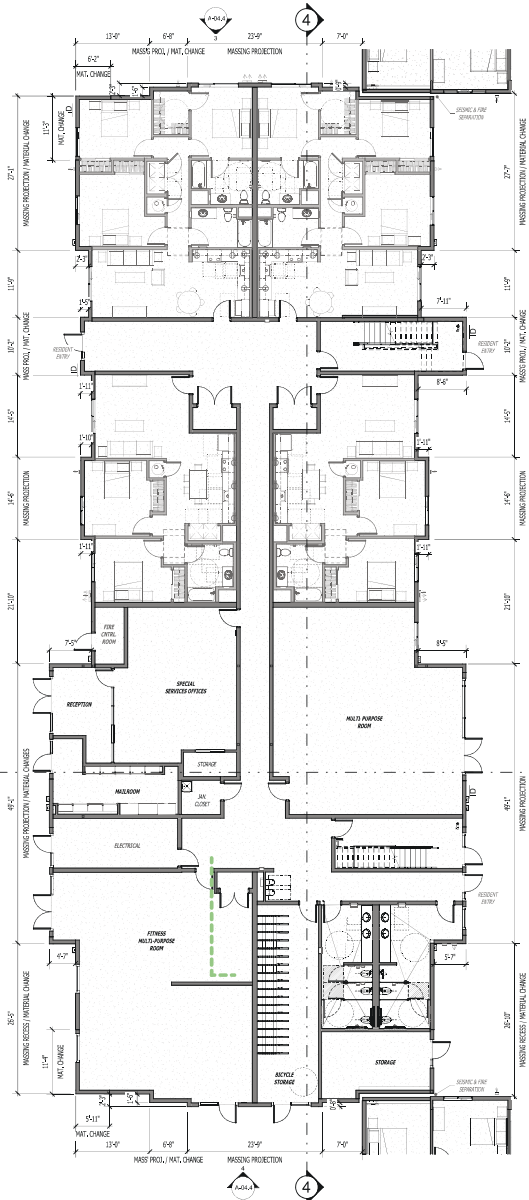
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1/8" = 1'-0"



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2 BUILDING D - LEVEL 2
 138' x 140'



1 BUILDING D - LEVEL 1
 138' x 140'

BUILDING TYPE	PHASE BREAK	SPACE TYPE	RESOURCES	MULTI-FLOOR	MULTI-FLOOR
BUILDING TYPE 1	PHASE 2	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
BUILDING TYPE 2	PHASE 2	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
BUILDING TYPE 3	PHASE 2	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
BUILDING TYPE 4	PHASE 2	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL

UNIT TYPE	UNIT COUNT
2BR-07S SF	6
2BR-08S SF	2
2BR-09S SF	10
2BR-10S SF	10

Comments	LONG TERM	SHORT TERM	TOTALS
BICYCLE RACK	10	10	20

Level	Area	Total Area
LEVEL 1	GROSS BALCONY/PATIO_PHASE 2	503 SF
LEVEL 1	GROSS CIRCULATION_PHASE 2	2887 SF
LEVEL 1	GROSS COMMON_PHASE 2	5944 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 2	13849 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 2	1195 SF
LEVEL 2	GROSS CIRCULATION_PHASE 2	2341 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 2	10203 SF
LEVEL 3	GROSS BALCONY/PATIO_PHASE 2	1947 SF
LEVEL 3	GROSS CIRCULATION_PHASE 2	562 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 2	9455 SF
		13165 SF
		54936 SF

[Common Building Hatch]	COMMON BUILDING
[1 Bedroom Unit Hatch]	1 BEDROOM UNIT
[2 Bedroom Unit Hatch]	2 BEDROOM UNIT
[3 Bedroom Unit Hatch]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
 4000 BUCKWOLD AVENUE, SUITE 345
 OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
 ELK GROVE, CA 95757

Date Issued For

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600 South First Street
 Suite 200
 Los Angeles, California
 90071 USA

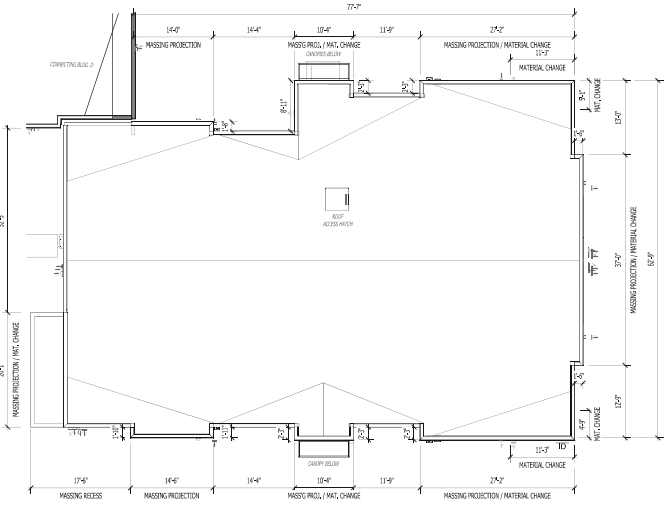
(213) 643-6555

WWW.HEDLDESIGN.COM

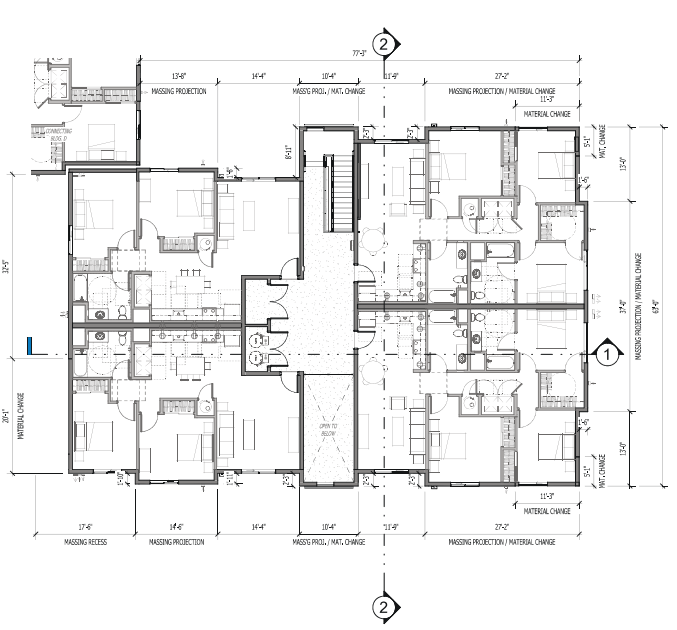


BUILDING PLAN - BLDG. D (NORTH)

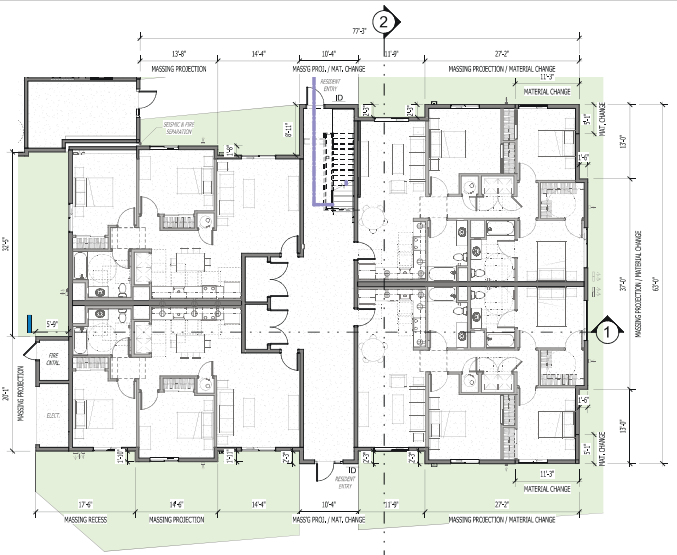
A-02.9



3 BUILDING E - ROOF PLAN
1/8" = 1'-0"



2 BUILDING E - LEVEL 2
1/8" = 1'-0"



1 BUILDING E - LEVEL 1
1/8" = 1'-0"

BUILDING TYPE	PHASE AREA	SPACE TYPE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
BUILDING TYPE 1	200,000 SF	RESIDENTIAL	100,000 SF	100,000 SF	100,000 SF	100,000 SF
BUILDING TYPE 2	200,000 SF	RESIDENTIAL	100,000 SF	100,000 SF	100,000 SF	100,000 SF
BUILDING TYPE 3	200,000 SF	RESIDENTIAL	100,000 SF	100,000 SF	100,000 SF	100,000 SF
BUILDING TYPE 4	200,000 SF	RESIDENTIAL	100,000 SF	100,000 SF	100,000 SF	100,000 SF
BUILDING TYPE 5	200,000 SF	RESIDENTIAL	100,000 SF	100,000 SF	100,000 SF	100,000 SF

UNIT TOTALS - BUILDING TYPE E

UNIT TYPE	UNIT COUNT
200,000 SF	2
200,000 SF	2
200,000 SF	4
200,000 SF	8

GROSS AREAS - BUILDING TYPE E

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 2	980 SF
LEVEL 1	GROSS CIRCULATION_PHASE 2	2463 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 2	12301 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 2	1572 SF
LEVEL 2	GROSS CIRCULATION_PHASE 2	2139 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 2	12193 SF
LEVEL 3	GROSS BALCONY/PATIO_PHASE 2	988 SF
LEVEL 3	GROSS CIRCULATION_PHASE 2	2463 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 2	12193 SF
LEVEL 4	GROSS BALCONY/PATIO_PHASE 2	991 SF
LEVEL 4	GROSS CIRCULATION_PHASE 2	2463 SF
LEVEL 4	GROSS RESIDENTIAL_PHASE 2	12193 SF
		15000 SF
		6226 SF

HATCH LEGEND

[Common Building Hatch]	COMMON BUILDING
[2 Bedroom Unit Hatch]	2 BEDROOM UNIT
[3 Bedroom Unit Hatch]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

HED

500 South Horn Street
Suite 200
Los Angeles, California
90071 USA
(213) 945-1000
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BUILDING PLAN - BLDG. D (EAST/WEST)

A-02.11



4 BLDG. D (EAST/WEST) - WEST ELEVATION
18'-1 1/2'



3 BLDG. D (EAST/WEST) - EAST ELEVATION
18'-1 1/2'



2 BLDG. D (EAST/WEST) - NORTH ELEVATION
18'-1 1/2'



1 BLDG. D (EAST/WEST) - SOUTH ELEVATION
18'-1 1/2'

MATERIAL KEYNOTES

- 01 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARVE ARTISAN BOARD, FINISH HEIGHTS: SMOOTH TEXTURE, SW627 HICKORY SHAKE OR SIMILAR
- 02 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARVE ARTISAN BOARD, FINISH HEIGHTS: SMOOTH TEXTURE, SW642 VESPER VIOLET OR SIMILAR
- 03 GYPSUM PLASTER, 1822 FINISH, COLOR SW100 ARCADE WH ITE OR SIMILAR
- 04 GYPSUM PLASTER, 1822 FINISH, COLOR SW623 VERSATILE GREY OR SIMILAR
- 05 GYPSUM PLASTER, 1822 FINISH, COLOR SW642 VESPER VIOLET OR SIMILAR
- 06 GYPSUM PLASTER, 1822 FINISH, COLOR SW950 TINSMITH OR SIMILAR
- 07 GYPSUM PLASTER, 1822 FINISH, COLOR SW168 GRAY CLOUDS OR SIMILAR
- 08 GYPSUM PLASTER, 1822 FINISH, COLOR SW108 NIGHT OWL OR SIMILAR
- 09 GREY BRCK VENNFR, RUNNING BOARD, 6" x 8" MODUL F.
- 10 VINYL WINDOWS AND DOORS, FRAME COLOR: WHITE, CLEAR GLAZING
- 11 ROOF ATTIC COVER, COLOR TO MATCH HOST WALL
- 12 STEEL CANOPY, C CHANNEL FASOIA PROFILE, COLOR GREY
- 13 DRP EDGE FLASHING, COLOR TO MATCH HOST WALL
- 14 ROOF ATTIC LOUVER, COLOR TO MATCH HOST WALL

- 15 STOREFRONT SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR: ANODIZED ALUMINUM, GLASS: CLEAR, DOOR FRAME COLOR: ANODIZED ALUMINUM
- 17 TRIM AT TOP BRCK VENNFR WALL TO BE PAINTED SW623 VERSATILE GREY OR SIMILAR

MATERIAL LEGEND

<p>01</p> <p>FIBER CEMENT SIDING MANUFACTURER: JAMES HARVE ARTISAN SIDING, OR SIMILAR COLOR: SW627 HICKORY SHAKE OR SW642 VESPER VIOLET DIMENSIONS: 6" CROWN, 8" GAB</p>	<p>02</p> <p>FIBER CEMENT SIDING MANUFACTURER: JAMES HARVE ARTISAN SIDING, OR SIMILAR COLOR: SW623 VERSATILE GREY OR SW168 GRAY CLOUDS DIMENSIONS: 6" SQUARE, 1/2" BEVEL, 1/2" BEVEL</p>	<p>03 - 08</p> <p>GYPSUM PLASTER FINISH: 1822 FINISH COLOR: SW100 ARCADE WHITE / SW108 NIGHT OWL / SW623 VERSATILE GREY / SW642 VESPER VIOLET / SW950 TINSMITH DIMENSIONS: 6" SQUARE, 1/2" BEVEL, 1/2" BEVEL</p>	<p>09</p> <p>GREY BRCK VENNFR MANUFACTURER: 780 COLOR: GREY DIMENSIONS: 6" x 8" RECTANGLE, RUNNING BOARD</p>
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POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 PIEDMONT AVENUE, SUITE 340
DANFORD, CA 94511

Poppy Grove Apartments

1845 BUCKLEY LANE ROAD
CLIF GROVE, CALIFORNIA

Date Issued For

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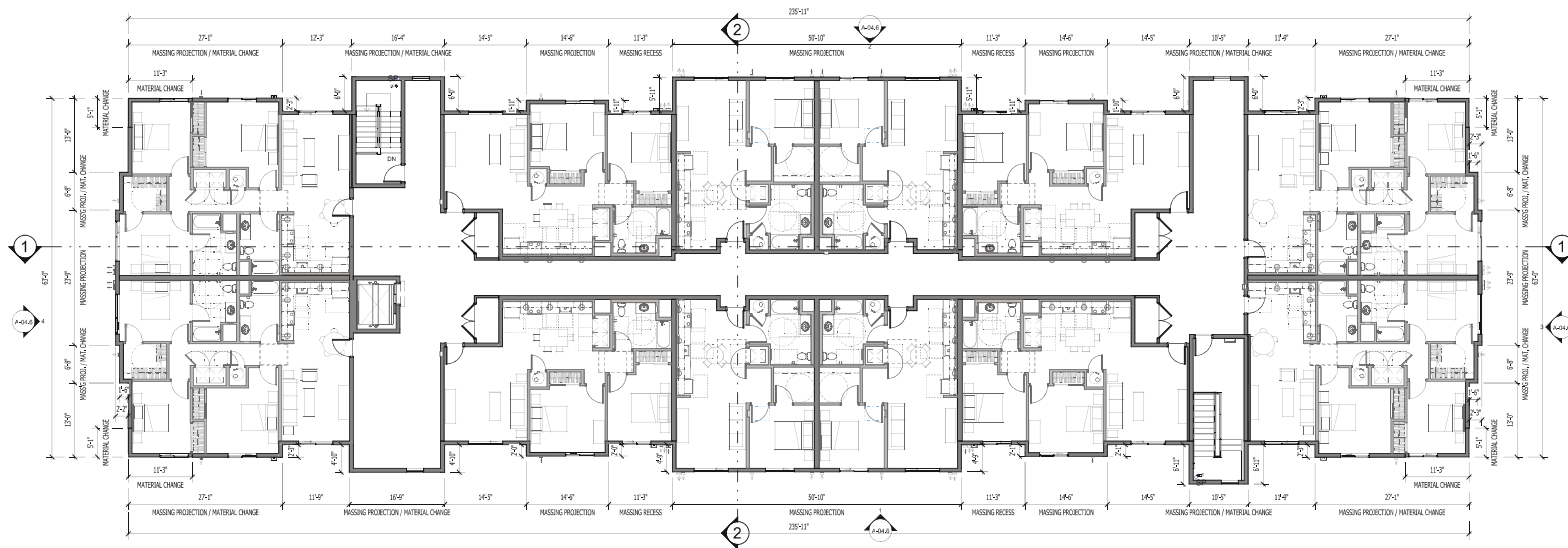
330 South Hope Street
Box 700
Los Angeles, California
90071-1043
(213) 643-4600
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BUILDING ELEVATIONS - BLDG. D (EAST/WEST) A-04.5

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BM 1801/1001-CADD-L1-The Bldg - Bk. C:\pwworkspace\2024-CADD-L101_Shp_Arch_Bldg.rvt



2 BUILDING F - LEVEL 4
1/8" = 1'-0"



1 BUILDING F - LEVEL 3
1/8" = 1'-0"

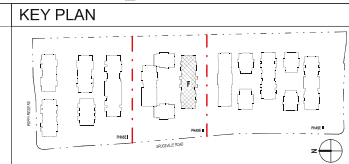
BUILDING TYPE	PHASE	AREA	TOTAL AREA
BUILDING TYPE 1	PHASE 1	368 SF	368 SF
BUILDING TYPE 2	PHASE 2	872 SF	872 SF
BUILDING TYPE 3	PHASE 3	4794 SF	4794 SF
BUILDING TYPE 4	PHASE 4	5543 SF	5543 SF
BUILDING TYPE 5	PHASE 5	368 SF	368 SF
BUILDING TYPE 6	PHASE 6	600 SF	600 SF
BUILDING TYPE 7	PHASE 7	4556 SF	4556 SF
BUILDING TYPE 8	PHASE 8	5543 SF	5543 SF

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 3	368 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	872 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	4794 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 3	368 SF
LEVEL 2	GROSS CIRCULATION_PHASE 3	600 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	4556 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	5543 SF

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PATIO_PHASE 3	153 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	471 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	2023 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 3	3140 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	1407 SF

UNIT TYPE	UNIT COUNT
1BR-740 SF	16
2BR-979 SF	16
3BR-1241 SF	16

HATCH LEGEND	
[Pattern]	COMMON BUILDING
[Pattern]	1 BEDROOM UNIT
[Pattern]	2 BEDROOM UNIT
[Pattern]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 BIRMINGHAM AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

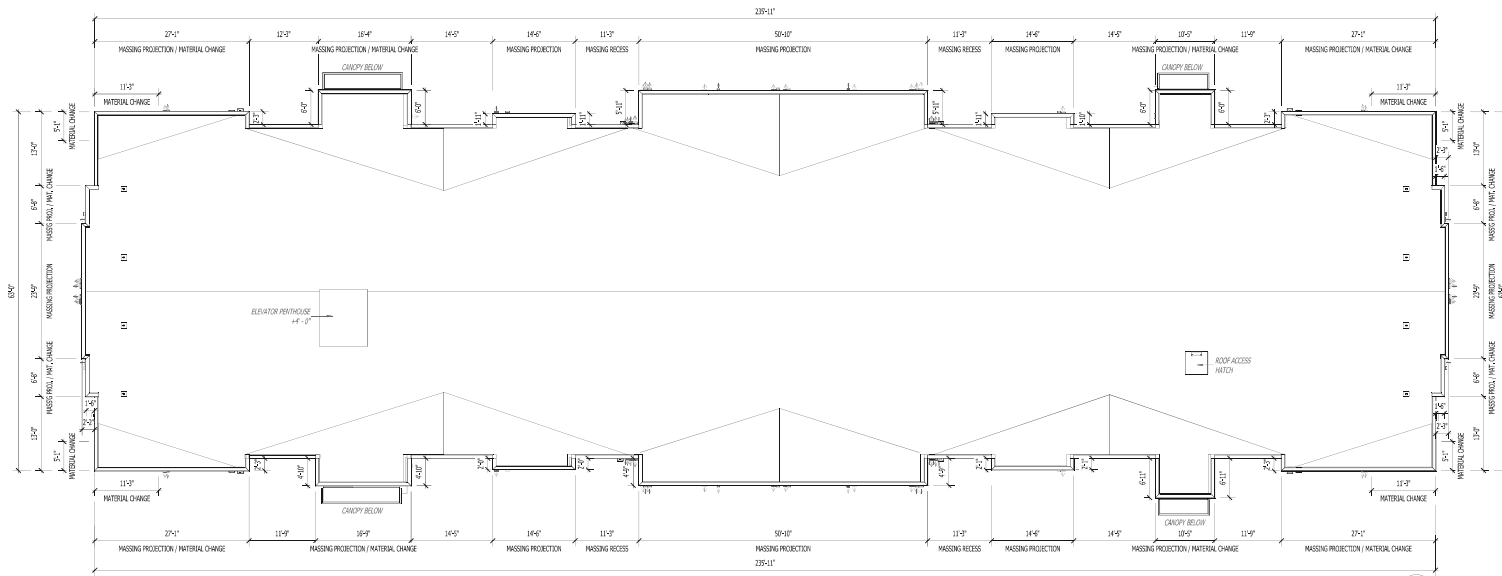
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90071 USA
(213) 942-1600
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BUILDING PLAN - BLDG. F

A-02.13



1 BUILDING F - ROOF PLAN
1/8" = 1'-0"

Level	Area	Total Area
LEVEL 1	GROSS BALCONY/PATIO_PHASE 3	368 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	872 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	4794 SF
LEVEL 2	GROSS BALCONY/PATIO_PHASE 3	368 SF
LEVEL 2	GROSS CIRCULATION_PHASE 3	693 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	4556 SF
		5524 SF

Level	Area	Total Area
LEVEL 3	GROSS BALCONY/PATIO_PHASE 3	152 SF
LEVEL 3	GROSS CIRCULATION_PHASE 3	471 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 3	7522 SF
		8145 SF

Unit Type	Unit Count
1 BRKRM UNIT	16
2 BRKRM UNIT	16
3 BRKRM UNIT	48
	80

Color	Description
Light Blue	COMMON BUILDING
Light Purple	1 BRKRM UNIT
Light Green	2 BRKRM UNIT
Light Yellow	3 BRKRM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 BUCHMONT AVENUE, SUITE 345
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ELK GROVE, CA 95757

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BUILDING PLAN - BLDG. F

A-02.14

2/23/2023 9:00:09 PM



4 BLDG. F - W ELEVATION
18' x 1'-0"



3 BLDG. F - E ELEVATION
18' x 1'-0"



2 BLDG. F - N ELEVATION
18' x 1'-0"



1 BLDG. F - S ELEVATION
18' x 1'-0"

- MATERIAL KEYNOTES**
- 01 FRESH CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARVE ARTISAN BOARD, FINISH HEIGHTS: SMOOTH TEXTURE, SW5627 HICKORY SMOKE OR SIMILAR
 - 02 FRESH CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARVE ARTISAN BOARD, FINISH HEIGHTS: SMOOTH TEXTURE, SW5642 VESPER VIOLET OR SIMILAR
 - 03 GYPSUM PLASTER, 1622 FINISH, COLOR SW7100 ARCADE WHITE OR SIMILAR
 - 04 GYPSUM PLASTER, 1622 FINISH, COLOR SW0073 VERSATILE GREY OR SIMILAR
 - 05 GYPSUM PLASTER, 1622 FINISH, COLOR SW6542 VESPER VIOLET OR SIMILAR
 - 06 GYPSUM PLASTER, 1622 FINISH, COLOR SW9750 TINSMITH OR SIMILAR
 - 07 GYPSUM PLASTER, 1622 FINISH, COLOR SW7668 GRAY CLOUDS OR SIMILAR
 - 08 GYPSUM PLASTER, 1622 FINISH, COLOR SW7050 NIGHT OWL OR SIMILAR
 - 09 GREY BRICK VENEER, BLUNTING BOARD, 6" x 8" MODUL-F
 - 10 VINYL WINDOWS AND DOORS, FRAME COLOR: WHITE, CLEAR GLAZING
 - 11 ROOF ATTIC LOUVER, COLOR TO MATCH HOST WALL
 - 12 STEEL CANOPY, CHANNEL FASOIA PROFILE, COLOR GREY
 - 13 DRIP EDGE FLASHING, COLOR TO MATCH HOST WALL
 - 14 STONE-MOUNT SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR: ANODIZED ALUMINUM, GLASS: CLEAR, DOOR FRAME COLOR: ANODIZED ALUMINUM
 - 15 TRIM AT TOP BRICK VENEER WALL TO BE PAINTED SW6072 HERSCHEL GREY OR SIMILAR

MATERIAL LEGEND

01	<p>FRESH CEMENT BOARD PLANK SIDING MANUFACTURER: JAMES HARVE ARTISAN BOARD (OR SIMILAR) COLOR: SW5627 HICKORY SMOKE (OR SIMILAR) DIMENSIONS: 4" SIDING PLANKS</p>
02	<p>FRESH CEMENT BOARD PLANK SIDING MANUFACTURER: JAMES HARVE ARTISAN BOARD (OR SIMILAR) COLOR: SW6542 VESPER VIOLET (OR SIMILAR) DIMENSIONS: 4" SIDING PLANKS</p>
03-08	<p>GYPSUM PLASTER FINISH: SMOOTH MANUFACTURER: JAMES HARVE ARTISAN BOARD (OR SIMILAR) COLOR: SW7100 ARCADE WHITE / SW0073 HERSCHEL GREY / SW6542 VESPER VIOLET / SW9750 TINSMITH / SW7668 GRAY CLOUDS / SW7050 NIGHT OWL DIMENSIONS: 1/2" THICK</p>
09	<p>GREY BRICK VENEER MANUFACTURER: TO BE DETERMINED COLOR: SW7100 ARCADE WHITE DIMENSIONS: 6" x 8" MODUL-F</p>

POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
 408 PIEDMONT AVENUE, SUITE 340
 DARTMOUTH, CA 94015

Poppy Grove Apartments

1845 BUCKLEY LANE ROAD
 ELK GROVE, CALIFORNIA

Date Issued For

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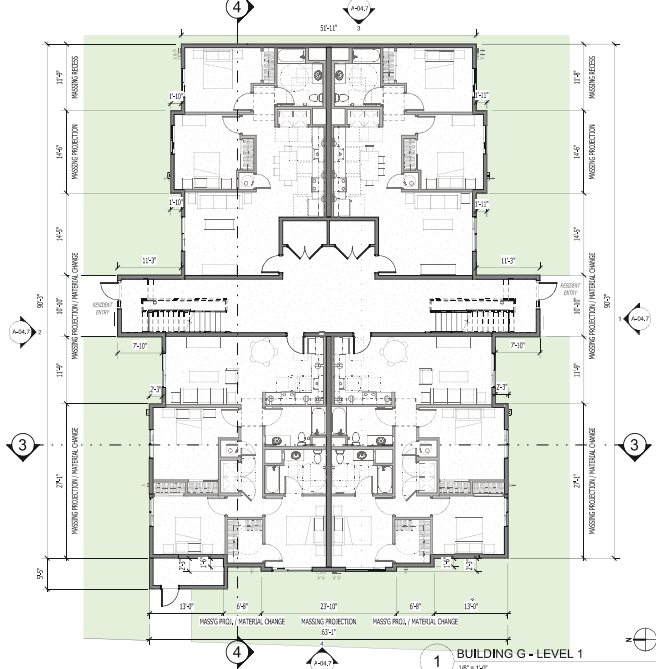
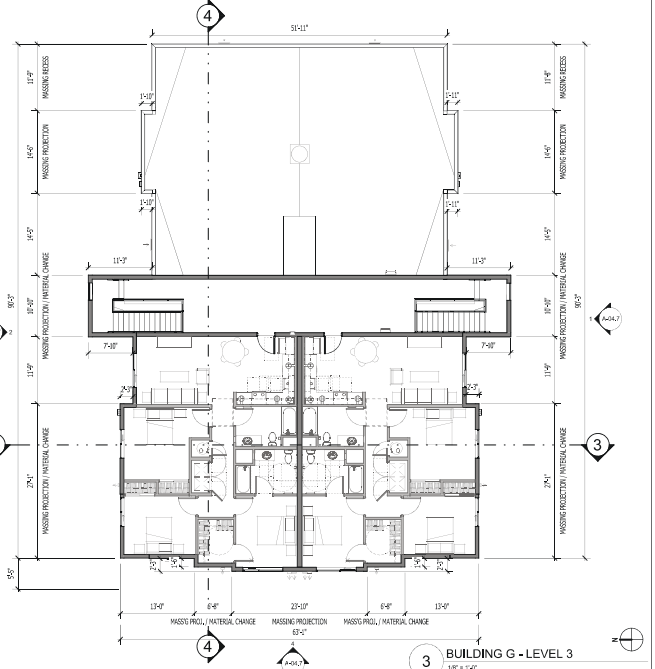
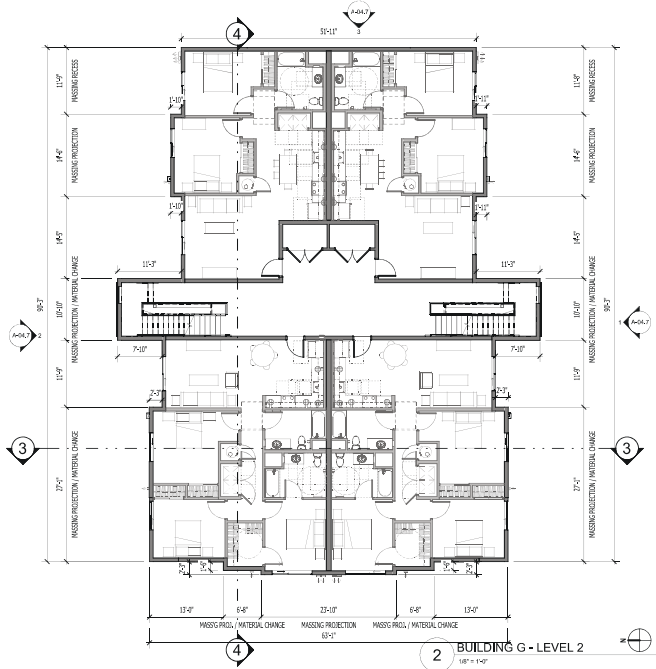
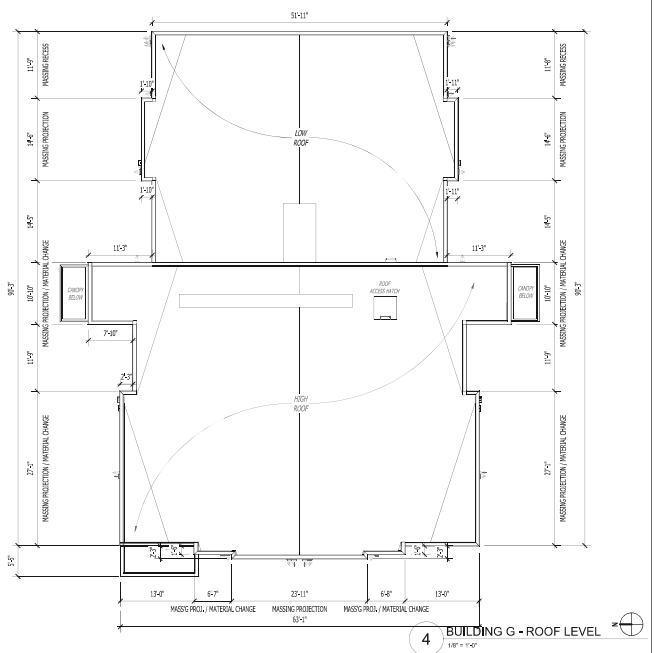
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BUILDING ELEVATIONS - BLDG. F

A-04.6

3/17/2023, 4:08:44 PM



COMMON BUILDING, 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT

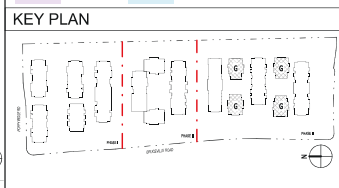
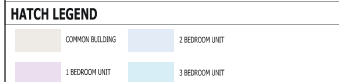
BUILDING TYPE	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
BUILDING TYPE 1	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 2	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 3	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 4	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 5	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 6	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 7	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 8	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 9	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%
BUILDING TYPE 10	1,145.00	1.00%	1,145.00	1.00%	1,145.00	1.00%

UNIT TOTALS - BUILDING TYPE G

BUILDING TYPE	UNIT TYPE	UNIT COUNT
1	2000-10.00 SF	4
2	2000-10.00 SF	5
3	2000-10.00 SF	10

GROSS AREAS - BUILDING TYPE G

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY_PHASE 3	587 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	796 SF
LEVEL 1	GROSS COMMONITY_PHASE 3	4902 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	9378 SF
		15663 SF
LEVEL 2	GROSS BALCONY_PHASE 3	587 SF
LEVEL 2	GROSS CIRCULATION_PHASE 3	2022 SF
LEVEL 2	GROSS COMMONITY_PHASE 3	915 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	9378 SF
		12902 SF
LEVEL 3	GROSS BALCONY_PHASE 3	1145 SF
LEVEL 3	GROSS CIRCULATION_PHASE 3	2022 SF
LEVEL 3	GROSS COMMONITY_PHASE 3	12493 SF
		15663 SF
LEVEL 4	GROSS BALCONY_PHASE 3	587 SF
LEVEL 4	GROSS CIRCULATION_PHASE 3	2282 SF
LEVEL 4	GROSS RESIDENTIAL_PHASE 3	12493 SF
		13362 SF
		63303 SF



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDWOOD AVENUE, SUITE 300
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

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Los Angeles, California
90071 USA
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BUILDING PLAN - BLDG. G

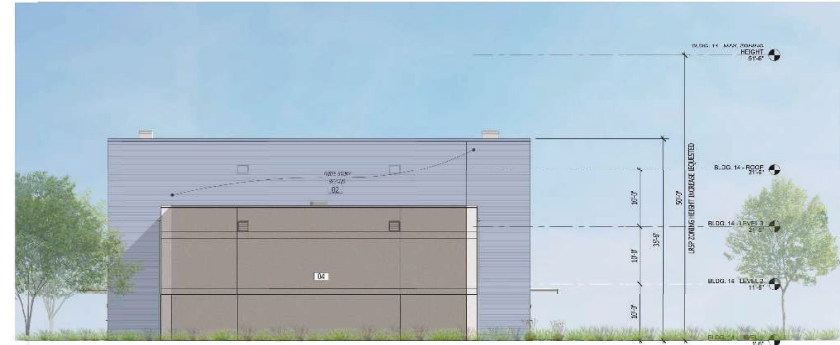
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4 BLDG. G - W ELEVATION
1/8" = 1'-0" A 02.15



3 BLDG. G - EAST ELEVATION
1/8" = 1'-0" A 02.15



2 BLDG. G - NORTH ELEVATION
1/8" = 1'-0" A 02.15



1 BLDG. G - SOUTH ELEVATION
1/8" = 1'-0" A 02.15

MATERIAL KEYNOTES

- 01 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, FINISH HEIGHTS, SMOOTH TEXTURE, SW627 HICKORY SMOKE OR SIMILAR
- 02 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, FINISH HEIGHTS, SMOOTH TEXTURE, SW642 VESPER VIOLET OR SIMILAR
- 03 GYPSUM PLASTER, 1822 FINISH, COLOR SW100 ARCADE WHITE OR SIMILAR
- 04 GYPSUM PLASTER, 1822 FINISH, COLOR SW603 VERSATILE GREY OR SIMILAR
- 05 GYPSUM PLASTER, 1822 FINISH, COLOR SW642 VESPER VIOLET OR SIMILAR
- 06 GYPSUM PLASTER, 1822 FINISH, COLOR SW950 TINKSMITH OR SIMILAR
- 07 GYPSUM PLASTER, 1822 FINISH, COLOR SW168 GRAY CLOUDS OR SIMILAR
- 08 GYPSUM PLASTER, 1822 FINISH, COLOR SW708 NIGHT OWL OR SIMILAR
- 09 GREY BRICK VENEER, RUNNING BOND, 4" x 8" MODUL-F.
- 10 VINYL WINDOWS AND DOORS, FRAME COLOR: WHITE, CLEAR GLAZING
- 11 ROOF ATTIC COVER, COLOR TO MATCH HOST WALL
- 12 STEEL CANOPY, C CHANNEL FASCIA PROFILE, COLOR GREY
- 13 DRIP EDGE FLASHING, COLOR TO MATCH HOST WALL
- 15 ROOF ATTIC LOUVER, COLOR TO MATCH HOST WALL

- 16 STONE FRONT SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR: ANODIZED ALUMINUM, GLASS: CLEAR, DOOR FRAME COLOR: ANODIZED ALUMINUM
- 17 TRIM AT TOP BRICK VENEER WALL TO BE PAINTED SW612 VERSATILE GREY OR SIMILAR

MATERIAL LEGEND

<p>01</p> <p>FIBER CEMENT BOARD PLANK SIDING, HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, FINISH HEIGHTS, SMOOTH TEXTURE, SW627 HICKORY SMOKE OR SIMILAR</p> <p>02</p> <p>FIBER CEMENT BOARD PLANK SIDING, HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, FINISH HEIGHTS, SMOOTH TEXTURE, SW642 VESPER VIOLET OR SIMILAR</p>	<p>03-08</p> <p>GYPSUM PLASTER, 1822 FINISH, COLOR SW100 ARCADE WHITE, SW603 VERSATILE GREY, SW950 TINKSMITH, SW168 GRAY CLOUDS, SW708 NIGHT OWL, SW642 VESPER VIOLET</p>	<p>09</p> <p>GREY BRICK VENEER, RUNNING BOND, 4" x 8" MODUL-F.</p>
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POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 PPOPPY AVENUE, SUITE 341
DARTMOUTH, CA 94011

Poppy Grove Apartments

1845 BRUCEVILLE ROAD
ELI GROVE, CA 95022

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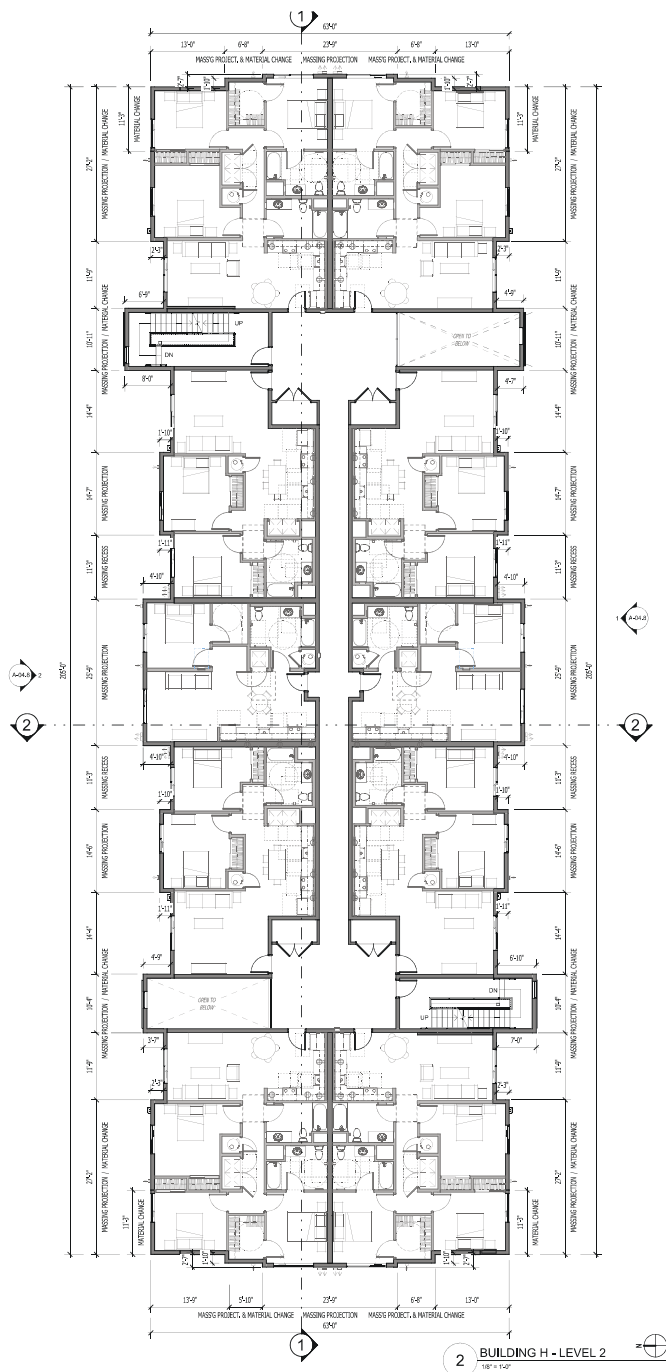
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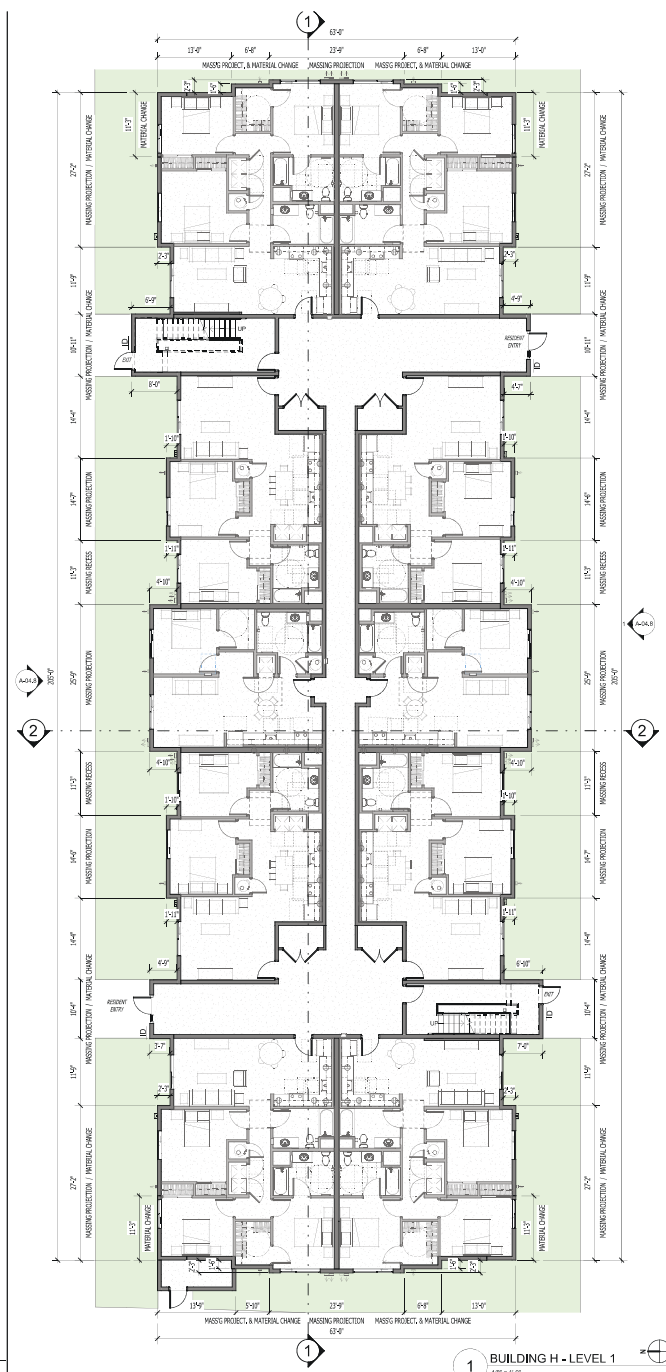


BUILDING ELEVATIONS - BLDG. G

A-04.7



1 2 BUILDING H - LEVEL 2
1/8" = 1'-0"



1 BUILDING H - LEVEL 1
1/8" = 1'-0"

BUILDING TYPE	PHASE BREAK	UNIT TYPE	AREA	RESIDENTS
BUILDING TYPE 1	PHASE 1	1 BR	1,200 SF	12
BUILDING TYPE 1	PHASE 2	1 BR	1,200 SF	12
BUILDING TYPE 1	PHASE 3	1 BR	1,200 SF	12
BUILDING TYPE 2	PHASE 1	2 BR	1,800 SF	18
BUILDING TYPE 2	PHASE 2	2 BR	1,800 SF	18
BUILDING TYPE 2	PHASE 3	2 BR	1,800 SF	18
BUILDING TYPE 3	PHASE 1	3 BR	2,400 SF	24
BUILDING TYPE 3	PHASE 2	3 BR	2,400 SF	24
BUILDING TYPE 3	PHASE 3	3 BR	2,400 SF	24

BUILDING TYPE	UNIT TYPE	UNIT COUNT
13	1BR-740 SF	6
13	2BR-970 SF	12
13	3BR-1210 SF	12

Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY/PHASE 3	368 SF
LEVEL 1	GROSS CIRCULATION/PHASE 3	872 SF
LEVEL 1	GROSS RESIDENTIAL/PHASE 3	4704 SF
LEVEL 2	GROSS BALCONY/PHASE 3	368 SF
LEVEL 2	GROSS CIRCULATION/PHASE 3	872 SF
LEVEL 2	GROSS RESIDENTIAL/PHASE 3	4356 SF
LEVEL 3	GROSS BALCONY/PHASE 3	551 SF
LEVEL 3	GROSS CIRCULATION/PHASE 3	457 SF
LEVEL 3	GROSS RESIDENTIAL/PHASE 3	2317 SF
		7106 SF
		4366 SF

HATCH LEGEND

[Light Blue Hatch]	COMMON BUILDING	[Light Green Hatch]	1 BEDROOM UNIT
[Light Purple Hatch]	1 BEDROOM UNIT	[Light Cyan Hatch]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDWOOD AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove
Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

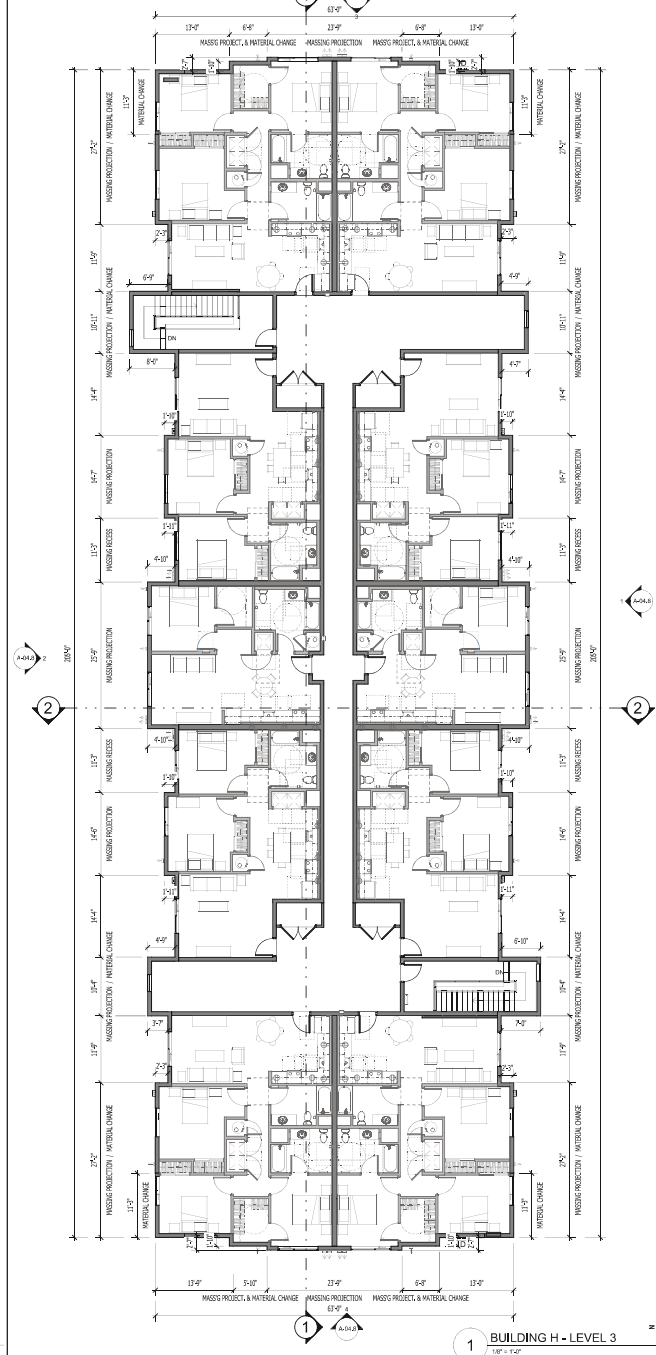
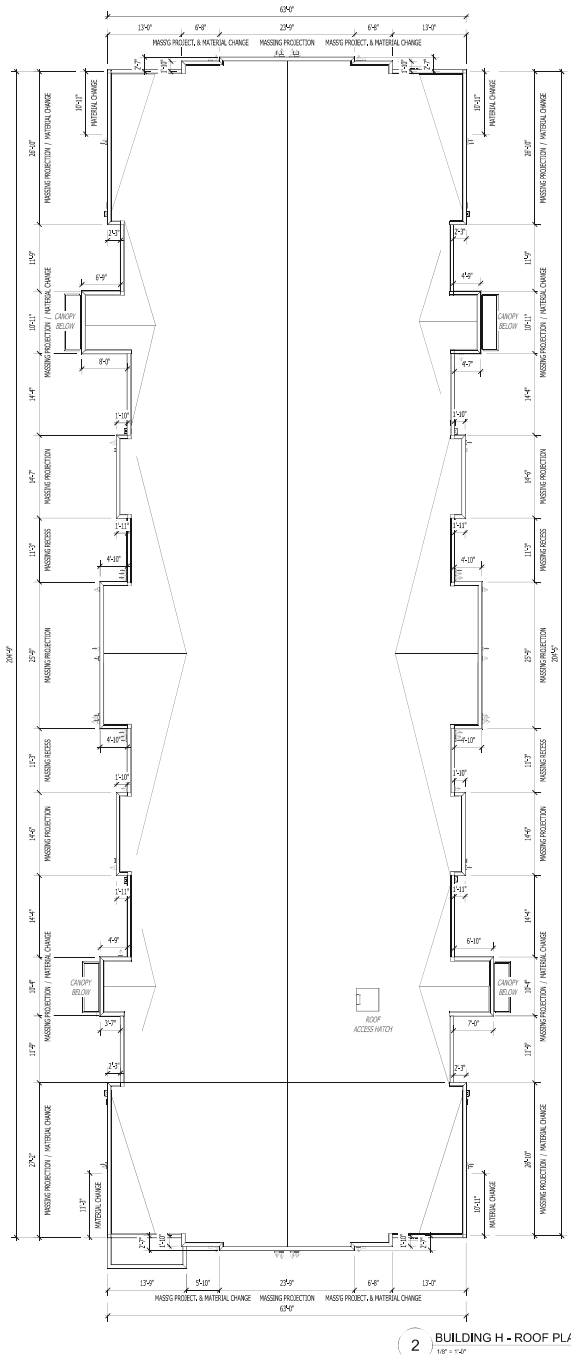
HED

400 South Horn Street
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Los Angeles, California
90071 USA
(310) 964-0550
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BUILDING PLAN
- BLDG. H

A-02.16



BUILDING TYPE	PACANT BREAK	COMMON BUILDING	1 BEDROOM UNIT	3 BEDROOM UNIT	TOTAL	REMARKS
BUILDING TYPE 1	1000	1000	1000	1000	4000	
BUILDING TYPE 2	1000	1000	1000	1000	4000	
BUILDING TYPE 3	1000	1000	1000	1000	4000	
BUILDING TYPE 4	1000	1000	1000	1000	4000	
BUILDING TYPE 5	1000	1000	1000	1000	4000	
BUILDING TYPE 6	1000	1000	1000	1000	4000	
BUILDING TYPE 7	1000	1000	1000	1000	4000	
BUILDING TYPE 8	1000	1000	1000	1000	4000	
BUILDING TYPE 9	1000	1000	1000	1000	4000	
BUILDING TYPE 10	1000	1000	1000	1000	4000	

UNIT TOTALS - BUILDING TYPE H		
BUILDING TYPE	UNIT TYPE	UNIT COUNT
13	1B2-740 SF	6
13	3B2-970 SF	17
13	3B2F-1240 SF	33

GROSS AREAS - BUILDING TYPE H		
Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY (PHASE 3)	368 SF
LEVEL 1	GROSS CIRCULATION (PHASE 3)	672 SF
LEVEL 1	GROSS RESIDENTIAL (PHASE 3)	4708 SF
LEVEL 2	GROSS BALCONY (PHASE 3)	368 SF
LEVEL 2	GROSS CIRCULATION (PHASE 3)	672 SF
LEVEL 2	GROSS RESIDENTIAL (PHASE 3)	4708 SF
LEVEL 3	GROSS BALCONY (PHASE 3)	152 SF
LEVEL 3	GROSS CIRCULATION (PHASE 3)	457 SF
LEVEL 3	GROSS RESIDENTIAL (PHASE 3)	2517 SF
		10,080 SF

HATCH LEGEND	
[Common Building Hatch]	COMMON BUILDING
[1 Bedroom Unit Hatch]	1 BEDROOM UNIT
[3 Bedroom Unit Hatch]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

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ELK GROVE, CA 95757

Date Issued For

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600 South First Street
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BUILDING PLAN - BLDG. H

A-02.17

2/23/2023 5:28:08 PM



4 BLDG. H - W ELEVATION
1/8" = 1'-0"



3 BLDG. H - E ELEVATION
1/8" = 1'-0"



2 BLDG. H - N ELEVATION
1/8" = 1'-0"



1 BLDG. H - S ELEVATION
1/8" = 1'-0"

BM 36032021 CA001 007 Title Block: EK_Grower/2021 CA001 001 SHE: ARCH_HED.DWG

MATERIAL KEYNOTES

- 01 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARDE ARTISAN BOARD, 5/8"X8" HEIGHTS, SMOOTH TEXTURE, SWISS7 MOCKERY SHAKES OR SIMILAR
- 02 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARDE ARTISAN BOARD, 5/8"X10" HEIGHTS, SMOOTH TEXTURE, SWISS42 VESPER VIOLET OR SIMILAR
- 03 GYPSUM PLASTER, 1/2" FINISH, COLOR SW100 ANCADE WHITE OR SIMILAR
- 04 GYPSUM PLASTER, 1/2" FINISH, COLOR SW073 VERSATILE GREY OR SIMILAR
- 05 GYPSUM PLASTER, 1/2" FINISH, COLOR SW642 VESPER VIOLET OR SIMILAR
- 06 GYPSUM PLASTER, 1/2" FINISH, COLOR SW950 TINSMITH OR SIMILAR
- 07 GYPSUM PLASTER, 1/2" FINISH, COLOR SW168 GRAY CLOUDS OR SIMILAR
- 08 GYPSUM PLASTER, 1/2" FINISH, COLOR SW100 WHITE ONL OR SIMILAR
- 09 GREY BRICK VENEER, BLUNTING BOARD, 6" x 8" MODUL-F
- 10 VINYL WINDOWS AND DOORS, FRAME COLOR: WHITE, CLEAR GLAZING
- 11 ROOF ATTIC LOUISER, COLOR TO MATCH HOST WALL
- 12 STEEL CANOPY, CHANNEL FASQA PROFILE, COLOR GREY
- 13 DRIP EDGE FLASHING, COLOR TO MATCH HOST WALL
- 15 ROOF ATTIC LOUISER, COLOR TO MATCH HOST WALL

MATERIAL LEGEND

- 15 SNOPEKONT SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR: ANODIZED ALUMINUM, GLASS: CLEAR, DOOR FRAME COLOR: ANODIZED ALUMINUM
- 17 TRIM AT TOP BRICK VENEER WALL TO BE PAINTED SW672 HERITAGE GREY OR SIMILAR

	01 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARDE ARTISAN BOARD, 5/8"X8" HEIGHTS, SMOOTH TEXTURE, SWISS7 MOCKERY SHAKES (OR SIMILAR) COLOR: SW073 MOCKERY SHAKES (OR SIMILAR) DIMENSIONS: 5" SIDING PLANKS		02 FIBER CEMENT BOARD PLANK SIDING HORIZONTAL ORIENTATION, JAMES HARDE ARTISAN BOARD, 5/8"X10" HEIGHTS, SMOOTH TEXTURE, SWISS42 VESPER VIOLET (OR SIMILAR) COLOR: SW642 VESPER VIOLET (OR SIMILAR) DIMENSIONS: 5" SIDING PLANKS		03 - 06 GYPSUM PLASTER FINISH: 1/2" FINISH COLOR: SW100 ANCADE WHITE / SW073 MOCKERY GREY / SW950 TINSMITH / SW168 GRAY CLOUDS / SW100 WHITE ONL		09 GREY BRICK VENEER MANUFACTURER: TED COLOR: GREY DIMENSIONS: 6" x 8" MODUL-F
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POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 REDWOOD AVENUE, SUITE 304
DART AND, CA 94711

Poppy Grove Apartments

1545 BILBOURNE ROAD
DIX GROVE, CALIFORNIA
Date Issued For

HED

330 South Hope Street
Suite 700
Los Angeles, California
90017 USA
(310) 940-4600
WWW.HED.DESIGN

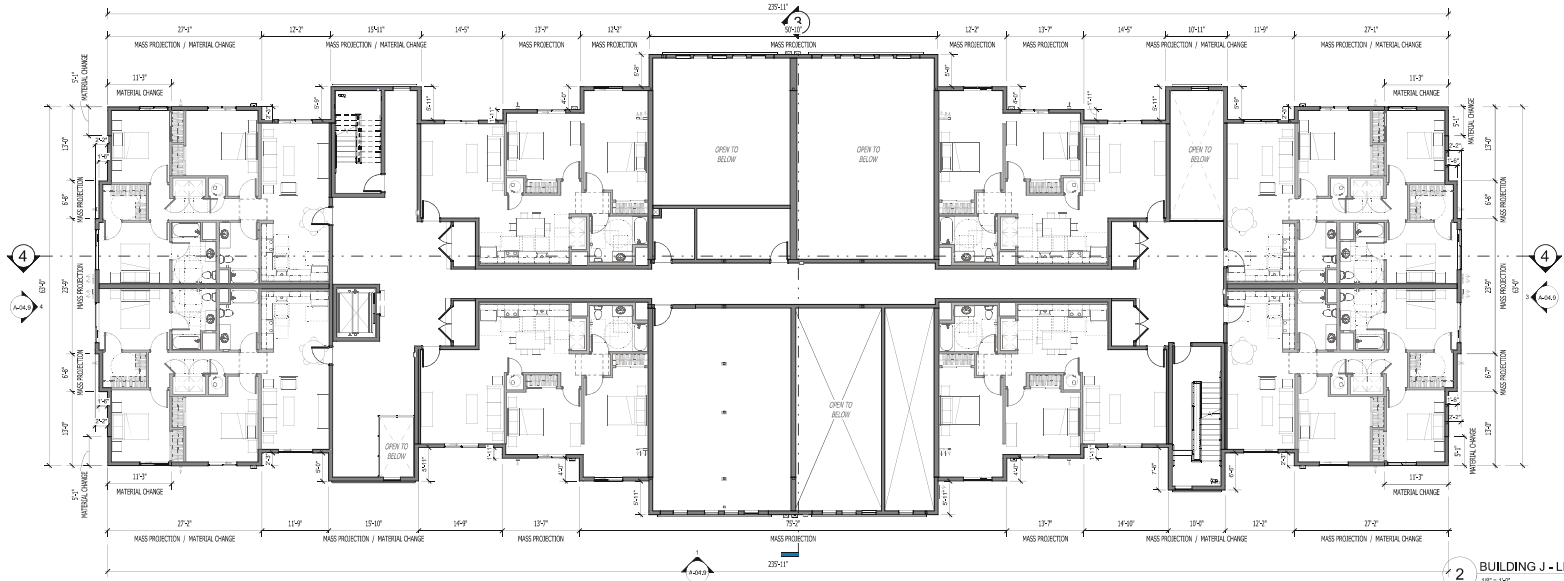


BUILDING ELEVATIONS - BLDG. H

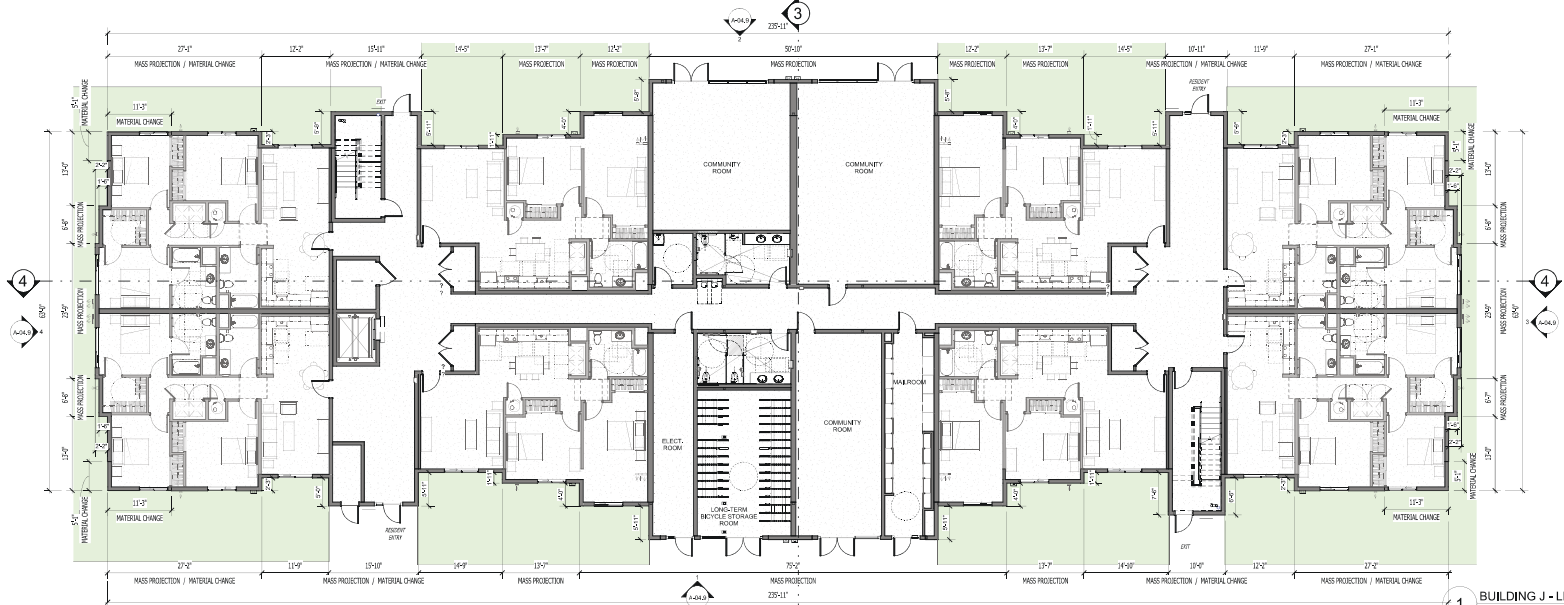
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2 BUILDING J - LEVEL 2
18' - 140'



1 BUILDING J - LEVEL 1
18' - 140'

GROSS AREAS - BUILDING TYPE 3			GROSS AREAS - BUILDING TYPE 3		
Level	AREA	TOTAL AREA	Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY_PHASE 3	507 SF	LEVEL 3	GROSS BALCONY_PHASE 3	1,145 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	1,969 SF	LEVEL 3	GROSS CIRCULATION_PHASE 3	2,539 SF
LEVEL 1	GROSS COMMUNITY_PHASE 3	4,602 SF	LEVEL 3	GROSS RESIDENTIAL_PHASE 3	12,910 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	5,918 SF	LEVEL 3	GROSS RESIDENTIAL_PHASE 3	54,331 SF
		13,996 SF			69,925 SF
LEVEL 1	GROSS BALCONY_PHASE 3	507 SF	LEVEL 4	GROSS BALCONY_PHASE 3	507 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	2,022 SF	LEVEL 4	GROSS CIRCULATION_PHASE 3	2,206 SF
LEVEL 1	GROSS COMMUNITY_PHASE 3	915 SF	LEVEL 4	GROSS RESIDENTIAL_PHASE 3	13,910 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	5,218 SF			15,396 SF
		12,660 SF			9,020 SF

Comments	LONG TERM	SHORT TERM	TOTALS
BICYCLE PARK	No	Yes	14

UNIT TOTALS - BUILDING TYPE J		
BUILDING TYPE	UNIT TYPE	UNIT COUNT
35	1BED-1B0 SF	8
35	2BED-270 SF	16
35	3BED-320 SF	16

UNIT TOTALS - BUILDING TYPE J										
BUILDING TYPE	PHASE	UNIT TYPE	UNIT COUNT	TOTAL UNIT COUNT	UNIT TYPE	UNIT COUNT	TOTAL UNIT COUNT	UNIT TYPE	UNIT COUNT	TOTAL UNIT COUNT
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16
BUILDING TYPE 3	PHASE 3	1BED-1B0 SF	8	8	2BED-270 SF	16	16	3BED-320 SF	16	16

HATCH LEGEND	
[Pattern]	COMMON BUILDING
[Pattern]	1 BEDROOM UNIT
[Pattern]	2 BEDROOM UNIT
[Pattern]	3 BEDROOM UNIT



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 BUCHHEIM AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

HED

300 South First Street
Suite 200
Los Angeles, California
90071 USA
(213) 642-1550
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BUILDING PLAN - BLDG. J

A-02.18

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4

3

4

2 BUILDING J - LEVEL 4
1/4" = 1'-0"



4

3

4

1 BUILDING J - LEVEL 3
1/4" = 1'-0"



GROSS AREAS - BUILDING TYPE J			GROSS AREAS - BUILDING TYPE J		
Level	AREA	TOTAL AREA	Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY_PHASE 3	507 SF	LEVEL 3	GROSS BALCONY_PHASE 3	1,145 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	1,969 SF	LEVEL 3	GROSS CIRCULATION_PHASE 3	2,533 SF
LEVEL 1	GROSS COMMUNITY_PHASE 3	4,602 SF	LEVEL 3	GROSS RESIDENTIAL_PHASE 3	12,910 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	5,918 SF	LEVEL 3	GROSS RESIDENTIAL_PHASE 3	54,310 SF
LEVEL 1	GROSS BALCONY_PHASE 3	1,593 SF	LEVEL 4	GROSS BALCONY_PHASE 3	507 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	1,307 SF	LEVEL 4	GROSS CIRCULATION_PHASE 3	2,208 SF
LEVEL 1	GROSS COMMUNITY_PHASE 3	2,022 SF	LEVEL 4	GROSS RESIDENTIAL_PHASE 3	13,910 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	9,115 SF	LEVEL 4	GROSS RESIDENTIAL_PHASE 3	15,398 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	5,018 SF	LEVEL 4	GROSS RESIDENTIAL_PHASE 3	9,020 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	1,205 SF			

Comments	LONG TERM	SHORT-TERM	TOTALS
BIKE RACK	No	Yes	14

UNIT TOTALS - BUILDING TYPE J			
BUILDING TYPE	UNIT TYPE	UNIT COUNT	
35	1BED-1H-SF	8	
35	2BED-1H-SF	15	
35	3BED-1H-SF	10	

HATCH LEGEND	
[Pattern]	COMMON BUILDING
[Pattern]	1 BEDROOM UNIT
[Pattern]	2 BEDROOM UNIT
[Pattern]	3 BEDROOM UNIT

UNIT SCHEDULE											
UNIT NO.	UNIT TYPE	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)
35-001	1BED-1H-SF	507	507	507	507	507	507	507	507	507	507
35-002	2BED-1H-SF	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969
35-003	3BED-1H-SF	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602

KEY PLAN



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 BUCHHEIM AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For

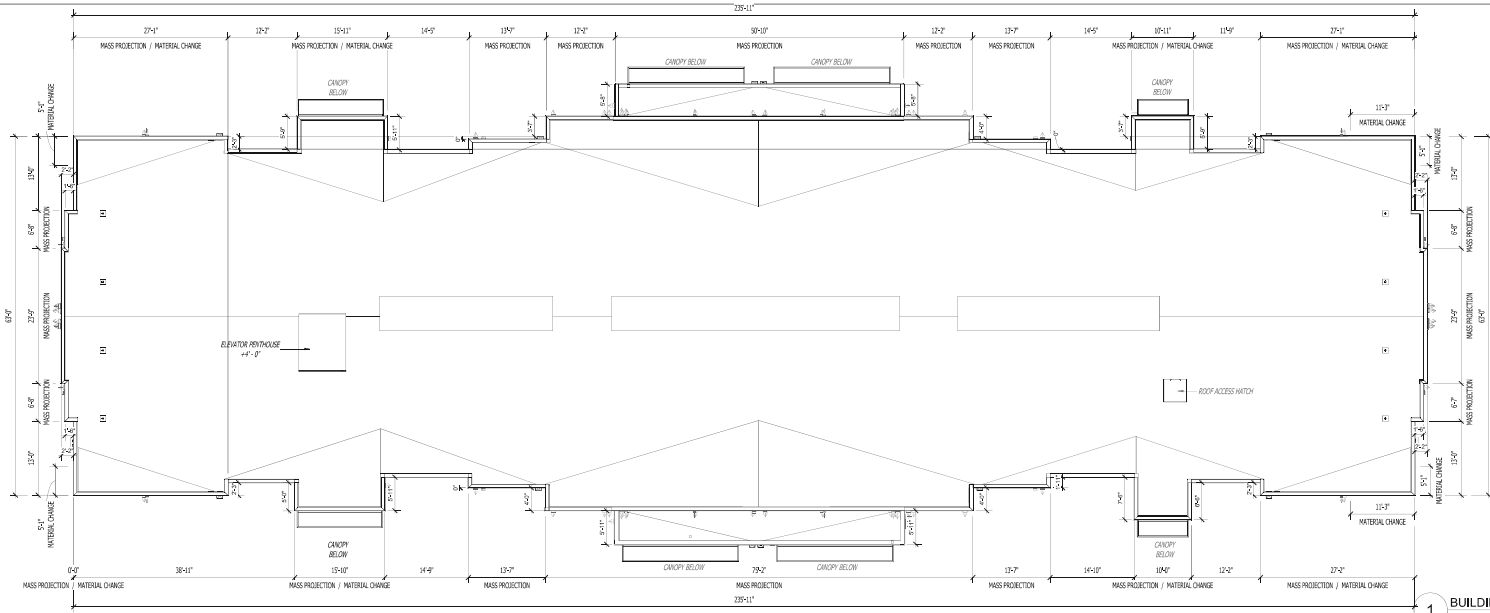
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300 South Hope Street
Suite 200
Los Angeles, California
90071 USA
(213) 642-1550
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BUILDING PLAN - BLDG. J

A-02.19



1 BUILDING J - ROOF PLAN
1/8" = 1'-0"

GROSS AREAS - BUILDING TYPE J		
Level	AREA	TOTAL AREA
LEVEL 1	GROSS BALCONY_PHASE 3	507 SF
LEVEL 1	GROSS CIRCULATION_PHASE 3	1969 SF
LEVEL 1	GROSS COMMUNITY_PHASE 3	4402 SF
LEVEL 1	GROSS RESIDENTIAL_PHASE 3	5918 SF
		13906 SF
LEVEL 2	GROSS BALCONY_PHASE 3	1307 SF
LEVEL 2	GROSS CIRCULATION_PHASE 3	2022 SF
LEVEL 2	GROSS COMMUNITY_PHASE 3	5115 SF
LEVEL 2	GROSS RESIDENTIAL_PHASE 3	5318 SF
		13962 SF

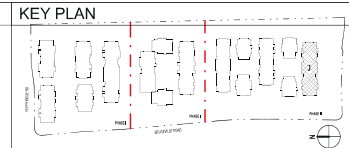
GROSS AREAS - BUILDING TYPE J		
Level	AREA	TOTAL AREA
LEVEL 3	GROSS BALCONY_PHASE 3	1145 SF
LEVEL 3	GROSS CIRCULATION_PHASE 3	2533 SF
LEVEL 3	GROSS RESIDENTIAL_PHASE 3	13910 SF
		16488 SF
LEVEL 4	GROSS BALCONY_PHASE 3	507 SF
LEVEL 4	GROSS CIRCULATION_PHASE 3	2268 SF
LEVEL 4	GROSS RESIDENTIAL_PHASE 3	13910 SF
		16685 SF

Comments	LONG TERM	SHORT-TERM	TOTALS
BIKE RACK	No	Yes	14

UNIT TOTALS - BUILDING TYPE J		
BUILDING TYPE	UNIT TYPE	UNIT COUNT
35	1BDR-1H0 SF	8
36	2BDR-270 SF	16
36	3BDR-325 SF	16

GROSS AREA SUMMARY									
LEVEL	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
LEVEL 1	507	1969	4402	5918	13906				
LEVEL 2	1307	2022	5115	5318	13962				
LEVEL 3	1145	2533	13910	16488					
LEVEL 4	507	2268	13910	16685					

HATCH LEGEND	
[Pattern]	COMMON BUILDING
[Pattern]	1 BEDROOM UNIT
[Pattern]	2 BEDROOM UNIT
[Pattern]	3 BEDROOM UNIT



POPPY GROVE, LP

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408 BUCHMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

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ELK GROVE, CA 95757

Date Issued For

HED

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Suite 200
Los Angeles, California
90071 USA
(213) 643-1550
WWW.HEDUSA.COM



BUILDING PLAN - BLDG. J

A-02.20



4 BLDG. J - WEST ELEVATION
1/8" = 1'-0"



3 BLDG. J - EAST ELEVATION
1/8" = 1'-0"



2 BLDG. J - NORTH ELEVATION
1/8" = 1'-0"



1 BLDG. J - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL KEYNOTES

- 01 FIBER CEMENT BOARD PLANK Siding, HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, 6-INCH HEIGHTS, SHIPON TEXTURE, SMOOTH, HICKORY SMOKE OR SIMILAR.
- 02 FIBER CEMENT BOARD PLANK Siding, HORIZONTAL ORIENTATION, JAMES HARDIE ARTISAN BOARD, 6-INCH HEIGHTS, SMOOTH TEXTURE, SWAGS VESPER VIOLET OR SIMILAR.
- 03 GYPSUM PLASTER, 1600 FINISH, COLOR SW4107 ARCADE WHITE OR SIMILAR
- 04 GYPSUM PLASTER, 1600 FINISH, COLOR SW6075 VERSATILE GREY OR SIMILAR
- 05 GYPSUM PLASTER, 1600 FINISH, COLOR SW6632 VESPER VIOLET OR SIMILAR
- 06 GYPSUM PLASTER, 1600 FINISH, COLOR SW7977 TINSMITH OR SIMILAR
- 07 GYPSUM PLASTER, 1600 FINISH, COLOR SW8075 NIGHT OWL OR SIMILAR
- 08 GYPSUM PLASTER, 1600 FINISH, COLOR SW9781 NIGHT OWL OR SIMILAR
- 09 GREY BRICK VENEER, RUNNING BOND, 4" x 8" MODUL-E.
- 10 VINYL WINDOWS AND DOORS, FRAME COLOR: WHITE, CLEAR GLAZING
- 11 ROOF ATTIC COVER, COLOR TO MATCH HOST WALL
- 12 STEEL CANOPY, CHANNEL, FASCIA PROFILE, COLOR OR GREY
- 13 DRIP EDGE FLASHING, COLOR TO MATCH HOST WALL
- 14 ROOF ATTIC COVER, COLOR TO MATCH HOST WALL

MATERIAL LEGEND

<p>19 STEREOFRONT SYSTEM AT COMMON RESIDENTIAL USES, FRAME COLOR: ANODIZED ALUMINUM, GLASS COLOR: CLEAR, DOOR FRAME COLOR: ANODIZED ALUMINUM</p> <p>17 TRIM AND ROOF BRICK VENEER WALL TO BE PAINTED SW6632 VESPER VIOLET GREY OR SIMILAR</p>	<p>01 FIBER CEMENT BOARD PLANK Siding MANUFACTURER: JAMES HARDIE ARTISAN BOARD (OR SIMILAR) COLOR: SW1077 HICKORY SMOKE (OR SIMILAR) DIMENSIONS: 6" Siding Planks</p>	<p>02 FIBER CEMENT BOARD PLANK Siding MANUFACTURER: JAMES HARDIE ARTISAN BOARD (OR SIMILAR) COLOR: SW6632 VESPER VIOLET (OR SW6075 VERSATILE GREY OR SW6632 VESPER VIOLET) DIMENSIONS: 6" Siding Planks, HORIZONTAL ORIENTATION</p>	<p>03-06 GYPSUM PLASTER FINISH: 1600 FINISH COLOR: SW4107 ARCADE WHITE / SW7977 TINSMITH / SW8075 NIGHT OWL / SW9781 NIGHT OWL DIMENSIONS: 5/8" THICK</p>	<p>09 GREY BRICK VENEER MANUFACTURER: TBO COLOR: GREY DIMENSIONS: 4" x 8" MODULES, RUNNING BOND</p>
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POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 PACIFIC AVENUE, SUITE 300
DANFORTH, CA 94501

Poppy Grove Apartments

1645 BRUCEVILLE ROAD
ELK GROVE, CALIFORNIA

Date Issued For

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350 South Hope Street
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Elk Grove, California
95701 USA
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9331-CAD01-10

BUILDING ELEVATIONS - BLDG. J

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POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove
Apartments

1048 BRUCEVILLE ROAD
ELK GROVE, CA 95757

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501 South Hope Street
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(213) 964-9555
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PERSPECTIVES
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A-06.1

KEY PLAN





POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
408 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove Apartments

1048 BRUCEVILLE ROAD
ELK GROVE, CA 95757

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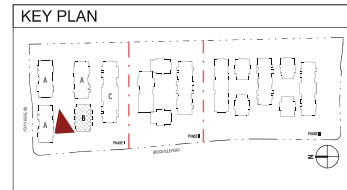
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POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDMONT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove
Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

Date Issued For



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Suite 200
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(213) 964-1950
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BLDG. C

A-06.3



POPPY GROVE, LP

URBAN CORE DEVELOPMENT, LLC
4000 REDMOUNT AVENUE, SUITE 345
OAKLAND, CA 94611

Poppy Grove
Apartments

10148 BRUCEVILLE ROAD
ELK GROVE, CA 95757

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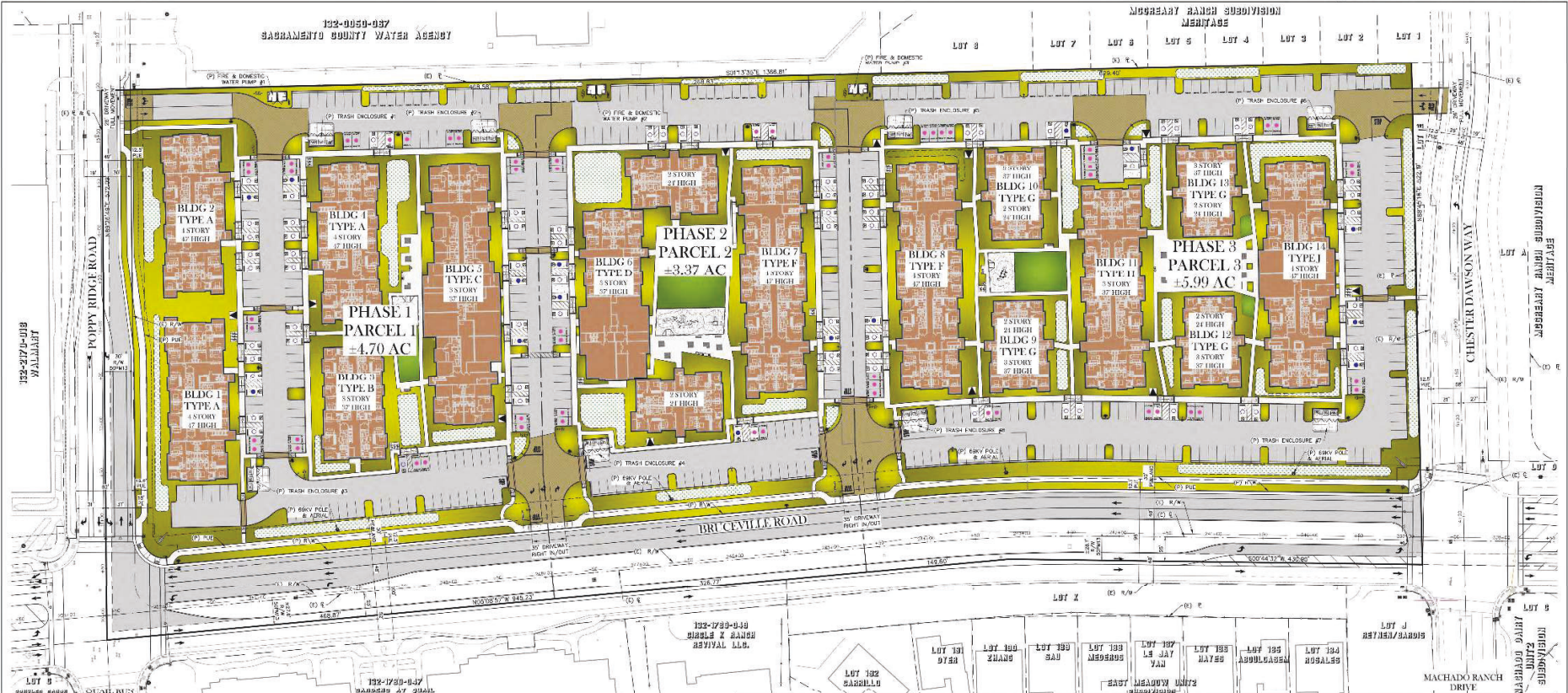
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PERSPECTIVES
BLDG. J

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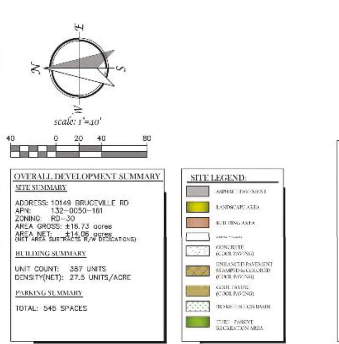
KEY PLAN



Preliminary Site Plan - Overall



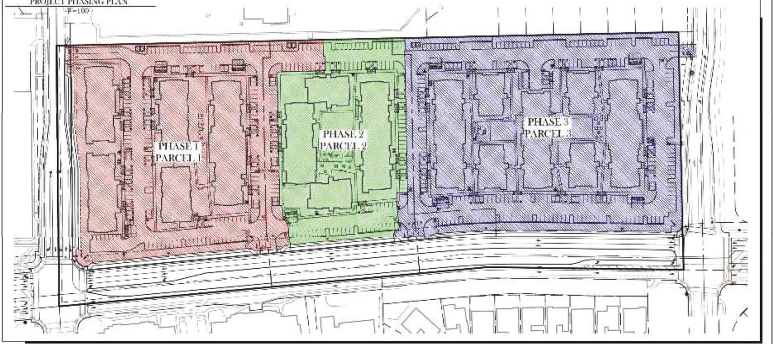
PROJECT SUMMARY - PHASE 1		PROJECT SUMMARY - PHASE 2		PROJECT SUMMARY - PHASE 3	
AREA	AREA (TOTAL) = 10.81 ACRES AREA (NET) = 4.41 ACRES	AREA (TOTAL) = 13.82 ACRES AREA (NET) = 4.57 ACRES	AREA (TOTAL) = 15.87 ACRES AREA (NET) = 4.58 ACRES	AREA (TOTAL) = 15.87 ACRES AREA (NET) = 4.58 ACRES	AREA (TOTAL) = 15.87 ACRES AREA (NET) = 4.58 ACRES
UNIT SUMMARY	1-BEDROOM 225 2-BEDROOM 262 3-BEDROOM 162 TOTAL UNITS 649	1-BEDROOM 115 2-BEDROOM 135 3-BEDROOM 100 TOTAL UNITS 350	1-BEDROOM 120 2-BEDROOM 140 3-BEDROOM 100 TOTAL UNITS 360	1-BEDROOM 120 2-BEDROOM 140 3-BEDROOM 100 TOTAL UNITS 360	1-BEDROOM 120 2-BEDROOM 140 3-BEDROOM 100 TOTAL UNITS 360
PARKING SUMMARY	STANDARD PARKING 177 E.B. STANDARD (15 PER UNIT) 177 TOTAL REQUIRED PARKING SPACES 354	STANDARD PARKING 115 E.B. STANDARD (15 PER UNIT) 115 TOTAL REQUIRED PARKING SPACES 230	STANDARD PARKING 120 E.B. STANDARD (15 PER UNIT) 120 TOTAL REQUIRED PARKING SPACES 240	STANDARD PARKING 120 E.B. STANDARD (15 PER UNIT) 120 TOTAL REQUIRED PARKING SPACES 240	STANDARD PARKING 120 E.B. STANDARD (15 PER UNIT) 120 TOTAL REQUIRED PARKING SPACES 240
PERFORMANCE SUMMARY	PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00	PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00	PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00	PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00	PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00 PERFORMANCE RATIO 1.00



INITIATIVE MAP STATEMENT
I HEREBY STATE THAT ALL EASEMENTS ASSUMED TO BE IN THE 1:500 SURVEY ON THIS MAP HAVE BEEN OBTAINED FROM THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO. I HAVE REVIEWED THE RECORDS OF THE CITY AND COUNTY AND HAVE FOUND NO RECORDS OF ANY EASEMENTS THAT WOULD AFFECT THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. I AM NOT PROVIDING ANY GUARANTEE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.

CITY STANDARDS-DEVIATION STATEMENT
THIS PROJECT IS IN CONFORMANCE WITH THE CITY OF SACRAMENTO CITY STANDARDS-DEVIATION STATEMENT. THE PROJECT IS IN CONFORMANCE WITH THE CITY OF SACRAMENTO CITY STANDARDS-DEVIATION STATEMENT. THE PROJECT IS IN CONFORMANCE WITH THE CITY OF SACRAMENTO CITY STANDARDS-DEVIATION STATEMENT.

OVERALL DEVELOPMENT SUMMARY
ADDRESS: 1048 DUCTHOPE F RD
APN: 132-0050-161
ZONING: R2-20
AREA GROSS: 216.73 ACRES
GFA: 487,147 SQ FT (GROSS)
TOTAL UNITS: 1009 UNITS
TOTAL GARAGE SPACES: 540 SPACES



POPPY GROVE APARTMENTS - Major Design Review Amendment C2.0

Elk Grove, CA Proposed By: Poppy Grove Development Partners, LLC

In Association With:
HED (Architects), TSD Engineering, Inc. (Civil)
& Wilson Design Studio (Landscape Architecture)



FEBRUARY 27, 2023 - INITIAL SUBMITTAL

Exhibit C
Poppy Grove Apartments (PLNG23-010)
Conditions of Approval

The following condition of approval is amended in the Poppy Grove Apartments Project PLNG21-078:

<p><u>1.</u></p>	<p>Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B (adopted with the Poppy Grove Apartments Amendment Project PLNG23-010), incorporated herein by this reference.</p> <p>With respect to the architectural and landscape design, the Applicant, in consultation with City Planning staff, shall give good faith consideration to the following additional design considerations:</p> <ul style="list-style-type: none"> • Evaluation of opportunities to create more relief in the elevations by adding projections to the building facade to create greater stepping in the plane of the buildings; • Evaluation of the opportunity to add overhangs at the roof level and vary the heights of the parapet walls; • Consideration of options for changing materials and adding additional windows in designated areas of the facades; • Providing additional planting at designated landscape buffer areas to reduce the scale of the building and enhance the visual appearance of the property; • Enhancement of programming of the current open space and indoor common areas to enhance the overall living environment for our residents. <p>The Applicant shall review the above-identified design considerations with their architect and landscape designers, in consultation with City staff, with a focus of enhancing the elevations along the main perimeter streets adjacent to the public rights-of-way. The City may, but shall not be required, to provide additional funding to the Applicant to defray some or all of the cost of design revisions. Any City funding shall be subject to any and all applicable laws.</p> <p>The Applicant may submit revised elevations and site plan for review to the Planning Department. Final elevations and site</p>	<p>On-Going</p>	<p>Planning</p>
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Exhibit C
Poppy Grove Apartments (PLNG23-010)
Conditions of Approval

	plan shall be subject to approval of the Development Services Director. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require approval amendment by the appropriate legislative body.		
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CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-080

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) **ss**
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 12, 2023 by the following vote:

AYES: COUNCILMEMBERS: *Singh-Allen, Spease, Brewer, Robles, Suen*

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


Jason Lindgren, City Clerk
City of Elk Grove, California