

# **New Project Information**

The City of Rocklin has begun processing the below referenced applications for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: June 4, 2021

# **Project Name and Requested Approvals:**

ESTIA AT ROCKLIN

GENERAL PLAN AMENDMENT, GPA2021-0001

GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0002

REZONE, Z2021-0002

DESIGN REVIEW, DR2021-0012

TENTATIVE PARCEL MAP, DL2021-0004

# **Staff Description of Project:**

This application is a request for approval of a General Plan Amendment, Rezone, and General Development Plan Amendment to convert a 20-acre portion of the existing 30-acre site from Professional Office (BP) and Planned Development Commercial (PD-C) to Medium High Density Residential (MHDR) (up to 15.4 dwelling units per acre) and Planned Development 12 units per acre maximum (PD-12), as well a Design Review to approve the site design, parking, landscaping, and architecture of single-story, single and duplex unit for-rent homes, and a Tentative Parcel Map to create two lots consistent with the zone boundary change.

### Location:

The subject site is located on the northerly 20-acre portion of a 30-acre site at the northwest corner of University Avenue and Sunset Boulevard 017-276-007.

### **Existing Land Use Designations:**

The property is zoned Planned Development Commercial (PD-C).

The General Plan designation is Professional Office (BP).

This project **\_XX \_does / \_\_ does not** require modification or change of the land use designations and regulations currently applicable to the project site.

# **Compliance with the California Environmental Quality Act:**

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

# **Applicant & Property Owner:**

The applicant is Jeff Pemstein with Towne Development of Sacramento, Inc. The property owner is Joseph Mohamed, Trustee of the Joseph Mohamed, Sr. & Shirley M. Mohamed Charitable Remainder Unitrust II.

# **Attached Information:**

For additional detail please see the attached information from the project application form and the submitted application exhibits

P:\PUBLIC PLANNING FILES\Request for Comment\2021\18 - Estia (Residential)\2-Project Information.docx



# City of Rocklin

Planning Division 3970 Rocklin Road Rocklin, California 95677 Phone (916) 625-5160 FAX (916) 625-5195 UNIVERSAL APPLICATION FORM

NAME OF PROJECT:		
LOCATION: NWC of Sunset Blvd. and Univ	versity Avenue	
ASSESSOR'S PARCEL NUMBERS:	07-000	
DATE OF APPLICATION (STAFF):	RECEIVED BY (STAFF	INITIALS):
FILE NUMBERS (STAFF): POS	11-0002 Z2621-000 -0012 GPA 2021-	PEES: \$23,030.00
RECEIPT NO.:	TPM2021-0	004
Pre-Application Meeting Requiremen	nts:	
entitlements and permits. The purpostaff to work with the applicant to assist that the applicant understands the Cithese and other planning provisions is Generally, two sets of preliminary plans.	ose of the pre-application meeting is to sure that the officially submitted application of Rocklin's goals, policies, and ordinavailable at the applicant's request.  To schedule this meeting, plet by calling (916) 625-5160.	r to submitting most applications for planning of expedite application processing by enabling cation materials are in the proper format and nances that may affect the project. A copy of proposed project should be brought with the ease contact a Staff Planner at the Rocklin
THIS APPLICATION IS FOR THE FOLLOWING E	NTITLEMENTS: (CHECK APPROPRIATE SQUARES	s)
	Tentative Subdivision Map (SD) Fee:	Use Permit (U)  Minor (PC Approval – New Bldg) Fee:
BARRO Zone Application (BZ)		Minor (PC Approval – Existing Bldg) Fee:
	Tentative Parcel Map (DL) Fee:	Major (CC Approval)  Variance (V)  Fee:
General Development Plan*(PDG)  Fee: n/a  * Amendment	Design Review (DR)  Commercial Fee:  Residential Fee: n/a  Signs Fee:	Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
Concurrent Application (2 or more entitlement Fee: \$17.347.00	nts)	Modification to Approved Projects Fee:
Fee: \$17,347.00		File Number:
	empt - gative Declaration –	✓ Mitigated Negative Declaration –\$5,683.00  EIR – See Fee Schedule

# **UNIVERSAL APPLICATION FORM (CONT.)**

GENERAL PLAN	PROPERTY DATA:		UтіLIT	TES:
DESIGNATION:			EXISTING	PROPOSED
Existing: BP	Acres:	30	LAISTING	
Proposed: PD		1,306,800	Pub. Sewer	Y Pub. Sewer
Proposed: Proposed:	Square Feet:		Septic Sewer	× Septic Sewer
ZONING:	Dimensions:	irregular	Pub. Water	X Pub. Water
Existing: PD-C	No. of Units:	180	Well Water	Well Water
Branasad: PD	_	n/a	Electricity	X Electricity
Proposed:	Building Size:	11/ 0	Gas	Gas
	Proposed	425	Cable	Cable
	Parking:	425		
	Required			
	Parking:	337		
	Access:	Yes		

# **PROJECT REQUEST:**

Request for a GPA and Rezone to allow appoximately 180 unit apartment complex on 20 acres and 10 acres of retail.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

# Universal Application Form (CONT.)

PLEASE PRINT OR TYPE:	
NAME OF PROPERTY OWNER: Soryh Williams & A & Dunlay In Thotamas CR4T II	must Lear
ADDRESS: 4465 College Cak PA.	
CITY: STATE: CA ZIP: 95841	
PHONE NUMBER: 916 - 486 - 1630	1000
MAIL ADDRESS: I'M ETATETE PRISES @ RESIGNAL COM	
FAX NUMBER:	
Signature Of OWNER Application provide owner's signature letter if signature is other than property owner.)	A COLUMN TO THE PARTY OF THE PA
IAME OF APPLICANT If different than owner):  Left Perestein	Sizemment of the second continuous date.
ONTACT: Jeff Pemstein	
ADDRES 11060 White Rock Rd.	
Rancho Cordova STATE: CA ZIP: 95670	
HONE NUMBER: 916-782-2424	
MAIL ADDRESS: COLC INCOVA HBTSAC COM jpemstein@hbtsac.com  AX NUMBER: 916-782-2666	
SIGNATURE OF APPLICANT	

Universal Application Page 5 rev. 01/2020



### **AGENT AUTHORIZATION FORM**

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Estia at Rocklin
Location: NWC of Sunset Blvd. and University Avenue
Assessors Parcel Number(s): 017-276-007-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): General Plan Amendment, Rezone, General Development PLan, Concurrent Application, Design Revie
Name of person and / or firm authorized to represent property owner (Please print):  Jeff Pemstein / Towne Development of Sacramento
Address (Including City, State, and Zip Code):
11060 White Rock Rd.
Rancho Cordova, CA 95670
Sharra Maraham 916-782-2424
Phone Number: 016-792-7666
Fax Number: 910702-2000  Email Address: jpemstein@hbtsac.com
The above named person or firm is authorized as:
Agent () Buyer (X) Lessee ()
The above named person or firm is authorized to (check all that are applicable):  (X) File any and all papers in conjunction with the aforementioned request, including signing the application
<ul> <li>Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.</li> <li>Sign any and all papers in my stead, with the exception of the application form.</li> </ul>
The duration and validity of this authorization shall be:  (
Owners Authorization Signature & Date:  Sucke In Minamed Joseph Manne De CRUT II
Owners Name (Please Print): Shirley M. Mohamed & Joseph Mohamed Sr.
Owners Address (Including City, State, and Zip Code): 4405 College Oak Dr.
Sacramento, CA 95841
Phone Number: 916-486-1630
Email Address: jmenterprises@reagan.com
Littell Address, 5

Universal Application Page 6 rev. 01/2020





# Estia at Rocklin Project Description

### **Estia At Rocklin**

Estia at Rocklin is a 181-unit single-story apartment home community proposed on a 20-acre portion of the 30-acre parcel (APN #017-276-007-000). The property is located in the University District of the City at Sunset Boulevard and University Avenue.

Estia represents the first "missing middle" multi-family housing community of its kind in the Region, which offers a for-rent setting in a single-family scale and design. Also known as "Horizontal Apartments", each unit is uniquely designed with private entries, limited shared walls, and private fenced backyards. There will be a mix of 1-bedroom and 2-bedroom units ranging from approximately 700 square foot to 1,100 square feet.

Spacious and efficient by design, the units feature 10' ceilings, hardwood style plank flooring, abundant opportunities for natural light, quartz countertops, built-in dog doors, built-in kitchen island, full-size washer and dryer, ceiling fans in living and bedrooms, and large bedrooms that accommodate a king size bed.

At approximately 9.3 units per acre, Estia at Rocklin also offers a range of lifestyle options through both passive and active recreation in open space areas. Estia at Rocklin will feature an extensive internal pedestrian circulation that will provide connectivity to project amenities and the surrounding community. This multi-family rental community will be professionally managed and will include a Leasing Office/Community Center featured at the primary entrance to the site, within proximity to all housing units. The Community Center will feature a gym, meeting space, pool, expansive patio, and grill area. Other project amenities include a dog park, pet washing ports, and car washing stations.

Parking totals are depicted in the table below and are in accordance with Rocklin Municipal Code 17.66.020. According to California Green Building Standards, Title 24, Part 11, three percent of spaces provided shall be EV charging spaces. In addition, we plan on having all garage units be EV ready to accommodate required charging equipment.

	Required Parking per 17.66.020	Provided Parking
72 One-Bedroom Units	108	-
109 Two-Bedroom Units	218	-
Visitor Parking	46	-
Total Parking	372	396
Covered Parking	181	277
Garage Spaces	n/a	54
EV Charging Spaces	12	12

Project design incorporates sustainable features consistent with the California Green Building Standards Code. A photovoltaic system is currently being designed to be integrated into a mix of building and covered parking rooftops.

The site will be served by a maintenance facility and four locations of trash receptacles. Modifications to the trash enclosure approach have been made in accordance with Staff comments. Trash enclosures have been designed to accommodate trash, recycle, and green waste.

### Architecture

Estia at Rocklin is designed in accordance with the University Architectural District Guidelines. The proposed Project's design, heavily influenced by renown architect Frank Gehry, embodies contemporary architecture with strong horizontal emphasis on exterior facades, primary colors on accent features and surfaces, and buildings consisting of a wide mix of materials allowing for projected planes and metallic paneled walls. Building materials include stucco, corrugated metal siding, brick veneer, metal columns, and metal awnings.

# **Landscape Design**

Estia at Rocklin is designed with resort level landscaping and amenities to provide an outdoor experience to residents by offering abundant open space, internal circulation, shaded outdoor patio space along with a luxurious pool/patio area. The internal circulation will allow residents to access all parts of the community from their unit as well as surrounding offsite locations. The shaded outdoor patio will provide an opportunity for the residents to gather and recreate in a communal space adjacent to the pool and spa.

The proposed trees were carefully selected to provide shade, screening, and water conservation. Consideration for enhanced landscape areas along entryways and pathways to provide trees with fall leaf colors and or flowering plants. All onsite landscape areas shall be irrigated with an ET based, irrigation system that will be compliant with the State of California and Rocklin design standards for water conservation.

Along the project boundary to the south and west is a sewer easement with a wide paved path. This area is currently utilized by Rocklin residents as this pathway meanders through the community for several miles. We are proposing to keep this circulation intact by constructing a sound-wall along the Highway 65 border and a secondary tubular fence between the units and the sound wall which will provide landscaped corridor for the existing pathway. Estia at Rocklin residents will have access to the corridor via key fab gates and the greater Rocklin community will continue to enjoy unfettered access.

A community for pet owners, Estia at Rocklin offers an onsite dog park to allow off-leash opportunities. Consisting of a small and large dog area, the dog park will have shade trees and a layer of engineered wood fiber for cleanliness, water conservation, and to keep paws cool.

# **Design Review Request**

Estia at Rocklin requires approval from the Architectural Review Committee, we hereby formally request design review for the project.

### **Fencing**

Estia at Rocklin will have a variety of fencing and walls in the community. Along University Avenue and commercial property, there will be a six-foot CMU wall. As a buffer to Highway 65, it is anticipated that an eight-foot sound wall will be required but final height is pending completion of noise study. The dog

park will have a four-foot mesh fence. The community entry and pool areas will have six-foot tubular metal fencing.

# Signage

Entry monumentation for Estia at Rocklin consists of a single freestanding vertically oriented monument sign at the primary project entrance. The monument has been designed with a modern flair to match the onsite building architecture and maintain the design aesthetic of the University Architectural District guidelines, and the existing architecture immediately across the street. The sign will be backlit and features three sides for reading from any direction along University Avenue.

# **Affordable Housing**

Ten percent or 18 units of Estia at Rocklin will be affordable units at 80% AMI in accordance with Policy 3.4 of the City of Rocklin Housing Element 2021-2029.<sup>1</sup>

# **Housing for Persons with Disabilities**

Estia at Rocklin intends to provide up to four units for housing for persons with disabilities. Of these four units, two are intended to be Affordable and two are intended to be market rate.

The City of Rocklin Housing Element identifies Provision of Adequate Housing Sites Program #12, Housing for Person With Disabilities. "Pursuant to SB 520, the City must address the potential constraints to housing for persons with disabilities. In addressing this requirement, the State HCD focuses on the zoning and land use provisions for a variety of housing types suitable for persons with disabilities. Another concern is the provision of flexibility in the application of land use policies and zoning regulations for housing for persons with disabilities."

One objective of this program is to facilitate development of housing for persons with disabilities. Approval of Estia at Rocklin will aid the City in achieving it's goal of producing units for persons with disabilities.

### **Land Use**

The site has a current General Plan Land Use designation of Business Professional (BP) and the 20-acre Estia portion of the parcel will require a change in land use to Medium High Density Residential (MHDR). Estia at Rocklin meets the intent of this land use designation as the product type (horizontal apartments) will be located close to commercial and public facilities at a density within the range of 8.5-15.4 du/ac<sup>3</sup>.

A change in the General Plan Land Use designation is justified by the City policies, goals, and programs listed below. Approval of Estia at Rocklin will help facilitate the following:

<sup>&</sup>lt;sup>1</sup> City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-102

<sup>&</sup>lt;sup>2</sup> City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-111

<sup>&</sup>lt;sup>3</sup> City of Rocklin General Plan, Chapter 4 – Land Use Element, Table 4-1, Page 4A-9.

- LU-2 Encourage a variety of building sites, building types, and land use concepts in Medium High and High Density Residential, commercial, and industrial areas that are located along major streets, rights of way, and highways/freeways.<sup>4</sup>
  - Approval of Estia at Rocklin is supported by LU-2 as this is a Medium-High Density project along major streets and highways/freeways.
- LU-20 Encourage Medium High and High Density Residential uses to locate near major arterial and/or collector streets.<sup>5</sup>
  - Approval of Estia at Rocklin is supported by LU-20 as this is a Medium-High Density project along major arterial street.
- LU-25 Encourage mixed use developments to locate near major arterial and/or collector streets.<sup>6</sup>
  - Approval of Estia at Rocklin along with the subsequent application for commercial on the adjoining 10 acres is supported by LU-25 as the approvals will result in a horizontally integrated mixed-use project.
- LU-26 Allow a variety of compatible commercial, service and residential uses that will contribute to an active pedestrian environment.<sup>7</sup>
  - Approval of Estia at Rocklin is supported by LU-26 as the project will contribute to an
    active pedestrian environment both internally, through encouraged use of onsite
    amenities, and externally as there is immediate access to regional trail systems and
    adjoining commercial.
- Goal 2 Facilitate the provision of a range of housing types to meet the diverse needs of the community.<sup>8</sup>
  - Approval of Estia at Rocklin is supported by Goal 2 as there is no similar housing type that is currently being offered in Rocklin.
- Policy 2.1 Provide quality housing opportunities for current and future residents with a diverse range of income levels.<sup>9</sup>
  - Approval of Estia at Rocklin is supported by Policy 2.1 as there is no similar housing type that is currently being offered in Rocklin.
- Policy 3.4 Continue to work with developers requesting General Plan Amendments converting
  nonresidential designation to residential uses or from a higher density residential category to a
  lower density residential category to incorporate affordable housing as a component of the
  overall development. As an objective, target up to ten percent of the units as affordable,
  depending on the level of affordability or other amenities provided. Pursue the inclusion of
  extremely low-income units whenever possible in the negotiated target number of affordable
  units.<sup>10</sup>
  - Approval of the General Plan Amendment and Rezone is supported by Policy 3.4 as
     Estia at Rocklin is supplying 10% of the project as affordable housing.

<sup>&</sup>lt;sup>4</sup> City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-18

<sup>&</sup>lt;sup>5</sup> City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-20

<sup>&</sup>lt;sup>6</sup> City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-20

<sup>&</sup>lt;sup>7</sup> City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-20

<sup>&</sup>lt;sup>8</sup> City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-101

<sup>&</sup>lt;sup>9</sup> City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-101

<sup>&</sup>lt;sup>10</sup> City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-102

- Production of Housing Program #9, Promote Missing Middle Housing Types. Housing types of a
  scale between single-family detached homes and large apartment buildings are sometimes
  referred to as "missing middle" housing types. Because these homes typically have smaller
  floorplans and are built at higher density, they can be more affordable alternatives to singlefamily detached homes without requiring subsidies to maintain their affordability.
  - Objective: Promote the construction of 100 missing middle housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the City's website.
  - Approval of Estia at Rocklin would enable the City to surpass it's goal of producing 100 missing middle housing units.

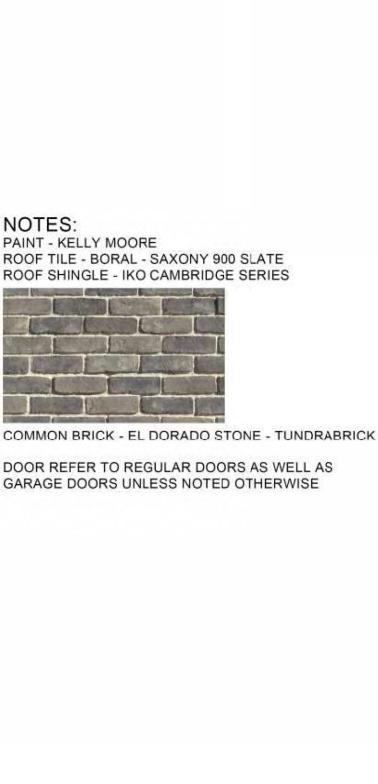


BUILDING AREAS PROJECT INFORMATION		PROJECT TEAM	SHEET INDEX	
COMMUNITY CENTER	PROJECT NAME: ESTIA AT ROCKLIN ROCKLIN, CALIFORNIA  PROJECT TYPE: MULTI-FAMILY  OCCUPANCY GROUP: R-3/U  TYPE OF CONSTRUCTION: TYPE V-B	LOCAL JURISDICTION:  CITY OF ROCKLIN 3970 ROCKLIN RD. ROCKLIN, CA 95677 916-625-5000  APPLICANT: HOMES BY TOWNE 11060 WHITE ROCK ROAD, STE 150 RANCHO CORDOVA, CA 95670  ARCHITECT: BSB DESIGN, INC. 11211 GOLD COUNTRY BLVD., STE 101 GOLD RIVER, CA 95670 916.941.0990  CIVIL: KING ENGINEERING 200 AUBURN FOLSOM RD., STE 201 AUBURN, CA 95603 530-272-8328  LANDSCAPE: ROACH + CAMPBELL 111 SCRIPPS DR. SACRAMENTO, CA 95825 916-945-8003	A0.1 COVER SHEET, CONCEPTUAL STREETSCAPES, SHEET INDEX A0.2 COLOR AND MATERIAL BOARD A1.0 COMMUNITY CENTER - FLOOR PLAN A1.1 COMMUNITY CENTER - ELEVATION/ STREETSCAPE A2.0 UNIT 1 DUPLEX - FLOOR PLAN A2.1 UNIT 1 DUPLEX - ELEVATION A3.0 UNIT 2 - FLOOR PLAN A3.1 UNIT 2 - ELEVATION A4.0 UNIT 2 DUPLEX - FLOOR PLAN A4.1 UNIT 2 DUPLEX - FLOOR PLAN A5.1 GARAGE/STORAGE - FLOOR PLAN A5.1 GARAGE/STORAGE - FLOOR PLAN A6.1 MAINTENANCE - PLOOR PLAN A6.1 MAINTENANCE - FLOOR PLAN A6.1 MAINTENANCE - FLOOR PLAN A6.1 PRELIMINARY LANDSCAPE PLAN L1.0 OVERALL PRELIMINARY LANDSCAPE PLAN L1.1 PRELIMINARY LANDSCAPE PLAN L1.2 PRELIMINARY LANDSCAPE PLAN L1.3 PRELIMINARY LANDSCAPE PLAN L1.4 PRELIMINARY LANDSCAPE PLAN L1.5 PRELIMINARY LANDSCAPE PLAN L1.6 PRELIMINARY LANDSCAPE PLAN L1.6 PRELIMINARY SITE FURNISHINGS PLAN L3.0 PRELIMINARY SITE FURNISHINGS PLAN L3.0 PRELIMINARY SITE FURNISHINGS PLAN L3.0 PRELIMINARY SITE PLAN C1.0 PRELIMINARY SITE PLAN C1.0 PRELIMINARY SITE PLAN C2.0 PRELIMINARY SITE PLAN C3.0 PRELIMINARY FENCE PLAN C4.0 PRELIMINARY FENCE PLAN C5.0 REZONE EXHIBIT C6.0 GENERAL PLAN LAND USE EXHIBIT C6.0 GENERAL PLAN LAND USE EXHIBIT	

**COVER SHEET** 







DOOR REFER TO REGULAR DOORS AS WELL AS GARAGE DOORS UNLESS NOTED OTHERWISE

ROOF TILE - BORAL - SAXONY 900 SLATE

ROOF SHINGLE - IKO CAMBRIDGE SERIES

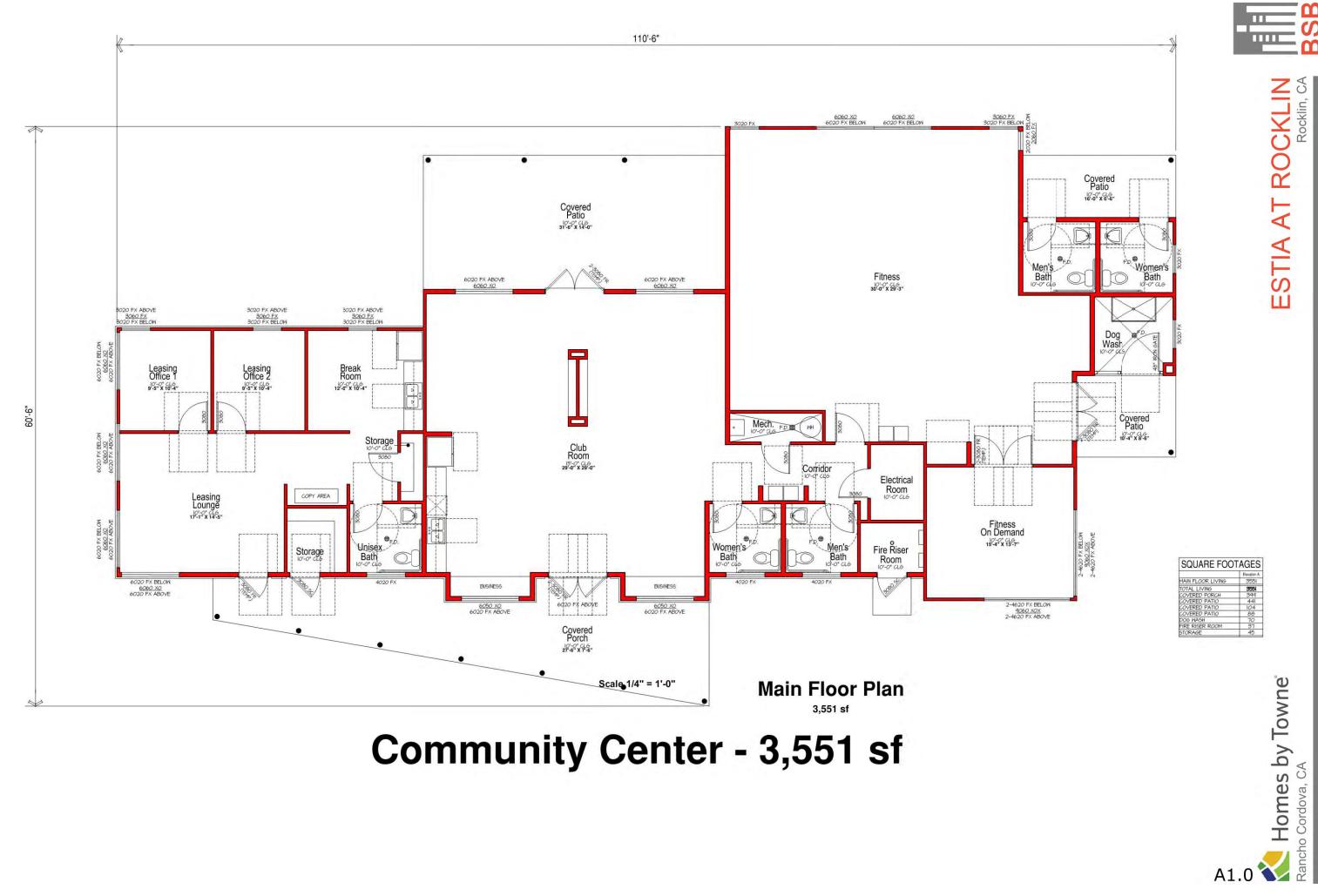
NOTES:

PAINT - KELLY MOORE



**COLOR AND MATERIALS** 





Community Center - 3,551 sf





LEFT ELEVATION





**RIGHT ELEVATION** 

1/8" = 1'-0"



**REAR ELEVATION** 

# **COMMUNITY CENTER**

1/4" = 1'-0"







FRONT VIEW

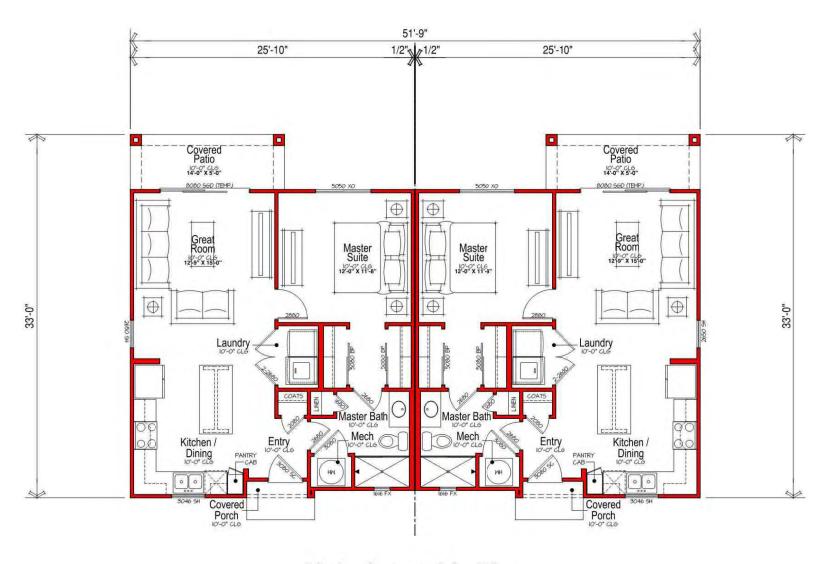


REAR VIEW

# **COMMUNITY CENTER**









**Main Assembly Plan** 

Opt. Tub I.L.O Shower @ Master Bath Partial Main Floor Plan - Reversed

Unit 1 Duplex - 709 sf



REAR ELEVATION RIGHT ELEVATION 1/8" = 1'-0" 1/8" = 1'-0"



LEFT ELEVATION

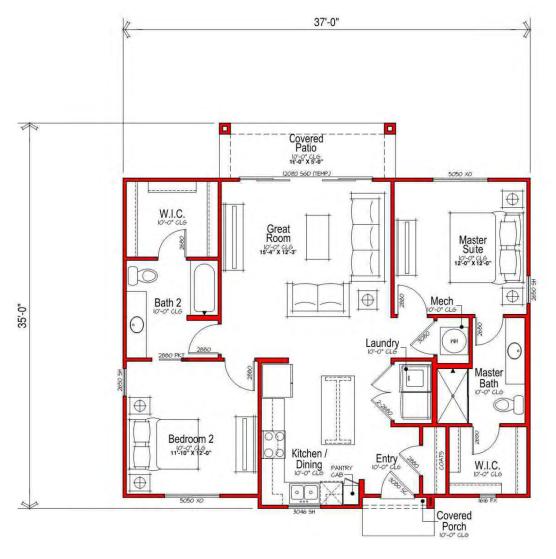
1/8" = 1'-0"

**UNIT 1 DUPLEX** 

1/4" = 1'-0"

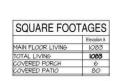
FRONT ELEVATION

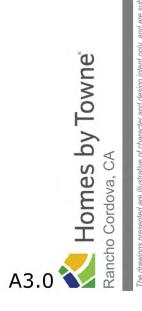




Main Floor Plan

Unit 2 - 1,083 sf





1/8" = 1'-0"

LEFT ELEVATION





REAR ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

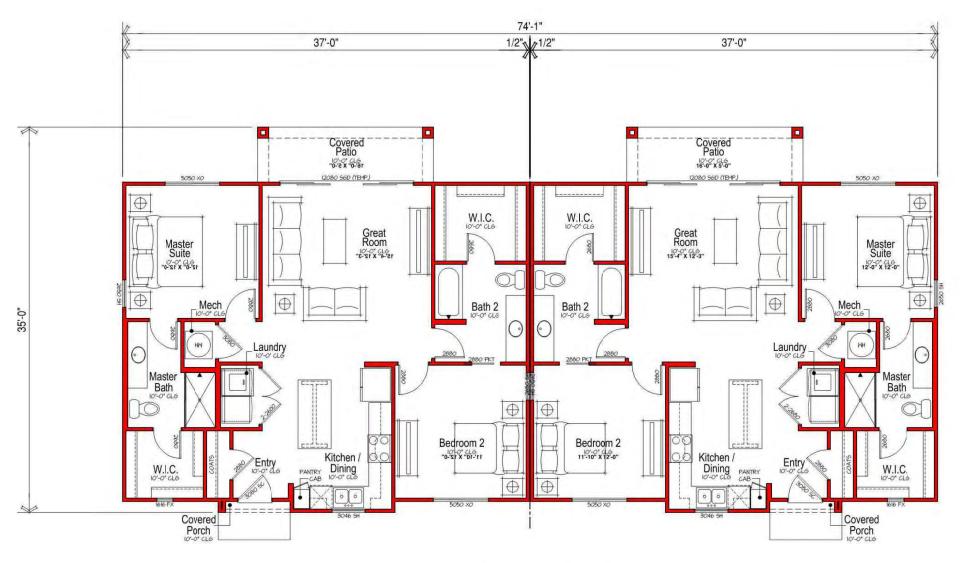


FRONT ELEVATION

1/4" = 1'-0"

UNIT 2



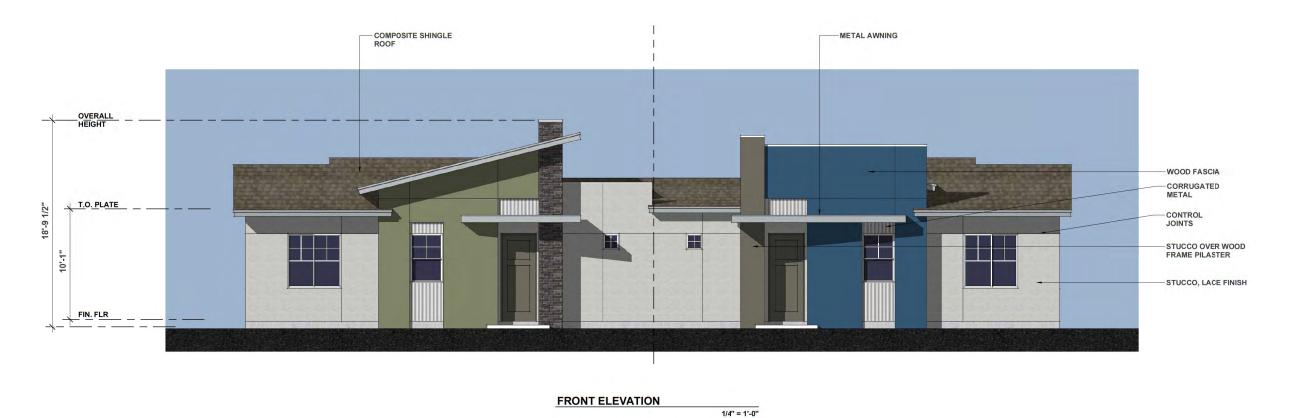


**Main Assembly Plan** 

# Unit 2 Duplex - 1,083 sf

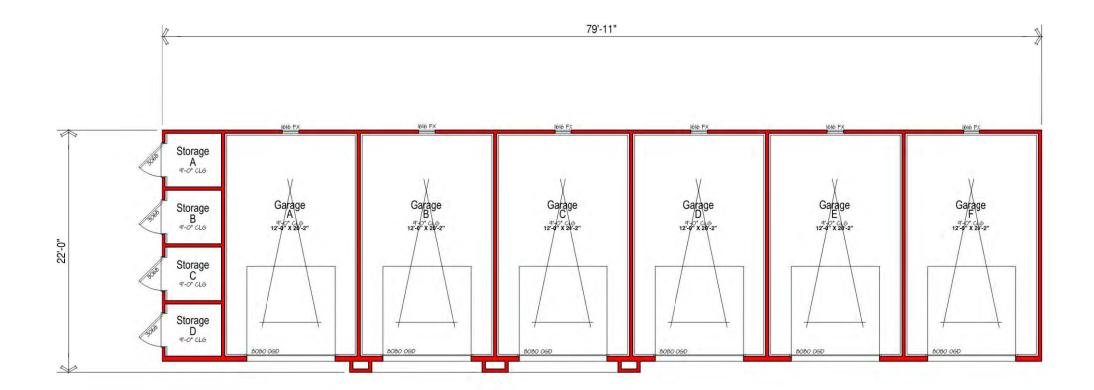






**UNIT 2 DUPLEX** 

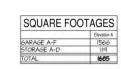




**Main Floor Plan** 1,685 sf

Garage / Storage - 1,685 sf

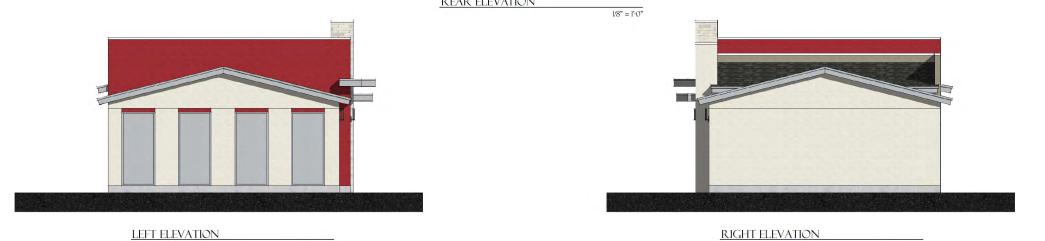
Scale 1/4" = 1'-0"













# **GARAGE WITH STORAGE**

# Maintenance 27-47 x 31-2 Bobb oed Bobb oed

# Main Floor Plan 794 sf

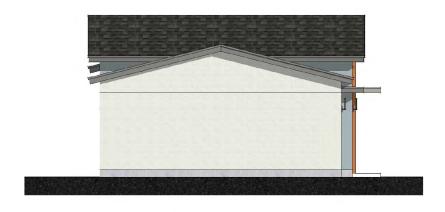
# Maintenance - 794 sf







REAR ELEVATION 1/8" = 1'-0"



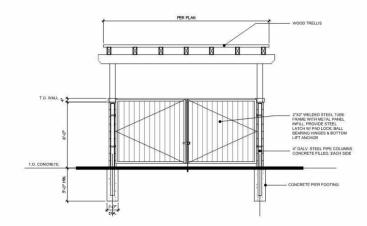
LEFT ELEVATION 1/8" = 1'-0" **RIGHT ELEVATION** 1/4" = 1'-0"



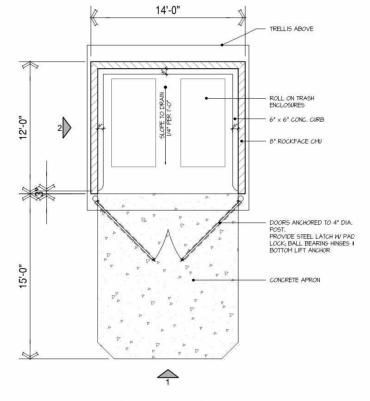
# **MAINTENANCE BUILDING**



**Side Elevation - 2** 



Front Elevation - 1



Floor Plan







California

Rocklin,

4

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15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL

15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL

15 GAL

271,029 SF

6,883 SF

1 GAL 5 GAL 1 GAL











Landscape

Town California by S ome Cordova,







PARCEL 6 35-P.M.-119



ACCENT TREES	217	
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE ONE TREE PER		
UNIT, ADJACENT FRONT DOOR OR WALK AS SHOWN		
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK		
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD		
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE		
CORNUS KOUSA / KOUSA DOGWOOD		
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT		
LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE		
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		
COLUMNAR TREES	68	
TREES WITH UPRIGHT, FASTIGATE HABIT; USED AT NARROW AREAS OR ADJACENT		
BUILDINGS, 15 GALLON CONTAINER SIZE		
ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE		
CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM		
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		
QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK		
QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK		
SHADE TREES	156	
TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL		

COLINGO WINGHIAM ON CHIMDEN FOR CHIMDEN COOK HERWEVE CON	
SHADE TREES	156
TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL	
COLOR OR OTHER ATTRIBUTES.	
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	
PISTACIA CHINENSIS 'KEITH DAVEY'. KEITH DAVEY CHINESE PISTACHE	
PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMCRE	
ULMUS PROPINQUA 'JFS-BIEBERICH'TM / EMERALD SUNSHINE ELM	
ULMUS X 'ACCOLADE' / ACCOLADE ELM	
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	
	TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTREUTES.  ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE.  PISTACIA CHINNENS' KERTHOAVEY. 'KEITH DAVEY CHINESE PISTACHE PLATANUS RACEMOSA ROBERTS' / FOBERTS CALIFORNIA SYCAMCRE ULMUS PROPINQUA 'JES-SHEBERICH' TIM / EMERALD SUNSHINE ELM ULMUS X' ACCOLADE ', ACOLADE ELM

SCREEN TREES	86
TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG	
PROPERTY LINES	
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	
PINUS ELDARICA / AFGHAN PINE	

NTDV TDEE		- 00
NTRY TREE		26
ERTICAL ACCENT TREES TO	FRAME THE ENTRY TO THE PROJECT	
CED DURDUM 'ADMSTROM	S' / ARMSTRONG RED MAPLE	

STREET TREES STREET TREES WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN GENERAL DEVELOPMENT PLAN.

ENTRY PLANTING	13,686 SF
ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING A	ND FLOWER OR
LEAF COLOR TO ACCENTUATE WALKWAYS. ONE GALLON PLANTING	AT 30-36" O.C.
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	
BULBINE FRUTESCENS / STALKED BULBINE	All Lorenza
CALLISTEMON VIMINALIS 'BETTER JCHN' / BETTER JOHN WEEPING BO	TTLEBRUSH
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY	
OMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MAT RUSH	
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE	
NANDINA DOMESTICA 'HARBOUR DWARF' / HARBOUR DWARF HEAVE	ILY BAMBOO
ROSA X 'NOALA' TM / FLOWER CARPET CORAL GROUNDCOVER ROSE	
YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEED	DLE

YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE
SHRUBS AND GROUNDCOVER
SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR
FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE. MIX OF FIV
AND ONE GALLON CONTAINER SIZE, 36"-48" ON CENTER.
ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW
AGAPANTHUS AFRICANUS 'RANCHO WHITE' / RANCHO WHITE AFRICAN LILY

MUHLENBERGIA DUBIA / PINE MUHLY
MUHLENBERGIA RIGENS / DEER GRASS
PITTOSPORUM TOBIRA VARIEGATA' / VARIEGATED JAPANESE PITTOSPORUM
PITTOSPORUM TOBIRA VARIEGATA' / VARIEGATED JAPANESE PITTOSPORUM
PODOCARPUS MACROPHYLLUS 'MAN' / MAN' PODOCARPUS
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY
RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE STANDARD
ROSA X 'AAC333' TMI OSCAR PETERSON ROSE
ROSMARNIUS CEPTIONIA SI HINTINISTON BUILE' / LIINTINISTON BUILE' RISSEMARY

ROSMARINUS OFFICINALIS 'HUNTINGTON BLUE' / HUNTINGTON BLUE ROSEMARY

SENECIO SERPENS / BLUE CHALKSTICKS

JUNCUS PALLIDUS / HAMMER'S RUSH LEYMUS TRITICOIDES / WILD RYE LILIUM PARDALINUM / LEOPARD LILY MUHLENBERGIA RIGENS / DEER GRASS

ENGINEERED WOOD FIBER

TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.

TRACHELOSPERMUM AS ATTICUM / ASIATIC JASMINE
WESTRINGIA FRUTICOSA / COAST ROSEMARY
WESTRINGIA FRUTICOSA WINDIT TIM, COAST ROSEMARY
CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS

BIORENTION AREA PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. CAREX BARBERAE / SANTA BARBARA SEDGE CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE

AREAS SHALL RECEIVE A 3" LAYER	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
	CALLISTEMON VIMINALIS 'CV01' TM / SLIM WEEPING BOTTLEBRUSH
ADEAS SHALL DECEIVE A SELAVED	DIETES BICOLOR / FORTNIGHT LILY
ANDAS STALE NECEIVE AS EATEN	ESCALLONIA X 'COMPACT PINK' / COMPACT PINK ESCALLONIA
	FICUS PUMILA / CREEPING FIG
TS, GAS & ELECTRICAL METERS.	GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA
	GREVILLEA X 'PEACHES AND CREAM' / PEACHES AND CREAM GREVILLEA
NED FROM VIEW WITH SHRUBS	HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / DESERT FLAMENCO RED YUCCA
	HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA
REEN WITH VINES AND SHRUB	LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY
INCENTIFICATION OF THE STATE OF	MUHLENBERGIA DUBIA / PINE MUHLY
	MUHLENBERGIA RIGENS / DEER GRASS
RY PLANT LEGEND ARE	PITTOSPORUM TOBIRA 'VARIEGATA' , VARIEGATED JAPANESE PITTOSPORUM
PED DI ANTO TO DE LICED ON THE	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF FITTOSPORUM









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ome

CMU WALL, REFER TO OVERALL FENCING PLAN

SHEET L1.4

SHEET L1.3

MAIN PROJECT ENTRY

- PRELIMINARY LANDSCAPE NOTES ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
- 2. ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE A 3\* LAYER OF BARK MULCH TOP DRESSING.
- 3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.
- 4. TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.

# PRELIMINARY PLANT LEGEND

	ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE ONE TREE PER	217	
	UNIT, ADJACENT FRONT DOOR OR WALK AS SHOWN ARBUTUS X 'MARINA / MARINA STRAWBERRY TREE MULTI-TRUNK CERCIS CANADENSIS 'OKLAHOMA / OKLAHOMA REDBUD CHIONANTHUS RETUSUS/ CHINESE FRINGE TREE CORNUS KOUSA / KOUSA DOGWOOD EROBOTRYA DEFLEXA / BRONZE LODUAT LAGERSTROEMA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MAGNOLJA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLJA		15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	COLUMNAR TREES TREES WITH UPRIGHT, FASTIGATE HABIT; USED AT NARROW AREAS OR ADJACENT	68	
0	BUILDINGS, 15 GALLON CONTAINER SIZE ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS ECTULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM MAGNOLIA GRANDIFLORA 'LITTLE GEM' / IDWARF SUDTHERN MAGNOLIA QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK QUERCUS GROUP FASTIGIATA' / PYRAMIDAL ENGLISH OAK QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LVE OAK		15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
~	SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL	156	
	COLOR OR OTHER ATTRIBUTES.  ACER RUBRIM 'ARMSTROM' (ARMSTRONG RED MAPLE PISTACIA CHINENSIS 'KEITH DAVEY'   KEITH DAVEY CHINESE PISTACHE PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMCRE ULMUS PROFINOLO '19-5 BEBERICH' TH' / EMERALD SUNSHINE ELM ULMUS X' ACCOLADE' / ACCOLADE ELM ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA		15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	SCREEN TREES TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG	86	
0	PROPERTY LINES MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PINUS ELDARICA / AFGHÁN PINE PODOCARPUS MACROPHYLLUS / YEW PINE		15 GAL. 15 GAL. 15 GAL.
0	ENTRY TREE VERTICAL ACCENT TREES TO FRAME THE ENTRY TO THE PROJECT ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	26	15 GAL.
0	STREET TREES STREET TREES WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN GENERAL DEVELOPMENT PLAN	16	
	ENTRY PLANTING ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR LEAF COLOR TO ACCENTUATE WALKWAYS. ONE GALLON PLANTING AT 30-36" O.C. AGAVE X "BLUE GLOW / BLUE GLOW AGAVE BULBINE FRUTESCENS / STALKED BULBINE CALLISTEMON VIMINALIS 'BETTER JOHN / BETTER JOHN WEEPING BOTTLEBRUSH DIANELLA REVOLUTA TORSOOT "TM / LITTLE REV FLAX LILY LOMANDRA LONGIFOLIA LONLON / LIME TUFF DWARF MAT RUSH	13,686 SF	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL.
	MYRTUS COMMUNIS 'COMPACTA' I DWARF COMMON MYRTLE NANDINA DOMESTICA HARBOUR DWARF / HARBOUR DWARF HEAVENLY BAMBOO ROSA X 'NOALA' TM', FLOWER CARPET CORAL GROUNDCOVER ROSE YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE		1 GAL. 1 GAL. 2 GAL. 1 GAL.
	SHRUBS AND GROUNDCOVER SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE. MIX OF FIVE AND ONE GALLON CONTAINER SIZE, 35"-48" ON GENTER. ACACIA REDOLENS L'OW BOY' / L'OW BOY SHAK CATCLAW	271,029 SF	1 GAL.
	AGAPANTHUS AFRICANUS RANCHO MHITE / RANCHO WHITE AFRICAN ULLY ARCTOSTAPHYLOS X EVERALD CAPPET / EMERALD CARPET MANZANITA CALLISTEMON VIMINALIS CVOIT TM / SLIM WEEPING BOTTLEBRUSH DIETES BICCUCR / FORTNIGHT ULLY ESCALLONIA Y COMPACT PINK / FOWPACT PINK ESCALLONIA FICUS PUMILA / CREEPING FIG GREVILLEA LANIGERA MT. TAMBORITHA / MT. TAMBORITHA WOOLLY GREVILLEA GREVILLEA VPEACHES AND CREAM / FEACHES AND CREAM GREVILLEA		1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL.
	HESPERALOE PARVIFLORA DESERT FLAMENCO TM. / DESERT FLAMENCO RED YUCCA HESPERALOE PARVIFLORA PERPAT'MI BRAKELIGHTS RED YUCCA LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY MUHLENBERGIA OUBIA / PIRE MUHL'Y MUHLENBERGIA RIGENS / DEER GRASS PITTOSPORUM TOBIRA "VARIEGATR". / VARIEGATED JAPANESE PITTOSPORUM PITTOSPORUM TOBIRA "VARIEGATR". / VARIEGATES DWARF RITTOSPORUM		5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL.
	PODOCARPUS MACROPHYLLUS 'MAN' / MAN' PODOCARPUS PRUNUS CARCINIANA 'COMPACTA' (COMPACT A' COMPACT RIAPHICLEPIS NOICA 'BALLERINA 'I SALLERINA INDIAN HAWTHORN RIAPHICLEPIS UMBELLATA 'MANIOR' / DWARY YEDDA HAWTHORNE STANDARD ROSA X 'AAC333' TM / OSCAR PETERSON ROSE ROSMARINUS OFFICINALS 'HUNTINGTO BLUE' / HUNTINGTON BLUE ROSEMARY SENECIO SEPRENS' BLUE CHALKSTICKS TRACHELOSPERNUM ASATICUM / ASIATIC JASMINE WESTENIGRA FRUTICOSA / COAST ROSEMARY		1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL.
	WESTRINGIA FRUTICOSA MUNDI TM, COAST ROSEMARY CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS		5 GAL. 1 GAL.
	BIORENTION AREA PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. CAREX BARBERAE / SANTA BARBARA SEDGE	10,066 SF	PLUG

TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.

ENGINEERED WOOD FIBER

# **BUILDING LEGEND**



2-BEDROOM RESIDENCE



**CONTINUATION LINE - REFER TO SHEET L1.4** 

COMMUNITY

1-BEDROOM RESIDENCE





15 GAL. 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL. 15 GAL

15 GAL 15 GAL 15 GAL 15 GAL 15 GAL

15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.

15 GAL.

1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 2 GAL. 1 GAL.

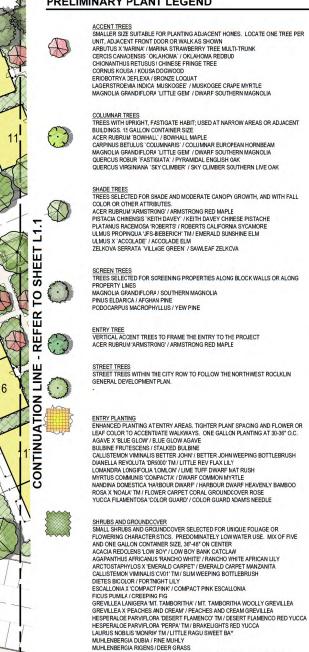
1 GAL.
1 GAL.
1 GAL.
1 GAL.
1 GAL.
1 GAL.
1 GAL.
5 GAL.
5 GAL.
5 GAL.
1 GAL.

PLUG 1 GAL. 1 GAL. 1 GAL. 1 GAL.

6.883 SF

271 029 SE

# PRELIMINARY PLANT LEGEND



BUILDINGS. 15 GALLON CONTAINER SIZE ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAN MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES.
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS RACEMOSA ROBERTS / ROBERTS CALIFORNA SYCAMORE ULMUS RROPNOUA "IFS-BIEBERICH" TIM / EMERALD SUNSHINE ELM ULMUS RYCOLADE" (ACCOLADE ELM ZELKOVA SEFRATA "VILLAGE GREEN" / SAWLEAF ZELKCVA SCREEN TREES
TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS / YEW PINE ENTRY TREE
VERTICAL ACCENT TREES TO FRAME THE ENTRY TO THE PROJECT ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE STREET TREES
STREET TREES WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN ENTRY PLANTING ENHANCED PLANTING ATENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR LEAF COLOR TO ACCENTUATE WALKWAYS. ONE GALLON PLANTING AT 30-36" O.C. AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE BULBINE FRUTESCENS / STALKED BULBINE BULBINE FRUTESCENS / STALKED BULBINE
CALLISTEMO VMINNALIS BETTER JOHN / BETTER JOHN WEEPING BOTTLEBRUSH
DIANELLA REVOLUTA DR5000° TM / LITTLE REV FLAX LIL!
COMANDRA LONGIFICUA I COMO. / LIME TUTPE DWARF MAT RUSH
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
NADDINA DOMESTICA 'HARBOUR DWARF / HARBOUR DWARF HEAVENLY BAMBOO
ROSA X 'NOALA' TM / FLOWER CARPET CORAL GROUNDCOVER ROSE
VILCA SEI AMENTOSEN COLOR GUINDEN COMO DE RUBBEN DWANS VEDED LE YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE SHRUBS AND GROUNDCOVER
SMALLS SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR
FLOWERING CHARACTER STICS. PREDOMINATELY LOWWATER USE. MIX OF FIVE
AND ONE GALLON CONTAINER SIZE. 36"-48" ON CENTER
ACACIA REDCLENS LOW BOY J LOW BOY BANK CATCLAW
AGAPANTHUS AFRICANUS "RANCHO WHITE 'RANCHO WHITE AFRICAN LILY
AGAPANTHUS AFRICANUS "RANCHO WHITE 'RANCHO WHITE AFRICAN LILY
AGAPTASTSABHO IOS S YEMEBAI D. CARBET I CHERDET HAM ZANITA

ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA CALLISTEMON VIMINALIS CV01' TM / SLIM WEEPING BOTTLEBRUSH DIETES BICOLOR / FORTNIGHT LILY ESCALLONIA X 'COMPACT PINK' / COMPACT PINK ESCALLONIA FICUS PUMILA / CREEPING FIG
GREVILLEA LANIGERA WIT TAMBORITHA / MT. TAMBORITHA WOOLLY GREVILLEA
GREVILLEA X PEACHES AND CREAM / PEACHES AND CREAM GREVILLEA
HESPERALO E PARVIFLOR A DESERT FLAMBOLO TIM / DESERT FLAMBOLO RED
HESPERALO E PARVIFLORA PEERPA THAI BRAKELIGHTS RED YUCCA
LAURUS NOBLIS MONRIKT MI JITTLE RAGU SWEET BAY
MUHLENBERGIA DUBIA / FINE MUHLY
MUHLENBERGIA MUHLY
MUHLENBERGIA DUBIA / FINE MUHLY
MUHLY / FINE MUHLY
MUHLENBERGIA MUHLY MUHLENBERGIA RIGENS / DEER GRASS PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED JAPANESE PITTOSPORUM PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM PITTOSPORUM TOBIRA "WHEELERS DWARF" / WHEELERS DWARF PITTOSPORUM PODOCARPUS MACROPHICIUS WARI / MAKI PODOCARPUS PODOCARPUS PRUNUS CARCUINIANA "COMPACTA" / COMPACT CARCUINIA LAUREL CHERRY RHAPHICLEPIS NIDICA "BALLERINA" / BALLERINA NIDAN HAWTHORN RHAPHICLEPIS UMBELLATA MINOR" / DWARF YEDDA HAWTHORNE STANDARD ROSA X XAGASI "MI O'SCAR PETERSON ROSE COMPARINUS OFFICINALIS HUNTINGTON BLUE / HUNTINGTON BLUE ROSEMARY SCHIEFONS ROSE "A CARCUIN STANDARD ROSE A CARCUI SENECIO SERPENS / BLUE CHALKSTICKS

TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE WESTRINGIA FRUTICOSA/COAST ROSEMARY

WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMAR CALAMAGROSTIS X ACUTFLORA / FEATHER REED GRASS BIORENTION AREA PLANTS SUITED FOR PREODIC INUNDATION OF WATER EVENTS. CAREX BARBERAE / SANTA BARBARA SEDGE CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE JUNCUS PALLIDUS / HAMMER'S RUSH LEYMUS TRITICOIDES / WILD RYE LILIUM PARDALINUM / LEOPARD LILY

TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE. ENGINEERED WOOD FIBER

MUHLENBERGIA RIGENS/DEER GRASS





2. ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF

SHEET L1.2

SHEET L1.3

EXISTING ASPHALT ACCESS ROAD TO SHEET L1.4

CMUWALL REFER TO

151

**BUILDING LEGEND** 

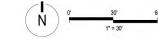
2-BEDROOM RESIDENCE

GARAGE / STORAGE

153

**CONTINUATION LINE - REFER TO SHEET L1.3** 

- ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND
- 4. TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.



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# PRELIMINARY PLANT LEGEND

140 45 48 49 51 66 67 68 69 69 69 69 69 69 69 69 69 69	42	160	PARK	PR
SHEET L1.2 SHEET L1.1  SHEET L1.3 T J SHEET L1.1  SHEET L1.3 SHEET L1.1  SHEET L1.3 SHEET L1.4  SHEET L1.3 SHEET L	43 44 44		149	<b>A</b>
CALINAL PETR TO CORPULATION OF THE TAXABLE PROPERTY ACCESS FOOLD READY TO THE TAXABLE PROPERTY ACCESS FOOLD REA	48 50	162	165	€
BUILDING LEGEND  SHEET L1.2  SHEET L1.2  SHEET L1.3  SHEET L1.3  SHEET L1.4  SHEET L1.3  SHEET L1.4  SHEET L1.5  SHEET L1.5  SHEET L1.5  SHEET L1.5  SHEET L1.5  SHEET L1.6  SHEET L1.6  SHEET L1.7  SHEET L1.7  SHEET L1.7  SHEET L1.8  S	CMU WALL, REFER TO		168	Q.
BUILDING LEGEND  SHEET L1.1  SHEET L1.3  SHEET L1.4  SHEET L1.4  SHEET L1.5  SHEET L1.4  SHEET L1.5  SHEET L1.5  SHEET L1.5  SHEET L1.6  SHEET L1.6  SHEET L1.7  S	ACCESS ROAD TO REMAIN		3 TO SHEE	
BUILDING LEGEND  SHEET L1.3  SHEET L1.4  BUILDING LEGEND  JEERROOM RESIDENCE  1. ALL PLANTING APEAS SHALL BE REGISTED WITH AN AUTOMATIC REGISTION OF STREET WITH THE STREET OF CHAPPENS AND COUNTROOM		59	NE - REFER	£:
BUILDING LEGEND  SHEET L1.3  SHEET L1.4  BUILDING LEGEND  JEERROOM RESIDENCE  1. ALL PLANTING APEAS SHALL BE REGISTED WITH AN AUTOMATIC REGISTION OF STREET WITH THE STREET OF CHAPPENS AND COUNTROOM		60 63	65 68 INATION LI	
SHEET L1.2 SHEET L1.4 SHEET L1.4 SHEET L1.4  BUILDING LEGEND  SERROOM RESIDENCE  1-BEDROOM RE		64		
BUILDING LEGEND  28EDROOM RESIDENCE  1. ALL PAINTING APEAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE CORPURING WATER CONSERVATION IN LANGSCAPE ACT.  2. ALL SHRUBS AND GROUNDOOVER APEAS SHALL RECEIVE A 7 LAYER OF BARK MILLOT OF DRESSAY.  3. ALL SHRUBS AND GROUNDOOVER APEAS SHALL RECEIVE A 7 LAYER OF BARK MILLOT OF DRESSAY.  3. ALL SHRUBS AND GROUNDOOVER APEAS SHALL RECEIVE A 7 LAYER OF BARK MILLOT OF DRESSAY.  3. ALL SHRUBS AND GROUNDOOVER APEAS SHALL RECEIVE A 7 LAYER OF BARK MILLOT OF DRESSAY.  4. COUNTRIEST SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDOOVER.	SHEET L1.2 SHEET L1.1		The Market of the Control of the Con	
2-BEDROOM RESIDENCE  1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.  2. ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.  3. ALL GROUND MOUNTED HAZO UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.	SHEET L1.3 SHEET L1.4			
2-BEDROOM RESIDENCE SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.  LALL SHRUBS AND GENERAL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.  3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.		BUILDING LEGEND	PRELIMINARY LANDSCAPE NOTES	
1-BEDROOM RESIDENCE  1-BEDROOM RESIDENCE  3. ALL GROUND MOUNTED HYAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.  GARAGE / STORAGE		2BEDROOM RESIDENCE	ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND	
EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.  GARAGE / STORAGE  GARAGE / STORAGE		1-BEDROOM RESIDENCE	BARK MULCH TOP DRESSING.	
		GARAGE / STORAGE UNITS	EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.	

SMALL DOG PARK

**CONTINUATION LINE - REFER TO SHEET L1.2** 

	ACCENT TREES	217	
	SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE ONE TREE PER		
	UNIT, ADJACENT FRONT DOOR OR WALK AS SHOWN ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK		15 GAL
V	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD		15 GAL
-	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE		15 GAL
	CORNUS KOUSA / KOUSA DOGWOOD		15 GAL
	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT		15 GAL
	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE		15 GAL.
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		15 GAL
	COLUMNAR TREES	68	
	TREES WITH UPRIGHT, FASTIGATE HABIT; USED AT NARROW AREAS OR ADJACENT		
The same of the sa	BUILDINGS, 15 GALLON CONTAINER SIZE		
	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE		15 GAL
Www.	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM		15 GAL
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		15 GAL
	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK		15 GAL

3	BUILDINGS. 15 GALLON CONTAINER SIZE		
30	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE		15 GAL
7	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM		15 GAL
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		15 GAL
	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK		15 GAL
	QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK		15 GAL
	SHADE TREES	156	
	TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL	150	
	COLOR OR OTHER ATTRIBUTES.		
1	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE		15 GAL
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE		15 GAL
	PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMCRE		15 GAL
	ULMUS PROPINQUA JFS-BIEBERICH TM / EMERALD SUNSHINE ELM		15 GAL
	ULMUS X 'ACCOLADE' / ACCOLADE ELM		15 GAL
	ZELKOVA SERRATA "VILLAGE GREEN" / SAWLEAF ZELKOVA		15 GAL
	ZEENOVA GENNATA VIELAGE GNEEN / GAMEEN ZEENOVA		10 OAL
	SCREEN TREES	86	
No.	TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG PROPERTY LINES		
4	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		15 GAL.
3	PINITS EL DARICA / AEGHAN PINE		15 GAL.

Share?	PINUS ELDARICA / AFGHAN PINE PODOCARPUS MACROPHYLLUS / YEW PINE		15 GAL. 15 GAL.
	ENTRY TREE VERTICAL ACCENT TREES TO FRAME THE ENTRY TO THE PROJECT ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	26	15 GAL.
minu.	STREET TREES STREET TREES WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN	16	

ENTRY PLANTING	13,686 SF	
ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR		
LEAF COLOR TO ACCENTUATE WALKWAYS. ONE GALLON PLANTING AT 30-36" O.C.		
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE		1 GAL.
BULBINE FRUTESCENS / STALKED BULBINE		1 GAL.
CALLISTEMON VIMINALIS 'BETTER JCHN' / BETTER JOHN WEEPING BOTTLEBRUSH		5 GAL.
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY		5 GAL.
LOMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MAT RUSH		5 GAL.
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE		1 GAL.
NANDINA DOMESTICA 'HARBOUR DWARF' / HARBOUR DWARF HEAVENLY BAMBOO		1 GAL.
ROSA X 'NOALA' TM / FLOWER CARPET CORAL GROUNDCOVER ROSE		2 GAL.
YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE		1 GAL.

		1 GA
ROSA X 'NOALA' TM / FLOWER CARPET CORAL GROUNDCOVER ROSE		2 GA
YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE		1 GA
SHRUBS AND GROUNDCOVER	271,029 SF	
SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR	2/ 1,025 3/	
FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE. MIX OF FIVE		
AND ONE GALLON CONTAINER SIZE, 36"-48" ON CENTER.		
ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW		1 GA
AGAPANTHUS AFRICANUS 'RANCHO WHITE' / RANCHO WHITE AFRICAN LILY		1 G/
ARCTOSTAPHYLOS X 'ENERALD CARPET' / EMERALD CARPET MANZANITA		1 G/
CALLISTEMON VIMINALIS CV01' TM / SLIM WEEPING BOTTLEBRUSH		1 G/
DIETES BICOLOR / FORTNIGHT LILY		1 G/
ESCALLONIA X 'COMPACT PINK' / COMPACT PINK ESCALLONIA		5 G/
FICUS PUMILA / CREEPING FIG		1 G/
GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA		1 G/
GREVILLEA L'ANIGERA MI. TAMBORITHA / MIT. TAMBORITHA WOOLLT GREVILLEA		1 G/
HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / DESERT FLAMENCO RED YUCC	•	5 G
HESPERALOE PARVIFLORA DESERT FLAMENCO TW/ DESERT FLAMENCO RED TOCC HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA	·A	5 G
LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY		1 G/
MUHLENBERGIA DUBIA / PINE MUHLY		5 G
MUHLENBERGIA DUBIA / FINE MUHLT		5 G
PITTOSPORUM TOBIRA "VARIEGATA"   VARIEGATED JAPANESE PITTOSPORUM		1 G/
PITTOSPORUM TOBIRA WHEELER'S DWARF! / WHEELER'S DWARF PITTOSPORUM		1 G/
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI PODOCARPUS		1 G/
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY		1 G/
RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN		5 G
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE STANDARD		5 G
ROSA X 'AAC333' TM / OSCAR PETERSON ROSE		1 G/
ROSMARINUS OFFICINALIS 'HUNTINGTON BLUE' / HUNTINGTON BLUE ROSEMARY		1 G/
SENECIO SERPENS / BLUE CHALKSTICKS		1 G/
TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE		1 G/
WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 G
WESTRINGIA FRUTICOSA/COAST ROSEMARY WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMARY		5 G
CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS		1 G
BIORENTION AREA	10.066 SF	
PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS.	,	
CAREX BARBERAE / SANTA BARBARA SEDGE		PLU
CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE		1 G/
JUNCUS PALLIDUS / HAMMER'S RUSH		1 G/
LEYMUS TRITICOIDES / WILD RYE		1 G/
		1 G/
LILIUM PARDALINUM / LEOPARD LILY		







TURF TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE. ENGINEERED WOOD FIBER

6,883 SF

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# PRELIMINARY PLANT LEGEND

**CONTINUATION LINE - REFER TO SHEET L1.1** 

88

CMU WALL, REFER TO OVERALL FENCING PLAN

132

CMU WALL , REFER TO -

EXISTING ASPHALT ACCESS ROAD TO REMAIN CMU WALL, REFER TO OVERALL FENCING PLAN

**BUILDING LEGEND** 

1-BEDROOM RESIDENCE

PRELIMINARY LANDSCAPE NOTES ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSER/ATION IN LANDSCAPE ACT.

 ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICA. METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER.

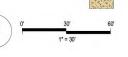
TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.

SHEET L1.2

SHEET L1.4

GARAGE / STORAGE UNITS

	ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE ONE TREE PER UNIT, ADJACENT FRONT DOOR OR WALK AS SHOWN	217	
	UNIT, ADJACENT FRONT DOUR OF WALK AS SHOWN ARBUTUS YMARINA / MRRINA STRAWBERRY YREE MULTI-TRUNK CERCIS CANADENISIS 'ONLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE CORNUS KOUSA / KOUSA DOGWOOD		15 GAL 15 GAL 15 GAL 15 GAL
	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMA INDICA MUSKOGEE / MUSKOGEE CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		15 GAL 15 GAL 15 GAL
(7)	COLUMNAR TREES TREES WITH UPRIGHT, FASTIGATE HABIT; USED AT NARROW AREAS OR ADJACENT BUILDINGS. 15 GALLON CONTAINER SIZE	68	
	ACER RUBRUM "BOWHALL", BOWHALL MAPLE CARPINUS BETULUS "COLUMNARIS" I COLUMNAR EUROPEAN HORNBEAM MAGNOLIA GRANDIFLORA "LITTLE GEM" / DWARF SOUTHERN MAGNOLIA GUERCUS ROBUR "FASTIGIATA" / PYRAMIDAL ENGLISH OAK QUERCUS VIRGINIANA "SKY CLIMBER" / SKY CLIMBER SOUTHERN LIVE OAK		15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL	156	
	COLOR OR OTHER ATTRIBUTES. ACER RUBRUM YARINSTRONG / JARMSTRONG RED MAPLE PISTACIA CHINENSIS 'KEITH DAVEY', 'KEITH DAVEY CHINESE PISTACHE PIATANUS RACEMOSA 'ROBERTS / ROBERTS CALIFORNIA SYCAMCRE ULMUS PROPINCUA 'JFS-SIEBERICH' THI FEMERALD SUNSHINE ELM ULMUS X' ACCOLADE' / ACCOLADE ELM ZELKOVA SERRATA 'VILLAGE GREEN / SAWLEAF ZELKOVA		15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	SCREEN TREES TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG PROPERTY LINES MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	86	15 GAL
and the	PINUS ELDARICA / AFORM PINE PODOCARPUS MACROPHYLLUS / YEW PINE		15 GAL 15 GAL
0	ENTRY TREE VERTICAL ACCENT TREES TO FRAME THE ENTRY TO THE PROJECT ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	26	15 GAL
0	STREET TREES STREET TREES WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN GENERAL DEVELOPMENT PLAN	16	
	ENTRY PLANTING ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR	13,686 SF	
	LEAF COLOR TO ACCENTUATE WALKWAYS. ONE GALLON PLANTING AT 30-36" O.C. AGAVE X 'EULU GLOW' (ADUE GLOW YAGAVE BULBINE FRUTESCENS / STALKED BULBINE CALLISTEMON VIMINALIS BETTER J.OHN / BETTER J.OHN WEEPING BOTTLEBRUSH DIANELLA REVOLUTA 'OR500' TM / LITTLE REV FLAX LILY LOMANDRA LONGIFOULA LOM, OM / LIME TUPF DWAPF MAT BUSH MYRTUS COMMUNIS 'COUPACITA / DWAPF COMMON MYRTLE NANDINA DOMESTICA 'HARBOUR DWAPF / HARBOUR DWAPF HEAVENLY BAMBOO ROSA X NOLLA' TM / FLOWER CARPET CORAL GROUNDECOVER ROSE		1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL.
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE SHRUBS AND GROUNDCOVER	271,029 SF	1 GAL.
	SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE: MIX OF FIVE AND ONE GALAON CONTAINER SIZE, 36"-46" ON CENTER. ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW	27 1,020 01	1 GAL.
	AGAPANTHUS AFRICANUS 'RANCHO WHITE' I RANCHO WHITE AFRICAN LILY ARTOISTAPHUCOS X'EMEALD CAPPET' L'OMERALD CARPET TAMAZANITA CALLISTEMON VIMINALIS'CVO'I 'TM/ SLIM WEEPING BOTTLEBRUSH DIETES BICCUOR I'PORTNIGHT LILY ESCALLONIA X'COMPACT PINK I COMPACT PINK ESCALLONIA		1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL.
	FICUS PUMILA / CREEPING FIG GREVILLEA LANIGERA MT. TAMBORITHA / MT. TAMBORITHA WOOLLY GREVILLEA GREVILLEA X-PEACHES AND CREAM / PEACHES AND CREAM GREVILLEA HESPERALOE PARVIFLORA DESERT FLAMENCO "TM / DESERT FLAMENCO RED YUCCA HESPERALOE PARVIFLORA PERPA" TM / BRAKELIGHTS RED YUCCA		1 GAL. 1 GAL. 1 GAL. 5 GAL. 5 GAL.
	LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY MUHLENBERGIA DUBIA / PINE MUHLY MUHLENBERGIA RIGENS / DEER GRASS		1 GAL. 5 GAL. 5 GAL.
	PITTOSPORUM TOBIRA "VARIEGATA": VARIEGATED JAPANESE PITTOSPORUM PITTOSPORUM TOBIRA "VIEELERS DWARF"; VIMEELERS DWARF PITTOSPORUM PODOCARPUS MACROPHYLLUS "MAN"; / MAKI PODOCARPUS PRUNUS CAROLINIANA "COMPACTA" (COMPACT CAROLINA LAUREL CHERRY RHAPHOLOEPIS INDICA "BALERINA"; / BALERINA INDIAN HAWTHORN		1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL.
	RHAPHIOLEPIS UMBELLATA 'MINOR' /DWARF YEDDA HAWTHORNE STANDARD ROSA X 'AAC333' TM / OSCAR PETERSON ROSE ROSMARINUS OFFICINALS HUNTINGTON BLUE' /HUNTINGTON BLUE ROSEMARY SENECIO SERPENS /BLUE CHALKSTICKS		5 GAL. 1 GAL. 1 GAL. 1 GAL.
	TRACHELOSPERMUM AS ATICUM / ASIATIC JASMINE WESTRINGIA FRUITICOS / COAST ROSEMARY WESTRINGIA FRUITICOS A MUNDI TM , COAST ROSEMARY CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS		1 GAL. 5 GAL. 5 GAL. 1 GAL.
	BIORENTION AREA PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS.	10,066 SF	B
	CAREX BARBERAE : SANT'A BARBARA SEDGE CAREX NUDATA I CALIFORNIA BLACKE-LOWERING SEDGE JUNCUS PALLIDUS : HAMMER S RUSH LEYMUS TRITICODIES : WILD RYE LILUM PARDALINUM : LEOPARD LILY MUNICIPERON DISCRES : CRESS SERVICES SE		PLUG 1 GAL. 1 GAL. 1 GAL. 1 GAL.
	MUHLENBERGIA RIGENS / DEER GRASS  TURF	20,949 SF	1 GAL.
	TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.		SOD



ENGINEERED WOOD FIBER



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# **CLUBHOUSE AND AMENITIES**

- POOL (DEPTH MAX 5') WITH 18" SEATING LEDGE AND SPA
- 2 CONCRETE POOL DECK
- 3 6' METAL FENCE WITH ACCESS GATES
- 4 OPEN TURF, TYPICAL
- 5 TREES, TYPICAL
- 6 SHRUB PLANTING AREAS, TYPICAL
- COVERED PARKING, TYPICAL

- (8) POOL EQUIPMENT ENCLOSURE
- 9) MAIN BUILDING ENTRY
- 10) GAS FIRE PIT WITH SEATING
- METAL PERGOLA WITH OUTDOOR KITCHEN AND STRING LIGHTS
- 12) BOCCE COURT (60'X10')
- (13) CONCRETE PAVING AND WALKWAYS



# **DOG PARK**

- 4' METAL MESH FENCE WITH DUAL GATE ACCESS
- (2) ENGINEERED WOOD FIBER SURFACING (IN DOG PARK)
- 3 DOG FOUNTAIN WITH AT GRADE BOWLS (ONE PER SIDE)
- 4 PET WASTE STATION AND TRASH RECEPTACLE
- 5 CONCRETE WALKWAYS
- 6 OPEN TURF, TYPICAL
- (7) TREES, TYPICAL
- SHRUB PLANTING AREAS, TYPICAL





Towne by Homes

STANDING SEAM METAL ROOFING

BRICK VENEER

LETTERING ON TRANSLUCENT,

MASONRY SILL

6'-0" ELEVATION PARALLEL TO ENTRY DRIVE

AT

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Towne by

California Homes Cordova,

ELEVATION PERPENDICULAR TO ENTRY DRIVE

15'-0" (ISLAND)

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**MATERIALS LEGEND** 

MATERIAL/ELEMENT DESCRIPTION
METAL STANDING SEAM ROOFING BUILDINGS.

COMMON BRICK VENEER. COLOR TO MATCH COMMUNITY BUILDING

RAISED METAL LETTERING MOUNTED ON RESIN PANELS ON RESIN PANELS

TEXTURED RESIN PANELS MEANDER WHITE, WITH INTERNAL LIGHTING T200-MD (TEXTILE) RESIN

STONE VENEER

PANEL WITH INTERNAL LIGHTING.

HANDALSTONE CUSTOM BEVELED SILL. COLOR TO MATCH STONE VENEER BASE, TRAVERTINE

MARQUEE 24, COLOR: DOVE TAIL

A DIMENSIONS AND MATERIALS SHOW ARE TO PROVIDE DESIGN INTENT, AND ARE SUBJECT TO MINOR REVISION DURING FINAL DESIGN.

B. WHERE SIMILAR MATERIALS ARE USED ON THE ARCHITECTURE, MATERIALS SHALL MATCH.

DO NOT RELY ON COLOR REPRODUCTION OF IMAGES, SEE SAMPLES. MATERIALS SHOW DESIGN INTENT, MODIFICATIONS TO BE MADE AS REQUIRED DURING DESIGN PROCESS.

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ENTRY MONUMENT

UNIVERSITY AVENUE

N

ALLEE OF VERTICAL ACCENT TREES

- SHADE TREES THROUGHOUT SITE (SHOWN AT BACKGROUND)

**ENTRY MONUMNET - DESIGN INTENT** MONUMENT SIGN SHALL COMPLY WITH ALL CITY OF ROCKLIN SIGN REQUIREMENTS. ELEVATIONS SHOW THE DESIGN INTENT OF THE ENTRY MONUMENT AND WILL BE REFINED DURING THE CONSTRUCTION DOCUMENT PHASE AND PERMITTING FOR THE PROJECT.

ALLEE OF VERTICAL -ACCENT TREES BEHIND

X

Town by

California S ome





SUNRISE BLVD.

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PRELIMINARY FENCE PLAN

- ALL FENCING ALONG PROPERTY LINE SHALL COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED NOISE STUDY
- WALL AND FENCE COLORS AND MATERIALS SHOWN ARE REPRESENTATIVE OF THE DESIGN INTENT. COLORS TO BE CONFIRM TO MATCH/COMPLIMENT ARCHITECTJRE.

MATERIALS LEGEND

MATERIAL/ELEMENT DESCRIPTION

PRECAST CAP AT CAP: BASALITE 4"X24"X 8".
SOUNDWALL COCR: 488 (STANDARD)
FINISH: PRECISION

SPLIT-FACE BLOCK
(8 TALL, 75% RANDOM MIX 6" PROTO II)

COLOR: 438 (STANDAM MIX FINISH: SPLIT EXTERIOR, PRECISION INTERIOR

SPLIT-FACE BLOCK (6'TALL, 25% RANDOM MIX 8" PROTO II W OFFSET 6" CORE: PROTRUDES 2" AT FACE)

NOTE: DO NOT RELY ON COLOR REPRODUCTION OF IMAGES, SEE

MASONRY WALL



**BLACK METAL FENCE** 



**CMU BLOCK WALL** 

SUNSET BLVD.

**FENCING LEGEND** 

8' CMU BLOCK WALL

6' CMU BLOCK WALL (STANDARD) 6' CMU BLOCK WALL (DECORATIVE)

6' BLACK METAL FENCE

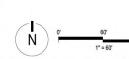
PARCEL 6 55-P.M.-119

PARCEL 5 35-P.M.-119

O-MAP-24











# AT STIA

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Towne

by

SUNSET BOULEVARD

(E) 20' SEWER EASEMENT-

EXISTING LOT LINE PROPOSED LOT LINE

PROPOSED
EMERGENCY VEHICLE ACCESS
PROPERTY LINE
PUBLIC UTILITY EASEMENT
CONCRETE MASONRY UNIT

STREET LIGHT

BOLLARD LIGHT

CONCRETE

CONCRETE

GARAGE

LANDSCAPE



ROCKLIN Rocklin, California

V

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2021 | SR210296.

18,







(SF)

3.800 SF

1,025 SF

115,900 SF 15.823 SF

41,614 SF

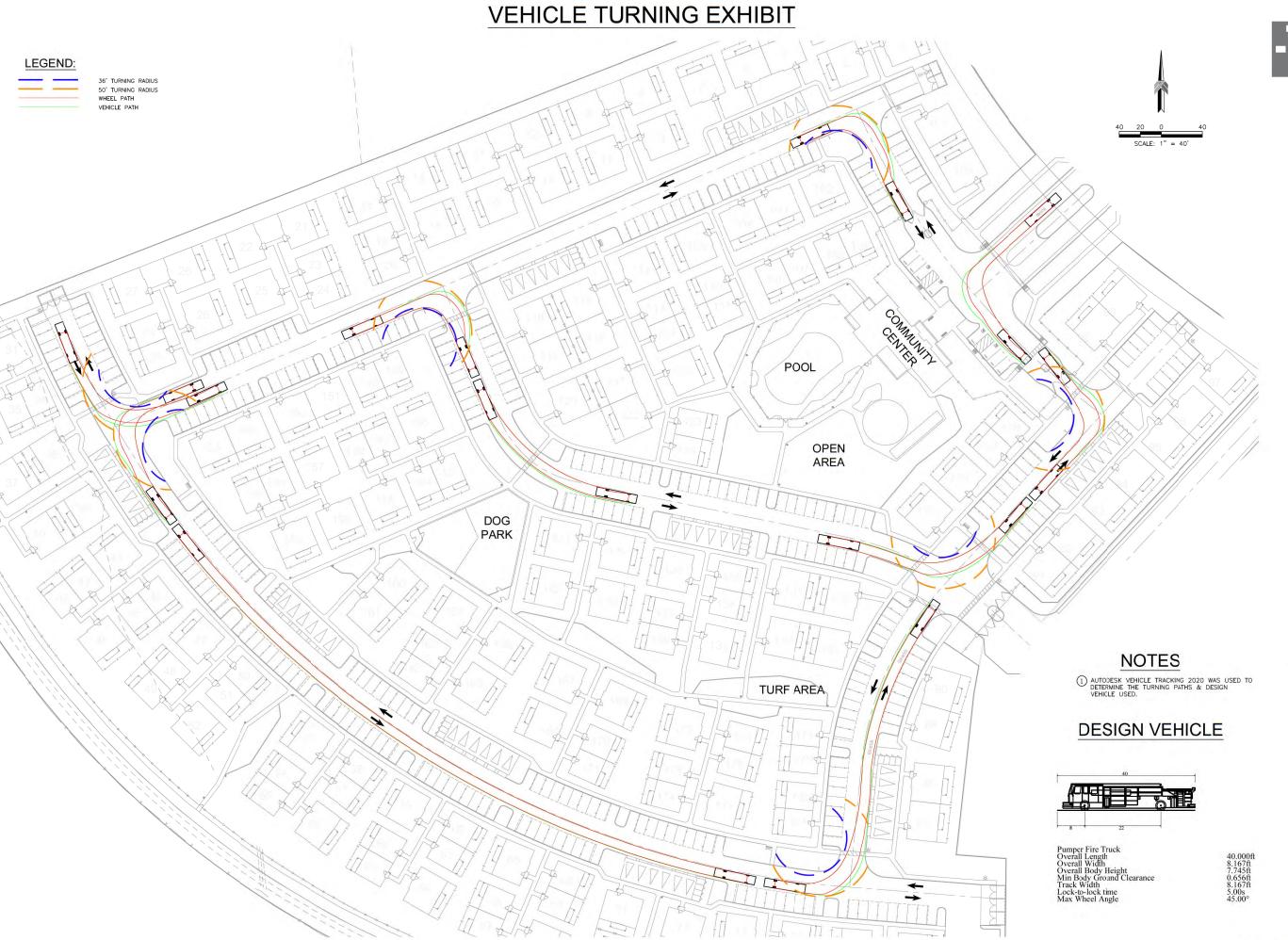
CLUBHOUSE

MAINTENANCE

1 BEDROOM 2 BEDROOM

GARAGE

COVERAGE



ROCKLIN Rocklin, California

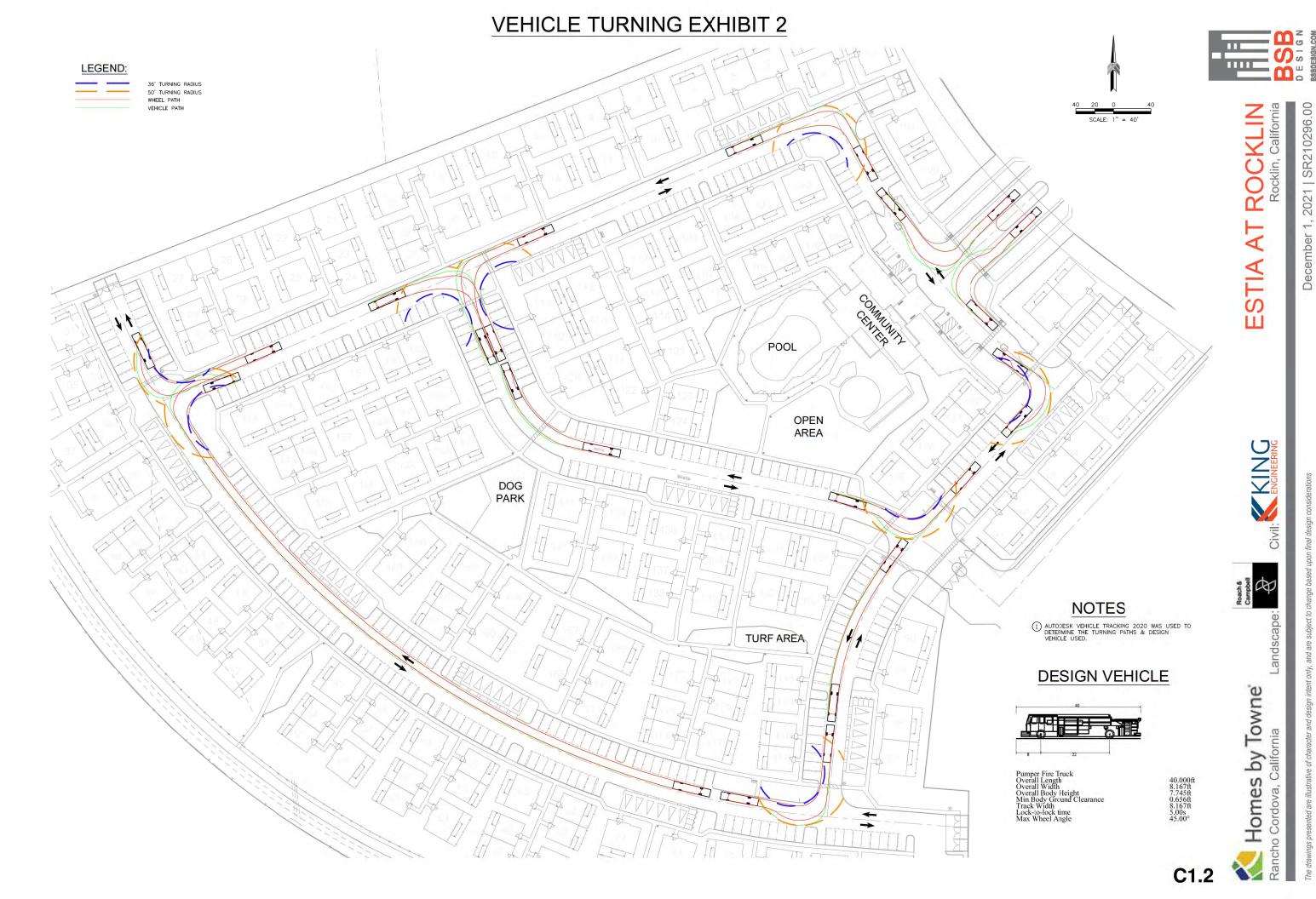
**ESTIA AT** 

Civil: ENGINEERING

Homes by Towne

Homes by Tow Rancho Cordova, California

2021 | SR210296.00

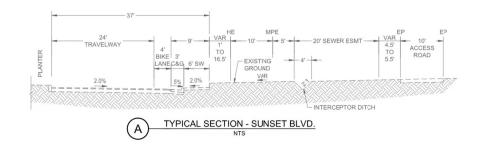


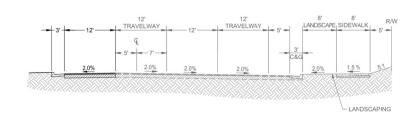
odrawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations - applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

2021 SR210296.00

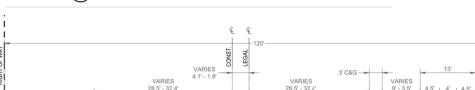
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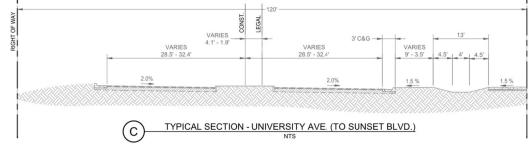
# PRELIMINARY PLAN DETAILS

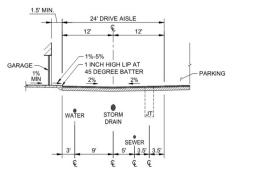




TYPICAL SECTION - UNIVERSITY AVE. 48'



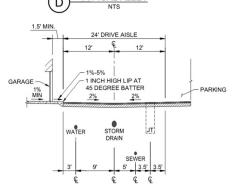




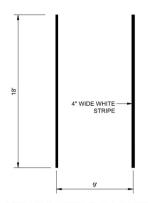


12' 🖟 12'

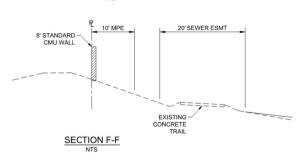
1%-5% 1 INCH HIGH LIP AT 45 DEGREE BATTER 2% 2%

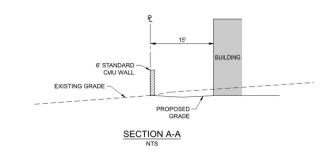


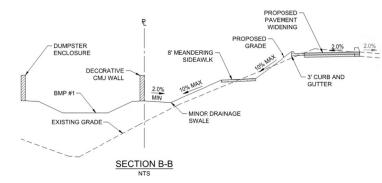


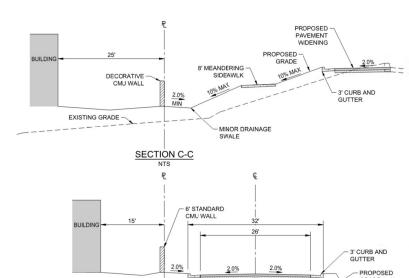


TYPICAL PARKING STALL STRIPING
NTS

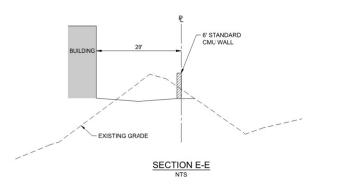








EXISTING GRADE -



SECTION D-D



ESTIA AT ROCKLIN Rocklin, California

October 18, 2021 | SR210296.00













2021 | SR210296.00

**ESTIA AT ROCKI** 











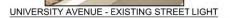


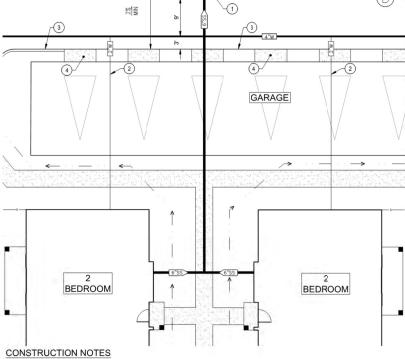


# G CMU BLOCK WALL

1 DECORATIVE CMU WALL TO BE PLACED ONLY ALONG UNIVERSITY AVENUE



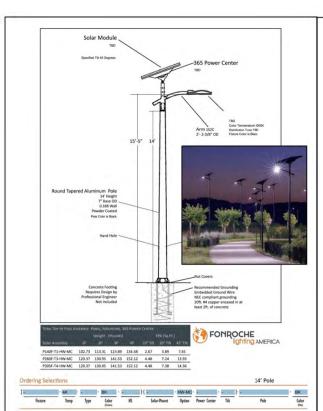


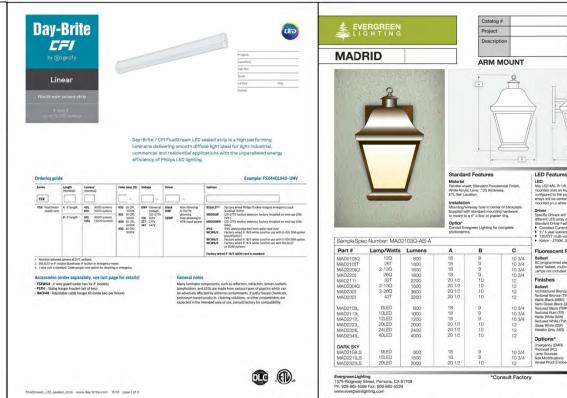


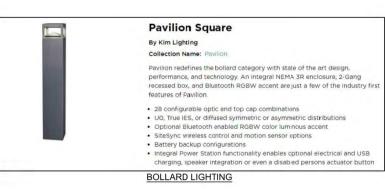
2% MIN

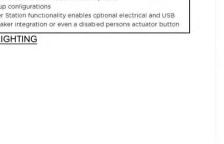
- 1) 6"SS INVERT ELEVATION PER PLAN.
- (2) 2" DOMESTIC WATER SERVICE.
- 3 1 INCH HIGH LIP AT 45 DEGREE BATTER
- (4) 1.0% MINIMUM TO 5.0% MAXIMUM SLOPE TO ALLEY

TYPICAL BUNGALOW UTILITY SERVICES & GRADING SCALE: 1"=10"









(I)

# PHOTO EXHIBIT

















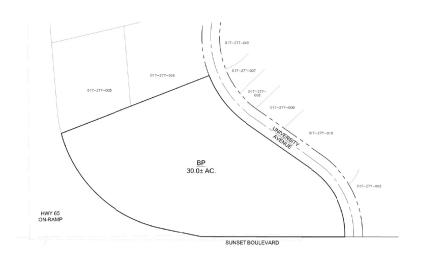


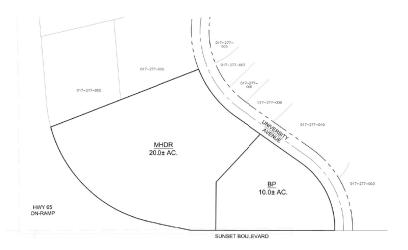
Homes by Towne Rancho Cordova, California

ACRES
HIGHWAY
BUSINESS PARK
MEDIUM HIGH DENSITY RESIDENTIAL

# GENERAL PLAN LAND USE EXHIBIT







# EXISTING GENERAL PLAN LAND USE

# PROPOSED GENERAL PLAN LAND USE

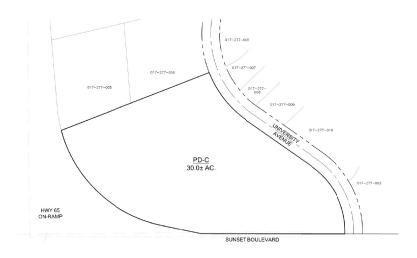
GENERAL PLAN LAND USE SUMMARY					
EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA	NET CHANGE	
BP	30.0 AC. ±	BP	10.0 AC. ±	-20.0 AC. ±	
		MHDR	20.0 AC. ±	20.0 AC. ±	

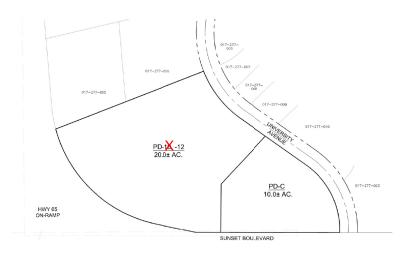
BOUNDARY LINE CENTERLINE EXISTING PROPERTY LINE PROPOSED LOT LINE

ACRES
HIGHWAY
PLANNED DEVELOPMENT COMMERCIAL
PLANNED DEVELOPMENT RESIDENTIAL (DWELLING UNIT/ACRE)

# **REZONE EXHIBIT**







# **EXISTING ZONING DESIGNATION**

# PROPOSED ZONING DESIGNATION

ZONING SUMMARY					
EXISTING ZONING AREA PROPOSED ZONING AREA NET CHANGE					
PD-C	30.0 AC. ±	PD-C	10.0 AC. ±	-20.0 AC. ±	
		PD-1X-12	20.0 AC. ±	20.0 AC. ±	



