

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 <u>XX</u> does / <u>does not</u> 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 Economic and Community Development 3970 Rocklin Rd. Rocklin, CA 95677 | rocklin.ca.us P. 916.625.5120 | F. 916.625.5195 | TTY. 916.632.4013



City of Rocklin Planning Division 3970 Rocklin Road Rocklin, California 95677 Phone (916) 625-5160 FAX (916) 625-5195



Estia at Rocklin NAME OF PROJECT:
NWC of Sunset Blvd. and University Avenue
Assessor's Parcel Numbers:
DATE OF APPLICATION (STAFF): 64 202 RECEIVED BY (STAFF INITIALS):
FILE NUMBERS (STAFF): PDG2021-0002 22021-0002 FEES: \$23,030.00
RECEIPT NO.: TP M3031 - 0004

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 04-27-2021

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

General Plan Amendment (GPA) Fee: n/a BARRO Zone Application (BZ)	Tentative Subdivision Map (SD) Fee:	Use Permit (U) Minor (PC Approval – New Bldg) Fee: Minor (PC Approval – Existing Bldg) Fee: Major (CC Approval)
Fee: Rezone (Reclassification) (Z) Fee:	Tentative Parcel Map (DL) Fee:	Major (CC Approval) Fee: Variance (V) Fee:
General Development Plan [*] (PDG) Fee: n/a * Amendment	Design Review (DR) Commercial Fee: Residential Fee: Signs Fee:	Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
Concurrent Application (2 or more e Fee: \$17,347.00	ntitlements)	Modification to Approved Projects Fee: File Number:
Environmental Requirements: (STAFF)	Exempt -	✓ Mitigated Negative Declaration -\$5,683.00 EIR - See Fee Schedule
Universal Application Page 3	JUN 4 - 202	rev. 01/2020

GENERAL PLAN	PROPERTY DAT	A:	UTILITI	ES:
DESIGNATION:			Existing	PROPOSED
Existing: BP	Acres:	30	EXISTING	
Proposed: PD	Course Frank	1,306,800	Pub. Sewer	X Pub. Sewer
	Square Feet:		Septic Sewer	× Septic Sewer
ZONING:	Dimensions:	irregular	Pub. Water	× Pub. Water
Existing: PD-C	No. of Units:	180	Well Water	Well Water
Dranacadi PD		n/a	Electricity	× Electricity
Proposed:	Building Size:		Gas	Gas
	Proposed	425	Cable	X Cable
	Parking:	423		
	Required	337		
	Parking:			
	Access:	Yes		

PROJECT REQUEST:

4

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:	107
NAME OF PROPERTY OWNER: Soziet hothome of he Rusby Witho Home O CRUT TT	Vices Les
ADDRESS: 4405 College Oak PA. U	
CITY: State STATE: CA ZIP: 95841	
PHONE NUMBER: 916 - 486 - 1630	
EMAIL ADDRESS J. M. E.M. TEST PROES CO 12 ESPORA - COMM	
FAX NUMBER:	
Signature OF OWNER Application provide owner's signature letter if signature is other than property owner.)	
AME OF APPLICANT If different than owner): Towne Development of Sacramento	
CONTACT: Jeff Pemstein	
ADDRES 11060 White Rock Rd.	
TTY: Rancho Cordova STATE: CA ZIP: 95670	
PHONE NUMBER: 916-782-2424	
AX NUMBER: 916-782-2666	

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.

Entin at Dealdin
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
Dhana Number 916-782-2424
Phone Number: 910-702-2424 916-782-2666
Fax Number:
Lindi Address.
The above named person or firm is authorized as:
Agent () Buyer () Lessee ()
The above named person or firm is authorized to (check all that are applicable): () File any and all papers in conjunction with the aforementioned request, including signing the application
 () Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. () Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: () Unrestricted () Valid until:
Owners Authorization Signature & Date:
Sude Minhamed Joseph Manuel 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
Ellian Augi 655, 5 menter procedente 5 menter

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 2021-2029.¹

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."²

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/ac³.

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:

¹ City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-102

² City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-111

³ 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.⁴
 - 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.⁵
 - 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.⁶
 - 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.⁷
 - 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.⁸
 - 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.⁹
 - 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.¹⁰
 - 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.

⁴ City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-18

⁵ City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-20

⁶ City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-20

⁷ City of Rocklin General Plan, Chapter 4 – Land Use Element, Page 4A-20

⁸ City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-101

⁹ City of Rocklin 2021-2029 Housing Element, November 2020, Page 7-101

¹⁰ 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 single-family 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	PROJE	CT INFORMATION	PRO	DJECT TEAM		SHEET
COMMUNITY CENTER UNIT 1 SQUARE FOOTAGES SQUARE FOOTAGES SQUARE FOOTAGES Pereferin AIN FLOOR LIVING Booton OTAL LIVING Booton OVERED PATIO 104 OVERED PATIO 10683 SQUARE FOOTAGES SQUARE FOOTAGES AINTENANCE Evatora BEVER 380 SQUARE FOOTAGES SQUARE FOOTAGES SQUARE FOOTAGES SQUARE FOOTAGES SAMAGE A-F 1966 SQUARE FOOTAGES SAMAGE A-F SQUARE FOOTAGES	PROJECT NAME: LOCATION: PROJECT TYPE: OCCUPANCY GROUP: TYPE OF CONSTRUCTION:	ESTIA AT ROCKLIN ROCKLIN, CALIFORNIA MULTI-FAMILY R-3/U TYPE V-B	LOCAL JURISDICTION: APPLICANT: Momes by Towne ARCHITECT: ARCHITECT: CIVIL: CIVIL: LANDSCAPE: D	CITY OF ROCKLIN 3970 ROCKLIN RD. ROCKLIN, CA 95577 916-625-5000 HOMES BY TOWNE 11060 WHITE ROCK ROAD, STE 150 RANCHO CORDOVA, CA 95670 BSB DESIGN, INC. 11211 GOLD COUNTRY BLVD., STE 101 GOLD RIVER, CA 95670 916.941.0990 KING ENGINEERING 200 AUBURN FOLSOM RD., STE 201 AUBURN, CA 95603 530-272-8328 ROACH + CAMPBELL 111 SCRIPPS DR. SACRAMENTO, CA 95825 916-945-8003	A0.1 A0.2 A1.0 A1.1 A2.0 A3.1 A3.0 A3.1 A3.0 A3.1 A3.0 A3.1 A3.0 A3.1 A3.0 A3.1 A1.0 A5.1 A5.0 A5.1 A5.0 A5.1 A5.0 A5.1 A5.0 A5.1 L1.0 L1.0 L1.0 L1.0 L1.1 L1.2 L1.3 L1.4 L1.5 L1.6 L2.0 L3.0 C2.0 C3.0 C4.0 C3.0 C5.0 C6.0 C7.0	COVER SHEET, CONCEPTUAI COLOR AND MATERIAL BOAF COMMUNITY CENTER - FLOC COMMUNITY CENTER - FLOC COMMUNITY CENTER - ELEV UNIT 1 DUPLEX - FLOOR PLA UNIT 2 - FLOOR PLAN UNIT 2 - ELEVATION UNIT 2 DUPLEX - ELEVATION GARAGE/STORAGE - FLOOR PLA UNIT 2 DUPLEX - ELEVATION GARAGE/STORAGE - FLOOR GARAGE/STORAGE - ELEVATION GARAGE/STORAGE - ELEVATION TRASH ENCLOSURE - FLOOR OVERALL PRELIMINARY LAND PRELIMINARY LANDSCAPE P PRELIMINARY LANDSCAPE P PRELIMINARY LANDSCAPE P PRELIMINARY ENTRY PLAN A OVERALL LANDSCAPE P PRELIMINARY ENTRY PLAN A OVERALL LANDSCAPE P PRELIMINARY SITE FURNISH PRELIMINARY SITE FURNISH PRELIMINARY SITE FURNISH PRELIMINARY GRADING AND PRELIMINARY GRADING AND PRELIMINARY PLAN DETAILS PRELIMINARY PLAN DETAILS

COVER SHEET

T INDEX

TUAL STREETSCAPES, SHEET INDEX BOARD FLOOR PLAN ELEVATION/ STREETSCAPE PLAN TION PLAN TION OOR PLAN EVATION PLAN TON OOR PLAN EVATION PLAN TON OOR PLAN EVATION PLAN PLAN PE PLAN

N AND DRAINAGE PLAN E PARCEL MAP AILS AILS

E EXHIBIT



ESTIA AT ROCKLIN Rocklin, CA

Oratoberanda, a202011 p.S.R.201 0296.00

Homes by Towne Rancho Cordova, CA



COLOR AND MATERIALS

NOTES: PAINT - KELLY MOORE ROOF TILE - BORAL - SAXONY 900 SLATE **ROOF SHINGLE - IKO CAMBRIDGE SERIES**



COMMON BRICK - EL DORADO STONE - TUNDRABRICK

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







.9-,09



October 18, 2021 | SR210296.00

Rocklin, CA



COMMUNITY CENTER

Homes by Towne Rancho Cordova, CA

e drawings presented are illustrative of character and design intent only, and are subject to change based upon final design consid 2. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



FRONT VIEW



REAR VIEW

COMMUNITY CENTER







0 Rocklin, ESTIA AT ROCKI

October 18, 2021 | SR210296.00





October 18, 2021 | SR210296.00

Rocklin, C

ESTIA AT ROCKLIN

SQUARE FOC	TAGES
	Elevation A
MAIN FLOOR LIVING	709
TOTAL LIVING	704
COVERED PORCH	8
COVERED PATIO	70

Homes by Towne' Cordova, CA Rancho A2.0 💙

UNIT 1 DUPLEX

1/4" = 1'-0"

FRONT ELEVATION







1/8" = 1'-0"

RIGHT ELEVATION









Main Floor Plan 1,083 sf

Unit 2 - 1,083 sf



ESTIA AT ROCKLIN Rocklin, CA

SQUARE FOO	TAGES
	Elevation A
MAIN FLOOR LIVING	1083
TOTAL LIVING	1083
COVERED PORCH	6
COVERED PATIO	80

A30 Rancho Cordova, CA





RIGHT ELEVATION







LEFT ELEVATION

1/8" = 1'-0"



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







1/8" = 1'-0"



Main Assembly Plan

Unit 2 Duplex - 1,083 sf



ESTIA AT ROCKLIN Rocklin, CA

SQUARE FOO	TAGES
	Elevation A
MAIN FLOOR LIVING	1083
TOTAL LIVING	1083
COVERED PORCH	6
COVERED PATIO	80

0 Momes by Towne Rancho Cordova, CA

UNIT 2 DUPLEX







October 18, 2021 | SR210296.00



Rancho Cordova, CA



Main Floor Plan 1,685 sf Garage / Storage - 1,685 sf

Scale 1/4" = 1'-0"



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

ESTIA AT ROCKLIN Rocklin, CA





GARAGE WITH STORAGE





REAR ELEVATION

1/8" = 1'-0"

2:12 MIN ROOF PITCH
The second s





COMPOSITE SHINGLE ROOFING

STUCCO CONTROL JOINT

STUCCO LACE FINISH



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



Main Floor Plan 794 sf

Maintenance - 794 sf



ESTIA AT ROCKLIN Rocklin, CA

Oratoberantes, ei202011 月 年 200

SQUARE FOO	DTAGES
	Elevation A
MAINTENANCE	695
UNISEX BATH	61
FIRE RISER ROOM	38
TOTAL	794



MAINTENANCE BUILDING







Oratobenal& pi202011 psBR201 0296.00







Front Elevation - 1

Trash Enclosure - 168 sf

ESTIA AT ROCKLIN Rocklin, C/

effanij& ei202011 月 5 日 1 2 9 6 .00



Homes by Towne 0 Ranch A7.0 💙



OVERALL PRELIMINARY LANDSCAPE PLAN | L1.0

SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE ONE TREE PER		
RINA' / MARINA STRAWBERRY TREE MULTI-TRUNK		15 GAL 15 GAL
ENSIS 'OKLAHOMA' / OKLAHOMA REDBUD RETUSUS / CHINESE FRINGE TREE		15 GAL
A / KOUSA DOGWOOD EFLEXA / BRONZE LOQUAT		15 GAL 15 GAL
A INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE NDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		15 GAL 15 GAL
ES	68	
RIGHT, FASTIGATE HABIT; USED AT NARROW AREAS OR ADJACENT SALLON CONTAINER SIZE		
'BOWHALL' / BOWHALL MAPLE JLUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM		15 GAL 15 GAL
NDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA JR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK		15 GAL 15 GAL
INIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK		15 GAL
	156	
ED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL ER ATTRIBUTES.		
ARMSTRONG' / ARMSTRONG RED MAPLE NSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE		15 GAL
EMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMCRE QUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM		15 GAL 15 GAL
LADE / ACCOLADE ELM ATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA		15 GAL
		TO ONL
ED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG	86	
S NDIFLORA / SOUTHERN MAGNOLIA		15 GAL
A / AFGHAN PINE IACROPHYLLUS / YEW PINE		15 GAL 15 GAL
INT TREES TO FRAME THE ENTRY TO THE PROJECT	26	
ARMSTRONG' / ARMSTRONG RED MAPLE		15 GAL
	16	
WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN LOPMENT PLAN.		
G	13,686 SF	
TING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR ACCENTUATE WALKWAYS. ONE GALLON PLANTING AT 30-36" O.C.	10,000 01	
GLOW / BLUE GLOW AGAVE SCENS / STALKED BULBINE		1 GAL. 1 GAL.
IUITA 'DR5000' TM / LITTLE REV FLAX LILY		5 GAL. 5 GAL.
IGIFOLIA 'LOMLON' / LIME TUFF DWARF MAT RUSH		5 GAL.
UNIS 'COMPACTA' / DWARF COMMON MYRTLE STICA 'HARBOUR DWARF' / HARBOUR DWARF HEAVENLY BAMBOO		1 GAL. 1 GAL.
TM / FLOWER CARPET CORAL GROUNDCOVER ROSE ITOSA 'COLOR GUAR3' / COLOR GUARD ADAM'S NEEDLE		2 GAL. 1 GAL.
ROUNDCOVER	271,029 SF	
AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR ARACTERISTICS. PREDOMINATELY LOW WATER USE. MIX OF FIVE		
DN CONTAINER SIZE, 36"-48" ON CENTER. ENS 'LOW BOY' / LOW BOY BANK CATCLAW		1 GAL.
FRICANUS 'RANCHO WHITE' / RANCHO WHITE AFRICAN LILY		1 GAL.
LOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA IMINALIS 'CV01' TM / SLIM WEEPING BOTTLEBRUSH		1 GAL. 1 GAL.
R / FORTNIGHT LILY COMPACT PINK' / COMPACT PINK ESCALLONIA		1 GAL. 5 GAL.
CREEPING FIG IGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA		1 GAL. 1 GAL.
EACHES AND CREAM' / PEACHES AND CREAM GREVILLEA ARVIFLORA 'DESERT FLAMENCO' TM / DESERT FLANENCO RED YUCCA		1 GAL. 5 GAL.
ARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA S 'MONRIK' TM / LITTLE RAGU SWEET BAY		5 GAL. 1 GAL.
DUBIA / PINE MUHLY RIGENS / DEER GRASS		5 GAL. 5 GAL.
TOBIRA 'WARIEGATA' / VARIEGATED JAPANESE PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF HTTOSPORUM		1 GAL. 1 GAL.
ACROPHYLLUS 'MAKI' / MAKI PODOCARPUS		1 GAL.
INIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN		1 GAL. 5 GAL.
UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE STANDARD '' TM / OSCAR PETERSON ROSE		5 GAL. 1 GAL.
FFICINALIS 'HUNTINGTON BLUE' / HUNTINGTON BLUE ROSEMARY ENS / BLUE CHALKSTICKS		1 GAL. 1 GAL.
RMUM AS ATICUM / ASIATIC JASMINE (UTICOSA / COAST ROSEMARY		1 GAL. 5 GAL.
UTICOSA MUNDI TM / COAST ROSEMARY IS X ACUTIFLORA / FEATHER REED GRASS		5 GAL. 1 GAL.
EA FOR PREIODIC INUNDATION OF WATER EVENTS.	10,066 SF	DUVO
AE / SANTA BARBARA SEDGE / CALIFORNIA BLACK-FLOWERING SEDGE		PLUG 1 GAL.
US / HAMMER'S RUSH DIDES / WILD RYE		1 GAL. 1 GAL.
NUM / LEOPARD LILY RIGENS / DEER GRASS		1 GAL. 1 GAL.
ARF FESCUE / 10% KENTUCKY BLUE.	20,949 SF	SOD
OOD FIBER	6.883 SF	
	3,000 01	



00 0296. **R21** S 202 0 9 Octob



217

California

Rocklin,

 $\overline{\mathbf{Z}}$

0

Õ

R

4

A

F S Ш





1-BEDROOM RESIDENCE

GARAGE / STORAGE UNITS Ē

- 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.

N

PRELIMINARY LANDSCAPE PLAN | L1.1

UNIT, ADJACENT FRONT DOOR OR WALK AS SHOWN ARBUTUS X MARINA / MARINA STRANDERRY TREE MULTI-TRUNK CERCIS CANADENSIS 'OLIANDA' / OKLAHONA REDBUD CHIOMANTHUS RETUSUS / CHINESE FRINGE TREE CORNUS KOUSA / KOUSA DOGWOOD ERIOBOTRY A DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE / MUSKOGEE CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		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 BUILDINGS. 15 GALLON CONTAINER SIZE ACER RUBRUM BOWHALL ' BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS', ICOLUMNAR EUROPEAN HORNBEAM MAGNOLIA GRANDIFLORA', 'ITHL' GEM' / DWARF SOUTHERN HAGNOLIA QUERCUS ROBUR' FASTIGIATA' / PYRAMIDAL ENGLISH OAK QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK	68	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHERATTRIBUTES. ACER RUBRUM 'ARMISTRONG' / ARMISTRONG RED MAPLE PISTACIA CHINENSI' KEITH DAVE'' / KEITH DAVEY CHINESE PISTACHE PISTACIA CHINENSI' KEITH DAVE'' / KEITH DAVEY CHINESE PISTACHE PISTACIA CHINENSI'' KEITH DAVE'' / KEITH DAVEY CHINESE PISTACHE PISTACIA CHINENSI'' KEITH DAVE'' / KEITH DAVEY CHINESE PISTACHE PISTACIA CHINENSI'' KEITH DAVE'' / KEITH DAVEY CHINESE PISTACHE ULMUS PROFENDIA JE'S ABEERICH''I' / KEITH DAVEY CHINESE PISTACHE ULMUS PROFENDIA JE'S ABEERICH''I' / KEITH DAVE CHINESE ULMUS ACCOLADE / ACCOLADE ELM ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	156	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 PINUS ELDARICA / AFGHAN PINE PODOCARPUS MACROPHYLLUS / YEW PINE	86	15 GAL 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.
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 30-38° O.C. AGAVE X: BUE GLOW / BLUE GLOW AGAVE BULBINE FRUTESCENS / STALKED BULBINE CALLISTEMON WINNALS BETLER JOHN / BETTER JOHN WEEPING BOTTLEBRUSH DIANELA REVOLUTA OPRODO TIN/ LITTLE REV FLAX LLY LOMANDRA LONGFOLIA LOMLON / LIME TUFF DWARF MAT RUSH MYRTUS COMMUNIS COMPACTA/ / DWARF / MARF MAT RUSH MYRTUS COMMUNIS COMPACTA/ / DWARF / IARDOUR DWARF / HARDOUR BOMARF HEAVINLY BAMBOO ROSA X: NOALX TIM / FLOWER CARPET CORAL GROUNDCOVER HEAVINLY BAMBOO ROSA X: NOALX TIM / FLOWER CARPET CORAL GROUNDCOVER ROSE YUCCA FILAMENTOSA 'COLOR GUARY / COLOR GUARD ADAM'S NEEDLE	13,686 SF	1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 2 GAL. 1 GAL. 1 GAL.
SHRUBS AND GROUNDCOVER SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. FROEMOMATELY LOW WATER USE. MIX OF FIVE AND ONE GALON CONTAINER SIZE, 35'-46' ON CENTER. ACACIA REDOLENS LOW BOY / LOW BOY BANK CATCLAW AGAPARTINS ARRICANUS TRANCOV MITE / FANCHO WHITE ARRICAN LILY ARCTOSTAPHYLOS X EMERALD CAPET / EMERALD CAPET MANZANTA CALLISTEMON VIININALIS COVIT / M ; SIM WEEPING BOTTLEBRUSH DIETSE BICOLOR / FORTINGHT LILY ESCALLONA Y. COMPACT PIK (* COMPACT PIK KESCALLONIA FICUS PUMILA) CREEPING FIG GREVILLEA X PEACHES AND CREAM / PEACHES AND CREAM GREVILLEA HESPERALOE PARVIELORA DESENT FLAMENOCI TM / DESENT FLAMENOC RED YUCCA LAURUS NOBILIS MONRIK TM / LITTLE RAGU SWEET BAY MUHLENBERGIA RIGENS / DEER GRASS PITTOSPORUM TOBIRA VIHEELERS DWARF / WHEELERS DWARF RTTOSPORUM PITTOSPORUM TOBIRA VIHELERS BANK / WHEELERS DWARF RTTOSPORUM PITTOSPORUM TOBIRA VIHELERS BANK / MAELDARA HITTSORORUM PHODCARPUS COMCAPCTA / LORMPACT A/ COMPACT DAVIEL RENDERGIA RIGENS / DEER GRASS PITTOSPORUM TOBIRA VIHELERS BANK / WHEELERS DWARF RTTOSPORUM PITTOSPORUM TOBIRA VIHELERS BANK / MAELDARA HITTSORORUM PITTOSPORUM TOBIRA VIHELERS BAY / MAELDARA BUNCA RAVIELED S STORMER / DESENT FLAMENOCI / DECARDUS PRUNUS CARCUNINAN COMPACTA / LORMPACT AROUNAN LAUREL CHERRY RHAPHIOLEPIS UMBELLATA MINOR / JOURAPOCARPUS PRUNUS CARCUNINAN COMPACTA / JOURACT AROUNAN LAUREL CHERRY RHAPHIOLEPIS UMBELLATA MINOR / JOURA POCCARPUS PRUNUS CARCUNINAN COMPACTA / JOURACT AROUNA LAUREL CHERRY RHAPHIOLEPIS UMBELLATA MINOR / JOURA POCCARPUS PRUNUS CARCUNINAN COMPACTA / JOURACT AROUNAN LAUREL CHERRY RHAPHIOLEPIS UMBELLATA MINOR / JOURA POCCARPUS PRUNUS CARCUNING / SALLERNA NOAN HAWTHORN ROSAN RUNS CARCUNING / SALLERNA NOAN JAURTHORN	271,029 SF	1 GAL. 1 GAL.
BIORENTION AREA PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS.	10,066 SF	
CAREY BARBERALE I SANTA BARBARA SEDGE CAREX NUDATA I CALIFORNIA BLACK-FLOWERING SEDGE JUNCUS PALLIDUS I HAMMER S RUSH LEYMUS TRITICOIDES / NULD RYE LILUMP ARDANIUMM / LEOPARD LLY MUHLENBERGIA RIGENS / DEER GRASS		PLUG 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
TURF / 50% DWARF FESCUE / 10% KENTUCKY BLUE.	20,949 SF	SOD
ENGINEERED WOOD FIBER -	6,883 SF	



X

C

0

R

A

 \triangleleft

-S

ш

Rocklin,

217

Ō 0296. **R21** S 202 0 Đ

Octob

UZ Civil:



Landscape

G







N

PRELIMINARY LANDSCAPE PLAN | L1.2



GARAGE / STORAGE UNITS

- 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.

Ν

PRELIMINARY LANDSCAPE PLAN | L1.3

		TO ONE
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' /COLUMNAR EUROPEAN HORNBEAM MAGNOLIA GRADDIFLORA' / ITHE CEM' / DWARF SOUTHERN MAGNOLIA QUERCUS ROBUR 'FASTISIATA' / PYRAMIDAL ENGLISH OAK		15 GAL 15 GAL 15 GAL 15 GAL
QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK		15 GAL
SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES.	156	
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE PISTACIA CHINENSIS 'KEITH DAVEY 'KEITH DAVEY CHINESE PISTACHE PIATANUS RACEMOSA ROBERTS' / ROBERTS CALIFORNIA SYCAMCRE ULMUS PROPINQUA 'JES-BIEBERICH'TM' / 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	86	
TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG PROPERTY LINES MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		15 GAL.
PINUS ELDARICA / AFGHAN PINE PODOCARPUS MACROPHYLLUS / YEW PINE		15 GAL 15 GAL
ENTRY TREE VERTICAL ACCENT TREES TO FRAME THE ENTRY TO THE PROJECT	26	
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE		15 GAL.
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 / JELUE GLOW AGAVE	13,686 SF	1 GAL.
BULBINE FRUTESCENS / STALKED BULBINE CALLISTEMON VIMINALIS 'BETTER JCHN' / BETTER JOHN WEEPING BOTTLEBRUSH		1 GAL. 5 GAL.
DIANELLA REVOLUTA 'DR5000' TM /LITTLE REV FLAX LLY LOMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MAT RUSH MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE		5 GAL. 5 GAL. 1 GAL.
NANDINA DOMESTICA 'HARBOUR DWARF / HARBOUR DWARF HEAVENLY BAMBOO ROSA X 'NOALA' TM / FLOWER CARFET CORAL GROUNDCOVER ROSE YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE		1 GAL. 2 GAL. 1 GAL.
SHRUBS AND GROUNDCOVER SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR	271,029 SF	
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 GAL.
AGAPANTHUS AFRICANUS 'RANCHO WHITE / RANCHO WHITE AFRICAN LILY ARCTOSTAPHYLOS X 'EVERALD CARPET / EMERALD CARPET MANZANITA CALLISTEMON VIMINALIS 'CVDI'T M/ SUM WEEPING BOTTLEBRUSH		1 GAL. 1 GAL. 1 GAL.
DIETES BICOLOR /FORTNIGHT LILY ESCALLONIA X'COMPACT PINK / COMPACT PINK ESCALLONIA FICUS PUMLA / CREEPINS FIG		1 GAL. 5 GAL. 1 GAL.
GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA GREVILLEA X 'PEACHES AND CREAM / PEACHES AND CREAM GREVILLEA		1 GAL. 1 GAL.
HESPERALOE PARVIFLORA'DESERT FLAMENCO'TM / DESERT FLAMENCO RED YUCCA HESPERALOE PARVIFLORA'DERPA'TM / BRAKELIGHTS RED YUCCA LAURUS NOBILIS 'MONRIK'TM / LITTLE RAGU SWEET BAY		5 GAL. 5 GAL. 1 GAL.
MUHLENBERGIA DUBIA / PINE MUHLY MUHLENBERGIA RIGENS / DEER GRASS PITTOSPORUM TOBIRA "VARIEGATA". VARIEGATED JAPANESE PITTOSPORUM		5 GAL. 5 GAL. 1 GAL.
PITOSPORUM TOBIRA "WHEELER'S DWARF" / WHEELER'S DWARF ATTOSPORUM PODOCARPUS MACROFYULUS "MAM" / MAKI PODOCARPUS PIUNUS CAROLINIANA" COMPACTA / CONMACT CAROLINA LAUREL CHERRY		1 GAL. 1 GAL. 1 GAL.
RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE STANDARD		5 GAL. 5 GAL.
ROSA X'AAC333' TM/ OSCAR PETERSON ROSE ROSMARINUS OFFICINALS 'HUNTINGTON BLUE' HUNTINGTON BLUE ROSEMARY SENECIO SERPENS / BLUE CHALKSTICKS		1 GAL. 1 GAL. 1 GAL.
TRACHELOSPERMUM ASATICUM / ASIATIC JASIMINE WESTRINGIA FRUTICOSA / COAST ROSEMARY WESTRINGIA FRUTICOSA MUNDI TM. COAST ROSEMARY		1 GAL. 5 GAL. 5 GAL.
CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS		1 GAL.
BIORENTION AREA PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. CAREX BARBERAE / SANTA BARBARA SEDGE	10,066 SF	PLUG
CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE JUNCUS PALLIDUS / HAMMER'S RUSH		1 GAL. 1 GAL.
LEYMUS TRITICOIDES / WILD RYE LILIUM PARDALINUM / LEOPARD LILY MUHLENBERGIA RIGENS / DEER GRASS		1 GAL. 1 GAL. 1 GAL.
TURF TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.	20,949 SF	SOD
ENGINEERED WOOD FIBER	6,883 SF	

217

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

California

Rocklin,

X

C

0

R

4

TIA

S

Ш

U

ach &

B,

Towne

by

S

ome Cordova,

T

X

Civil:

Landscape

California

Rancho

00 10296. SR21 202 0 B Octob



PRELIMINARY LANDSCAPE PLAN | L1.4

Ν

SWALER SUE OF TRANT DOOR OR WALK AS SHOWN ARBUTUS X MARINA / MARINA STRAWBERRY TREE MULT-RUNK CERCIS CANADENSIS 'ORLANDA' / OKLAHOMA REDBUD CHIOMANTHUS RETUSUS / CHINESE FRINGE TREE CORNUS KOUSA / KOUSA DOGWOOD ERIOBOTRY ADELEXA / BRONZE LOQUAT LAGERSTROEMA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA		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 BUILDINGS. 15 GALLON CONTAINER SIZE ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM MAGNOLIG ARNOFICAR'. I'THE CEM' / DWARF SOUTHERN MAGNOLIA QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LVE OAK	68	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES. ACER RUBRIUM 'ARMSTRONG' / ARMSTRONG RED MAPLE PISTACIA CHINENSI' KEITI DAVE'' / KEITI DAVEY CHINESE FISTACHE PISTACIA CHINENSI' KEITI DAVE'' / KEITI DAVEY CHINESE FISTACHE PISTACIA CHINENSI' KEITI DAVE'' / KEITI DAVEY CHINESE FISTACHE PISTACIA CHINENSI' KEITI DAVE'' / KEITI DAVEY CHINESE FISTACHE ULMUS PACEHIOSA 'DBERTS' / ROBERTS' CALIFORNIA SYCAMCRE ULMUS ACCOLADE' / ACCOLADE ELM ZELKOVA SERRATA 'VILLAGE GREEN / SAWLEAF ZELKOVA	156	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 MAGNOLIG ARKONFICRA / SOUTHERN MAGNOLIA PINUS ELDARICA / AFGHAN PINE PODOCARPUS MACROPHYLLUS / YEW PINE	86	15 GAL 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.
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 TBUE GLOW / BLUE GLOW GAVE BULBINE FRUTESCENS / STALKED BULBINE CALLISTEMON VIMINALIS BETTER JOHN WEEPING BOTTLEBRUSH DIANELLA REVOLITA 'DRS000'T M / LITTLE REV FLAX LLY LOMANDRA LONGIFOLIA LOMLON / JUNE TUFF DWARF MAT RUSH MYRTUS COMMONIS' COMPACTO'I / DWARF' CMANON MYRTLE NANDINA DOMESTICA HARBOUR DWARF / HARBOUR DWARF HEAVSILY BAMBOO ROSA X NOALA'T M / FLOWER CARPET CORAL GROUNDCOVER ROSE YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAMS NEEDLE	13,686 SF	1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 2 GAL. 1 GAL.
SHRUES AND GROUNDCOVER SHALL SHRUES AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE. MIX OF FIVE AND ONE GALONC CONTINNER SELE. 33°46" ON CONTER. ACACIA REDOLENS 1:00 BOY / LOW BOY BANK CATCLAW ACROSTAPHYLOS X FURFALD CARPET / EMRCHO WHITE AFRICAN LILY ARCTOSTAPHYLOS X FURFALD CARPET / EMRCHO WHITE AFRICAN LILY ARCTOSTAPHYLOS X FURFALD CARPET / EMRCHLO CARPET MANZANTA CALLISTEMON VIINNIALIS CO'LIT / MI SLIM WEEPING BOTTLEBRUSH DIETSB BICOLOR / FORTINGHT LILY ESCALLONIA X COMPACT PINK (SCALDAR) EGREVILLES A FRACHES AND CREAM / PEACHES AND CREAM GROWLLEA HESVERALOE PARVIELORA DESERT FLAMENCO'TM / DESERT FLAMENCO RED YUCCA HESVERALOE PARVIELORA DESERT FLAMENCO'TM / DESERT FLAMENCO RED YUCCA LAURUS NOBILIS 'MONRIK'T M / LITTLE RAGU SWEET BAY MUHLENBERGIA RIGENS / DEER GRASS PITTOSPORUM TOBIRA VINEELERS DWARF / WHEELERS DWARF RITOSPORUM PITTOSPORUM TOBIRA VINEED NOCAR VIEW AND IN AWTHORN RHAPHIOLEPIS UMBELLATA NINORY / DWAEF YEDDA HAWTHORN RHAPHIOLEPIS UMBELLATA NINTRIGTON BLUE / HUNTINGTON BLUE ROSEMARY SENECIO SERPENS / BLUE CHALKSTICKS RTACHELOSPENIM ASATCLIM / SALTER LAKSTICKS RTACHELOSPENIM ASATCLIM / SALTER LAKSTICKS RTACHELOSPENIM ASATCLIM / SALTER LAKSTICKS WESTINIGA FRUTCOSA / COAST ROSEMARY WESTINIGA FRUTCOSA / COAST ROSEMARY WESTINGA FRUTCOSA / COAST ROSEMARY WESTINGA FRUTCOSA / COAST ROSEMARY WESTINGA FRUTCOSA / COAST ROSEMARY WESTINGA FRUTCOSA / COAST ROSEMARY CALAMAGRO	271.029 SF	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
BIORENTION AREA PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. CAREX BARBERAE / SANTA BARBARA SEDGE CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE JUNCUS PALLIDUS / HAMMER'S RUSH LEYMUS TRITICOIDES / NULD RYE LILIUM PARDALINUM / LEOPARD LILY MUHLENBERGIA RIGENS / DEER GRASS	10,066 SF	PLUG 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
TURF TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.	20,949 SF	SOD
ENGINEERED WOOD FIBER -	6,883 SF	

California V 0 Rocklin, Õ R A TIA S Ш

217

111

00 SR210296 202 0 B Octob

KING

Roach & Campbell Landscape

G

Towne

by S

ome Cordova,

T

California

Rancho





























(8) POOL EQUIPMENT ENCLOSURE

(10) GAS FIRE PIT WITH SEATING

(1) METAL PERGOLA WTH OUTDOOR KITCHEN AND STRING LIGHTS

(13) CONCRETE PAVING AND WALKWAYS

9 MAIN BUILDING ENTRY

12) BOCCE COURT (60'X10')

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
- 7 COVERED PARKING, TYPICAL

DOG PARK

- 1 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
- (8) SHRUB PLANTING AREAS, TYPICAL





PRELIMINARY ENTRY PLAN AND SIGN ELEVATIONS | L1.6

The i.e.



TREES COUNTED IN SHADE CALCULATIONS

PAVED AREA

OVERHEAD CANOPIES (CANOPY CREDIT)

'CALCULATIONS ARE IN ACCORDANCE WITH PLACER COUNTY LANDSCAPE DESIGN GUIDELINES, PART III, FIGURE 3.4

PRELIMINARY PLANT LEGEND

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.	
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD		15 GAL	
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE		15 GAL	
CORNUS KCUSA / 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 BUILDINGS. 15 GALLON CONTAINER SIZE			
ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE		15 GAL	
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			
COLOR OR OTHER ATTRIBUTES.			
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAFLE		15 GAL.	
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE		15 GAL.	
PLATANUS RACEMOSA ROBERTS' / ROBERTS CALIFORNIA SYCAMORE		15 GAL.	
ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM ULMUS X 'ACCOLADE' / ACCOLADE ELM		15 GAL. 15 GAL.	
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA		15 GAL.	
SCREEN TREES	86		
TREES SELECTED FOR SCREENING PROPERTIES ALONG BLOCK WALLS OR ALONG	50		
PROPERTY LINES			
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		15 GAL.	
PINUS ELDARICA / AFGHAN PINE		15 GAL	
PODOCARPUS MACROFHYLLUS / YEW PINE		15 GAL.	
ENTRY TREE	26		
VERTICAL ACCENT TREES TO FRAME THE ENTRY TO THE PROJECT			
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAFLE		15 GAL.	
	40		
STREET TREES	16		
STREET TREES WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCLKLIN GENERAL DEVELOPMENT PLAN.			

ect: Estia		atRocklin
ate:		10/15/2021
75%	100%	Total
0	0	
25	9	
3250	6354	28,454
7	5	1.10.10.00
2576	2455	6,999
0	0	-
rovideo	by Trees	35,453
erhead	Canopies	45,933
otal Par	king Area	155,257
Percer	nt Shaded	52%

Ν

OVERALL LANDSCAPE SHADING PLAN | L2.0



California

Rocklin,

()O

R

AT

4

S

ш

O Ζ $\overline{\checkmark}$

Civil:

Landscape

California

Rancho Cordova,

Towne

by

Homes

8 SR210296 2021 6 October

Ð





Z	N
ت لیلی -	S.
(^ -	S
	S
	8
o la	BS

California

Rocklin,

SK

Õ

R

AT

TIA

Ś Ш

KING

carch &

Towne

by

Homes

Civil:

Landscape

Rancho Cordova, California

00 SR210296 2021 6 October



METAL MESH FENCE

MATERIAL/ELEMENT	DESCRIPTION	
PRECAST CAP AT SOUNDWALL	CAP: BASALITE 4"X24"X 8", BEVELED CAP COLOR: 438 (STANDARD) FINISH: PRECISION	
SPLIT-FACE BLOCK (8' TALL, 75% RANDOM MIX, 6" PROTO II)	COLOR: 438 (STANDARD) FINISH: SPLIT EXTERIOR, PRECISION INTERIOR	
SPLIT-FACE BLOCK (6' TALL, 25% RANDOM MIX 8' PROTO II W/ OFFSET 6'' CORE: PROTRUDES 2'' AT FACE)	COLOR: 389 (STANDARD) FINISH: SPLIT EXTERIOR, PRECISION INTERIOR	









C1.0















PRELIMINARY PLAN DETAILS









PRELIMINARY PLAN DETAILS

UNIVERSITY AVENUE - EXISTING STREET LIGHT









DECORATIVE CMU WALL



C4.1

Rar

PHOTO EXHIBIT





ESTIA AT ROCKLIN Rocklin, California



Landscape:

Kancho Cordova, California

C7.0

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

October 18, 2021 | SR210296.00



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. ±	

Civil:

dep.

Landscape

Rancho Cordova, California

C6.0



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-1 -12	20.0 AC. ±	20.0 AC. ±	



Civil:

dep.

Landscape

Rancho Cordova, California

C5.0



BSB Design