New Project Information

The City of Rocklin is processing the below referenced application(s) 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: October 4, 2019

Project Name and Requested Approvals:

DOMUM & SDG HEADQUARTERS

USE PERMIT, U2019-0002
DESIGN REVIEW, DR2019-0011

Staff Description of Project:

This application is a request for approval of an office building with integrated shop on approximately 1 acre. The project proposes a Use Permit to allow an office use in the Planned Development – Light Industrial (PD-LI) zoning district and a Design Review for site development of the property, to include an approximately 9,000 square foot office/shop building, parking area, drive aisles, and landscaping.

Location:

South side of West Oaks Boulevard, approximately 800 feet northeast of the intersection of West Oaks and Sunset Boulevard. APN 017-350-031.

Existing Land Use Designations:

The property is designated Light Industrial (LI) in the Rocklin General Plan and is zoned Planned Development Light Industrial (PD-LI) in the Stanford Ranch General Development Plan

This project ____ **does /** __XX__ **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 Categorical Exemption as the appropriate level of review for this project.

Applicant & Property Owner:

The applicant is Timothy Alatorre and the owner is the City of Rocklin.

Attached Information:

For additional detail, please visit the following link:
https://www.rocklin.ca.us/post/

DATE MARCH 27,2019
PROJECT NAME DOMUM & SDG HEADQUARTERS
ADDRESS 5631 WEST OAKS BLVD. ROCKLIN, CA 95765
APN 017-350-031-000

PROJECT DESCRIPTION

OVERVIEW

The project is the development of a vacant lot being purchased from the City of Rocklin located at 5631 Blue Oaks Blvd and the assessor's parcel number is: 017-350-031-000 which has been approved by the City Council on 09/11/18. The office and shop are approved uses within the PD-LI (Planned development – Light Industrial) zone. The site itself is surrounded by open space to the South and East boundaries providing over 380'-0" of landscape buffer from the residential developments beyond. Extra Space Storage facility abuts the West boundary line and the UNFI building is across West Oaks Blvd to the North.

CONSTRUCTION

Construction of the building will require the use of retaining walls along the south perimeter of the building. Majority of the structure sits on flat grade. Materials consist of traditional framing, stucco, stone, brick veneer, foam trim, and standing seam metal roof. Impermeable surfaces are consistent with normal construction methods such as concrete walkways, 6" curbs, and stained concrete. Asphalt paving is proposed for all drive aisles and parking. Planter boxes and finger islands provide landscaping and trees for natural shading. Pole lighting will provide the necessary parking illumination and exterior building sconces for the path of travel to the office.

PERIMETER

The majority of the parcel's East and South boundaries abut protected open space. Post and cable fencing will be placed at locations along open areas from the building and the sloping hillside for pedestrian safety. A wall is proposed to extend 3' – 0" above the pedestrian path of travel with a green screen facing the east. The Extra Space Storage is currently providing a CMU wall along the west boundary which the project will utilize and only provide an additional 5'-0" landscape buffer and parking beyond. The building is placed 10'-6" from the western boundary, +/- 23'-0" from the south boundary, +/-38'-2" from the eastern boundary, and 88'-0" from the northern boundary facing West Oaks Blvd.

STYLE

Architectural style proposed on the building closely resembles the prairie style in which long horizontal features are pronounced and broken up by long vertical elements. Low roofs provide additional linear elements to the overall building. The selective use and orientation of a gabled roof provide a noticeable enhancement to the entrance. Foam trim, brick veneer, stone, built out columns, and stucco will be utilized along the building frontage facing West Oaks Blvd. Painted stucco will be utilized to continue the effect of the brick base along the south perimeter that is out of the public's view. The design is intended to flow with and enhance the existing topography.

TRAFFIC

Minimal traffic increase on West Oaks Blvd. due to employees arriving in the mornings and departing in the evenings. Normal business hours of operations are 6 a.m. to 7 p.m. Monday thru Friday and closed on weekends. Employee hours may vary and are flexible but are consistent with the national average of 8 hours per day. The facility is opened and closed by management at the beginning and end of day.

DATE MARCH 27,2019
PROJECT NAME DOMUM & SDG HEADQUARTERS
ADDRESS 5631 WEST OAKS BLVD. ROCKLIN, CA 95765
APN 017-350-031-000

PROJECT DESCRIPTION

IMPACT

The project will have minimal impact to the current site such as the implantation of impermeable surfaces which is being accounted for and mitigated for. Car exhaust will be at its peak during opening and end of business hours while being near zero during the day as all employees are conducting business within the building and the need to travel to and from the office is minimal during this time. Noise impact is limited to vehicle parking, operation of roll up door, personnel speaking, and weekly trash pickup. Equipment such as plotters, 3D printers, and use of other equipment will be contained within the facility and minimal to adversely affect the surrounding areas.

SECURITY

Pole lighting proposed in parking lot for vehicle and personnel safety. Hours of operation prevent potential hazards that are associated with afterhours. Locks and security system will be utilized to prevent unauthorized access to the building. The building will be equipped with a monitored security system, cameras, automated lighting and door lock controls.

Sincerely,

Tim Alatorre, Architect

Domum

D O M U M

6532 Lonetree Blvd., Suite 102 | Rocklin, California 95765 | 888.352.2721 | domum.design

DOMUM & SDG

HEADQUARTERS

5631 WEST OAKS BLVD.
ROCKLIN, CA 95765

SHEET INDEX

PROJECT DIRECTORY

OWNER:
CITY OF ROCKLIN
3970 ROCKLIN ROAD
ROCKLIN, CA 95677
PHONE: (916) 572-9815
CONTACT: Steven Rudolph
EMAIL: steven.rudolph@rocklin.ca.us

ARCHITECT:
DOMUM
6532 LONETREE BLVD., SUITE 102
ROCKLIN, CA 95765
PHONE: (888) 352-2721
CONTACT: Tim Alatorre
EMAIL: tim@domum.design

CIVIL ENGINEER:
B2 ENGINEERING, INC
1350 DESMOND LANE
NEWCASTLE, CA 95658
PHONE: (949) 656-0995
CONTACT: Brittany Bair
EMAIL: brittany@b2engineering.com

LANDSCAPE ARCHITECT:
GREAT VALLEY DESIGN INC.
1219 SPRUCE LANE
DAVIS, CA 95616
PHONE: (530) 792-7095
CONTACT: Scott Volmer
EMAIL: svolmer@grtvalley.com

PROJECT INFORMATION

PROJECT SUMMARY:

NEW, OWNER OCCUPIED, PROFESSIONAL OFFICE BUILDING ON UNDEVELOPED LOT. USES TO INCLUDE OWNER OCCUPIED OFFICE SPACE, LEASED OFFICE SPACE, LARGE FORMAT PRINT SHOP, AND PROTOTYPING AND LIMITED RUN MANUFACTURING FACILITY.

	EXISTING	PROPOSED
SITE AREA:	43467 SF (1.0 AC)	
OCCUPANCY:	NA	B (92%), F1 (8%)
GENERAL PLAN:		
ZONING:	PD-LI (PLANNED DEVELOPMENT-LIGHT INDUSTRIAL)	
CONSTRUCTION TYPE:	V-B	
FIRE SPRINKLER:	NA	YES
NUMBER OF STORIES:	NA	ONE (1)
BLDG. HEIGHT:	0"	27' - 2" (50' ALLOWED)

SITE DATA

LOT COVERAGE

ALLOWABLE: 50% OF 43,467 = 21,733 S.F
PROPOSED: = 8,855 S.F

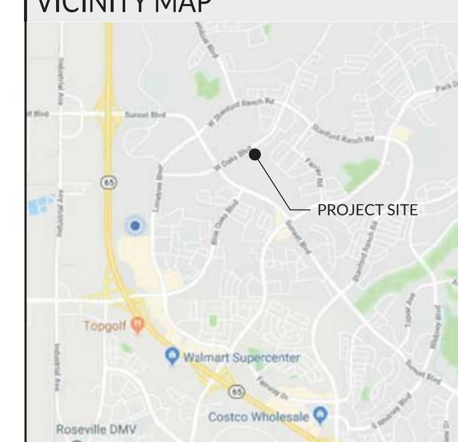
TOTAL CONDITIONED SPACE: 8,750 S.F

SETBACKS:
FRONT: 30' (RIGHT OF WAY > 100')
SIDE INTERIOR: 15'
REAR: 15'

PARKING SETBACKS:
STREET: 15'
SIDE/REAR: 5'

SHADING REQUIREMENTS: 40% OF PARKING AT 15 YEARS

VICINITY MAP



DOMUM
info@domum.design 888-352-ARC1
6532 Lonetree Blvd. Suite 102, Rocklin, CA 95765

DOMUM & SDG HEADQUARTERS

5631 WEST OAKS BLVD.
ROCKLIN, CA 95765
APN: 017-350-031-000

Proj. No: 2018.460
Drawn By:
Reviewed

Issue / Revision Schedule:

No.	Date	Description
	4/01/19	DESIGN REVIEW

COVER SHEET

A0

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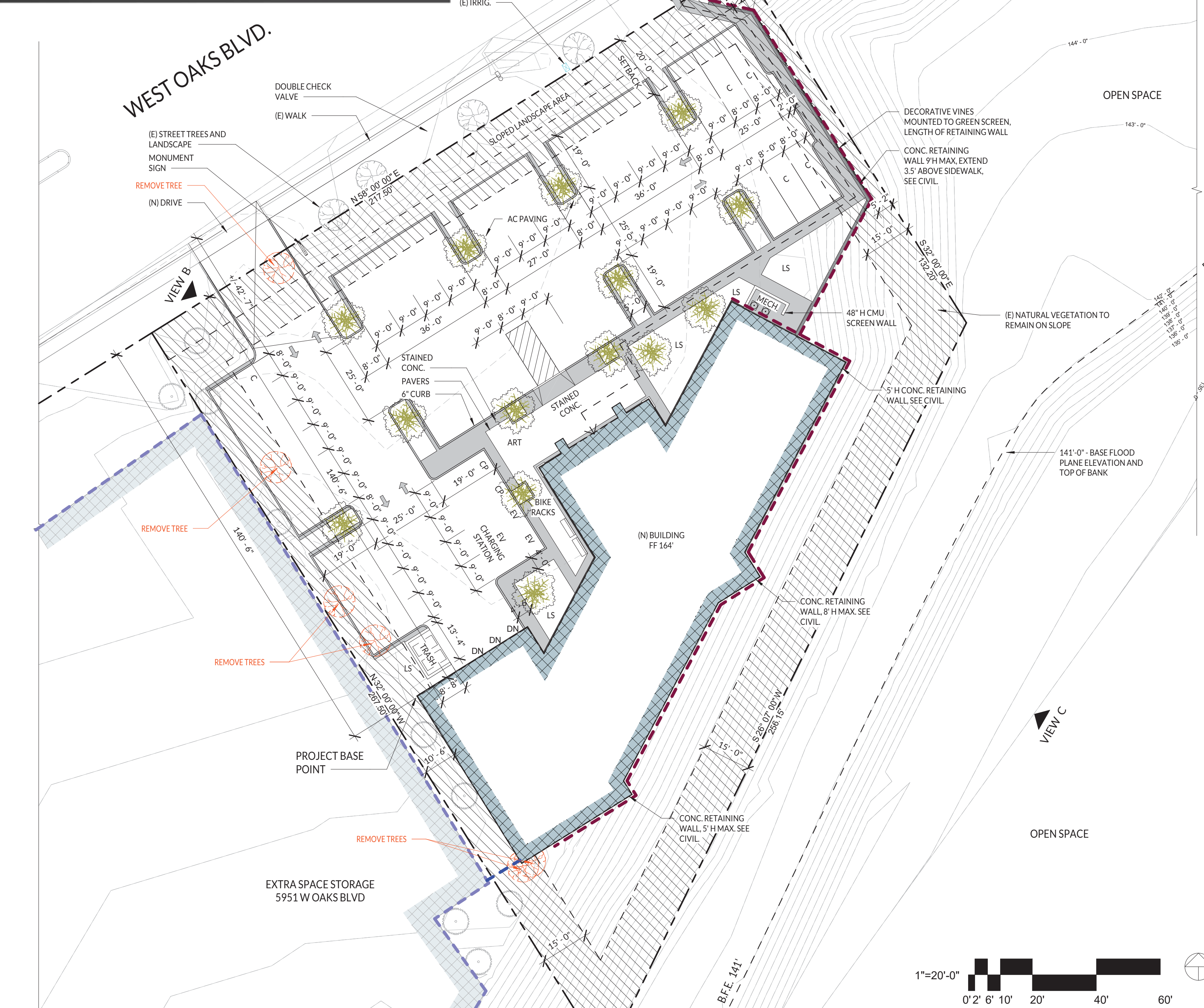
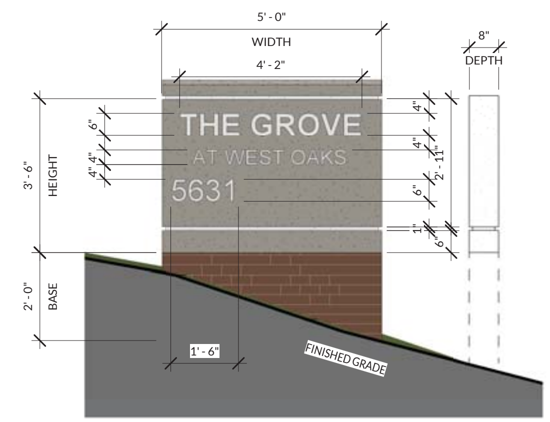


VIEW 'B'

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



2 ELEVATION - MONUMENT SIGN

SCALE: 1/2" = 1'-0"

PARKING SCHEDULE

PARKING REQUIRED:

OFFICE - 7,953 SF (4/1000 SF)	32
WAREHOUSE - 902 SF (1/2000 SF)	1
TOTAL PARKING REQUIRED:	33 SPACES

PARKING PROVIDED:

STANDARD	31
COMPACT	5
ELECTIC VEHICLE	2
CARPOOL	2
ACCESSIBLE	2
TOTAL PARKING PROVIDED:	42 SPACES

BICYLE PARKING: 5% OF 42 = 2

BUILDING INFORMATION

OCCUPANCY PER CBC2016 TABLE 1004.1.2:

FUNCTION	OCCUPANT LOAD FACTOR
BUSINESS	100 GROSS
WAREHOUSE	500 GROSS

100	/	7,953	=	80 PERSONS
500	/	902	=	2 PERSONS
		8,855		82 MAX. OCCUPANTS

NAME	AREA
OFFICE	8,854 SF
IMPERMEABLE	18,993 SF
PERMEABLE	16,045 SF
	43,892 SF

FENCING LEGEND

POST AND CABLE BARRIER

(E) CMU WALL

RETAINING WALL

VIEW 'C' - BIRD'S EYE

VIEW 'C' - AT GRADE

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ROCKLIN, CA 95765
APN: 017-350-031-000

Proj. No: 2018.460
Drawn By:
Reviewed

Issue / Revision Schedule:
No. Date Description

CONCEPTUAL SITE PLAN

A1

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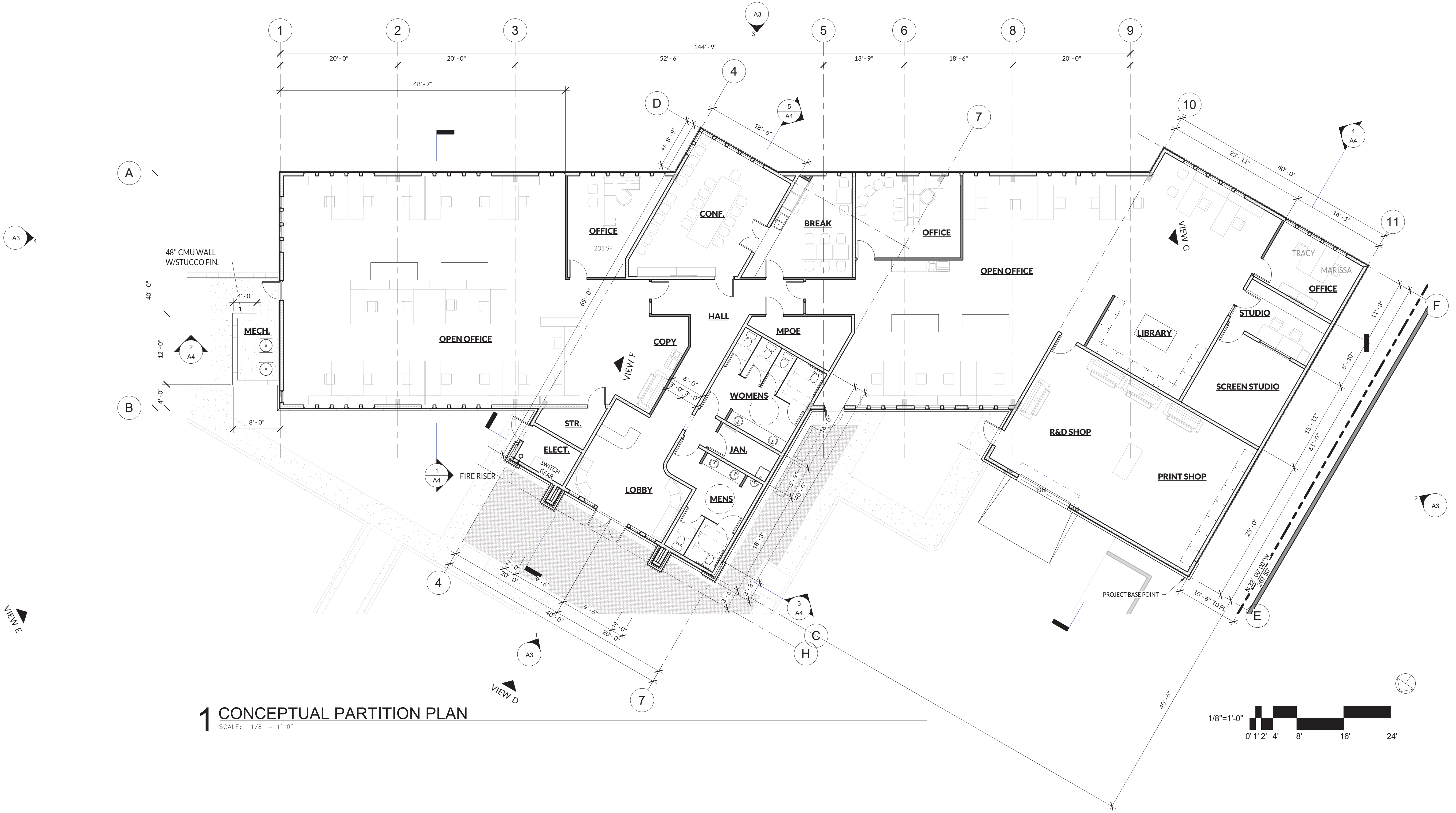

1 CONCEPTUAL PARTITION PLAN
SCALE: 1/8" = 1'-0"

VIEW G

VIEW F

VIEW E

VIEW D

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5631 WEST OAKS BLVD.
ROCKLIN, CA 95765
APN: 017-350-031-000

DOMUM & SDG HEADQUARTERS

Proj. No: 2018.460
Drawn By:
Reviewed

Issue / Revision Schedule:

No.	Date	Description

PARTITION PLANS

A2

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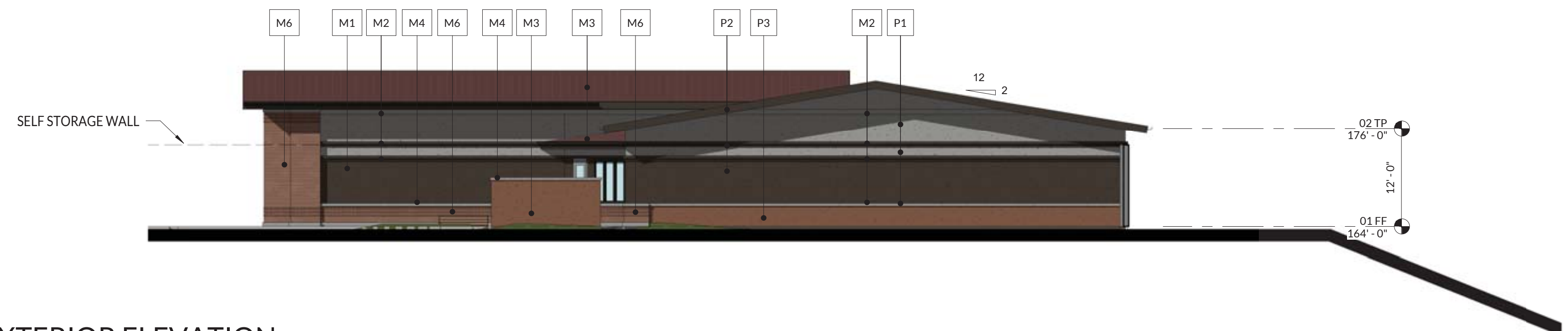
1 NORTH WEST - EXTERIOR ELEVATION (WEST OAKS BLVD.)

SCALE: 1" = 10'-0"

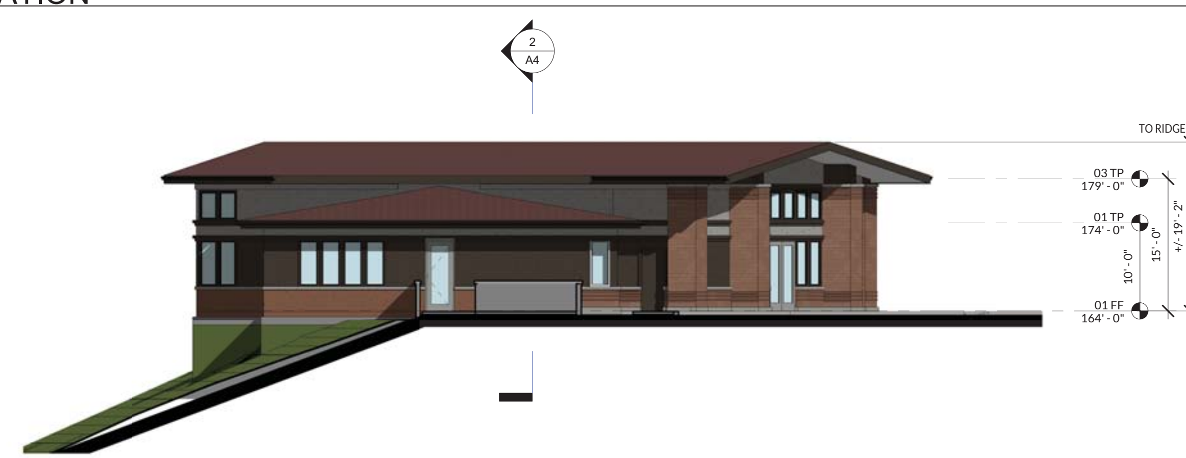


2 EAST - EXTERIOR ELEVATION

SCALE: 1" = 10'-0"

3 SOUTH WEST - EXTERIOR ELEVATION (OPEN SPACE)

SCALE: 1" = 10'-0"



4 WEST - EXTERIOR ELEVATION

SCALE: 1" = 10'-0"

COLOR SCHEDULE

P1	PAINT SHERWIN-WILLIAMS SW 7017 - DORIAN GRAY
P2	PAINT SHERWIN-WILLIAMS SW 7041 - VAN DYKE BROWN
P3	PAINT SHERWIN-WILLAMS SW7591 - RED BARN
F1	PAINTED STEEL FRAME GREY
F2	POWDER COATED STEEL BLACK
M1	3-COAT STUCCO - SMOOTH TROWEL FINISH
M2	STUCCO OVER FOAM TRIM
M3	STUCCO OVER CMU - SMOOTH TROWEL FINISH
M4	CAST STONE TRIM
M5	STANDING SEAM METAL ROOF BURGUNDY
M6	BRICK VENEER
M7	GLAZING

1"=10'-0" 0' 1' 3' 5' 10' 20' 30'

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5631 WEST OAKS BLVD.
ROCKLIN, CA 95765
APN: 017-350-031-000

DOMUM & SDG HEADQUARTERS

Proj. No: 2018.460
Drawn By:
Reviewed

Issue / Revision Schedule:

No.	Date	Description

EXTERIOR ELEVATIONS

A3

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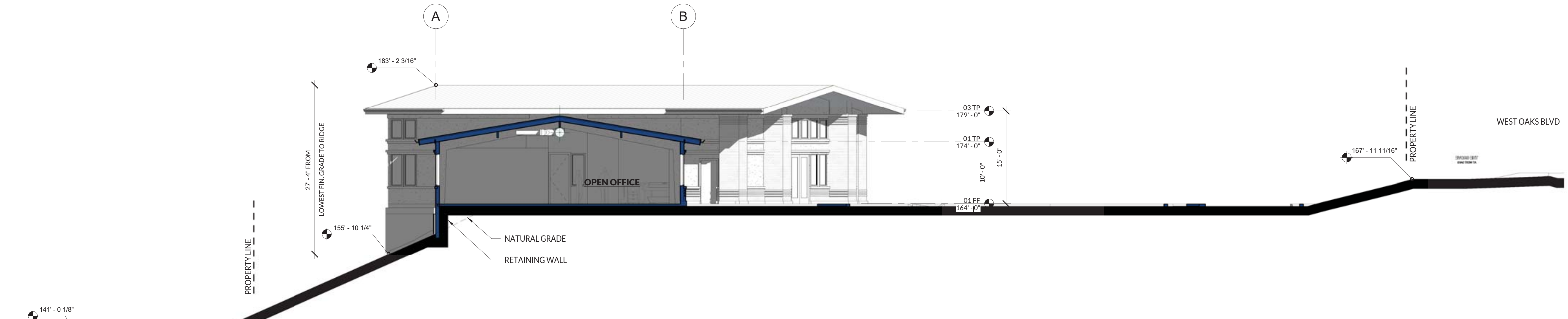
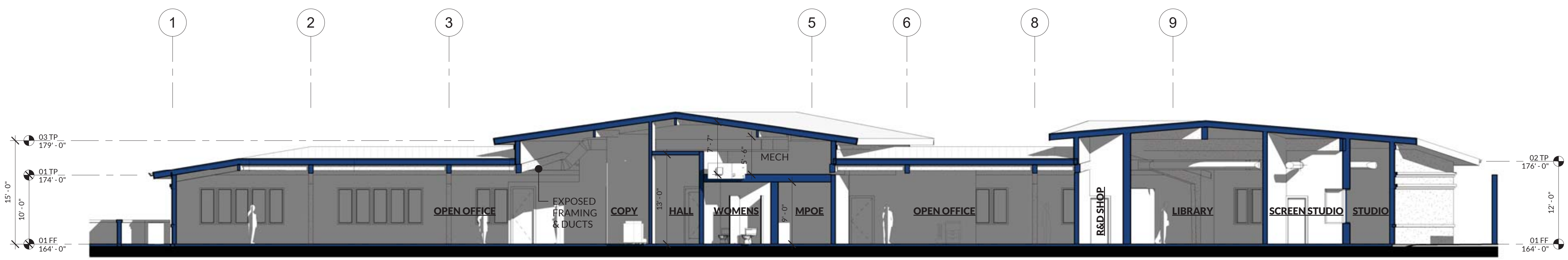
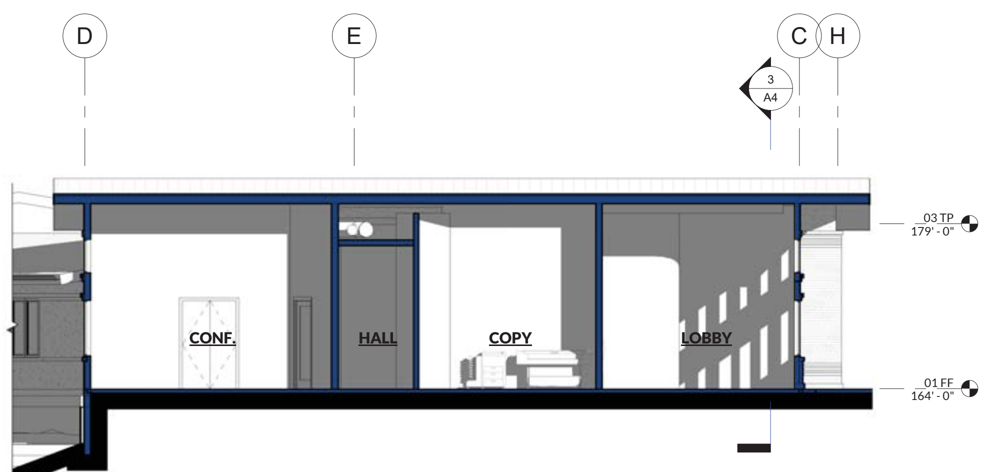


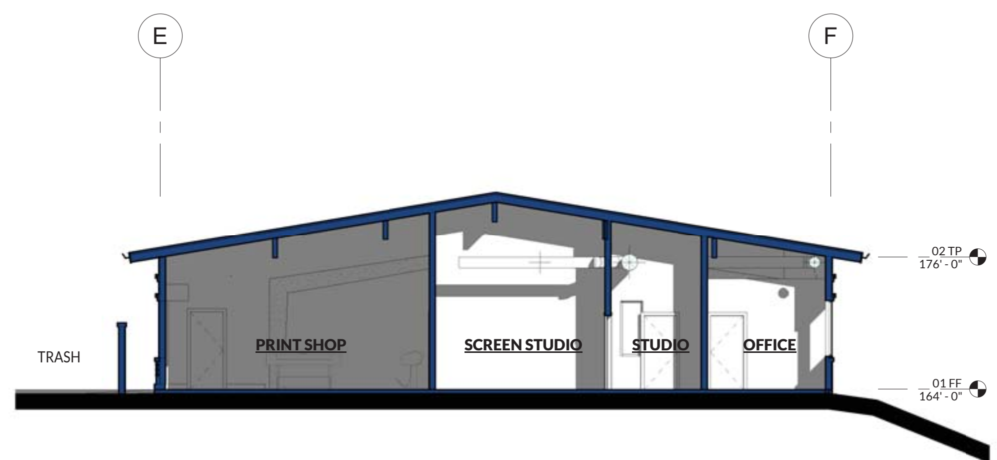
1 SITE SECTION
SCALE: 1/8" = 1'-0"



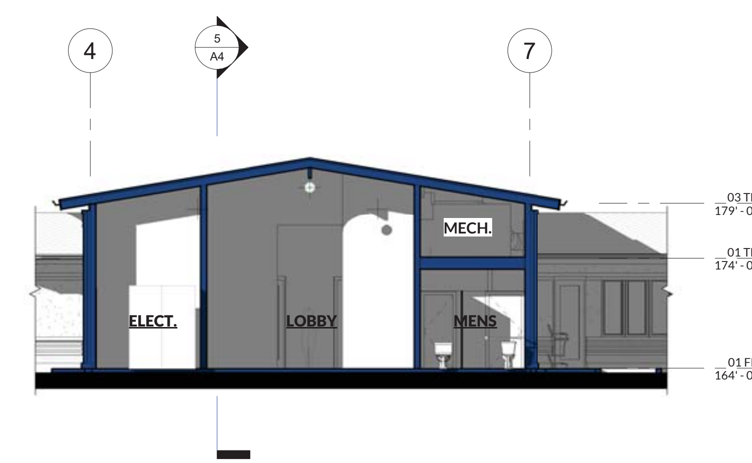
2 SECTION - LONGITITUDINAL
SCALE: 1/8" = 1'-0"



5 SECTION - CROSS THROUGH LOBBY
SCALE: 1/8" = 1'-0"



4 SECTION - CROSS THROUGH SHOP
SCALE: 1/8" = 1'-0"



3 SECTION - LONG. THROUGH LOBBY
SCALE: 1/8" = 1'-0"

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DOMUM & SDG HEADQUARTERS

5631 WEST OAKS BLVD.
ROCKLIN, CA 95765
APN: 017-350-031-000

Proj. No: 2018.460
Drawn By:
Reviewed

Issue / Revision Schedule:

No.	Date	Description

SECTIONS

A4

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1 SITE CONTEXT PLAN
SCALE: 1" = 100'-0"

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5631 WEST OAKS BLVD.
ROCKLIN, CA 95765
APN: 017-350-031-000

DOMUM & SDG HEADQUARTERS

Proj. No: 2018.460
Drawn By:
Reviewed

Issue / Revision Schedule:

No.	Date	Description

SITE CONTEXT AND DETAILS

A5

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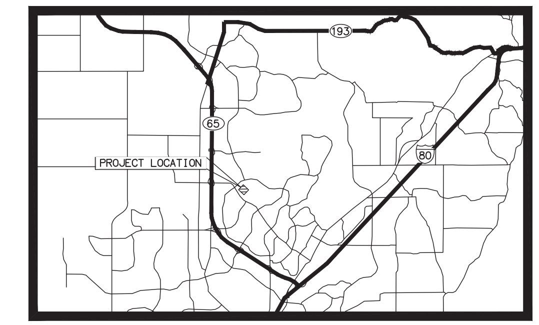
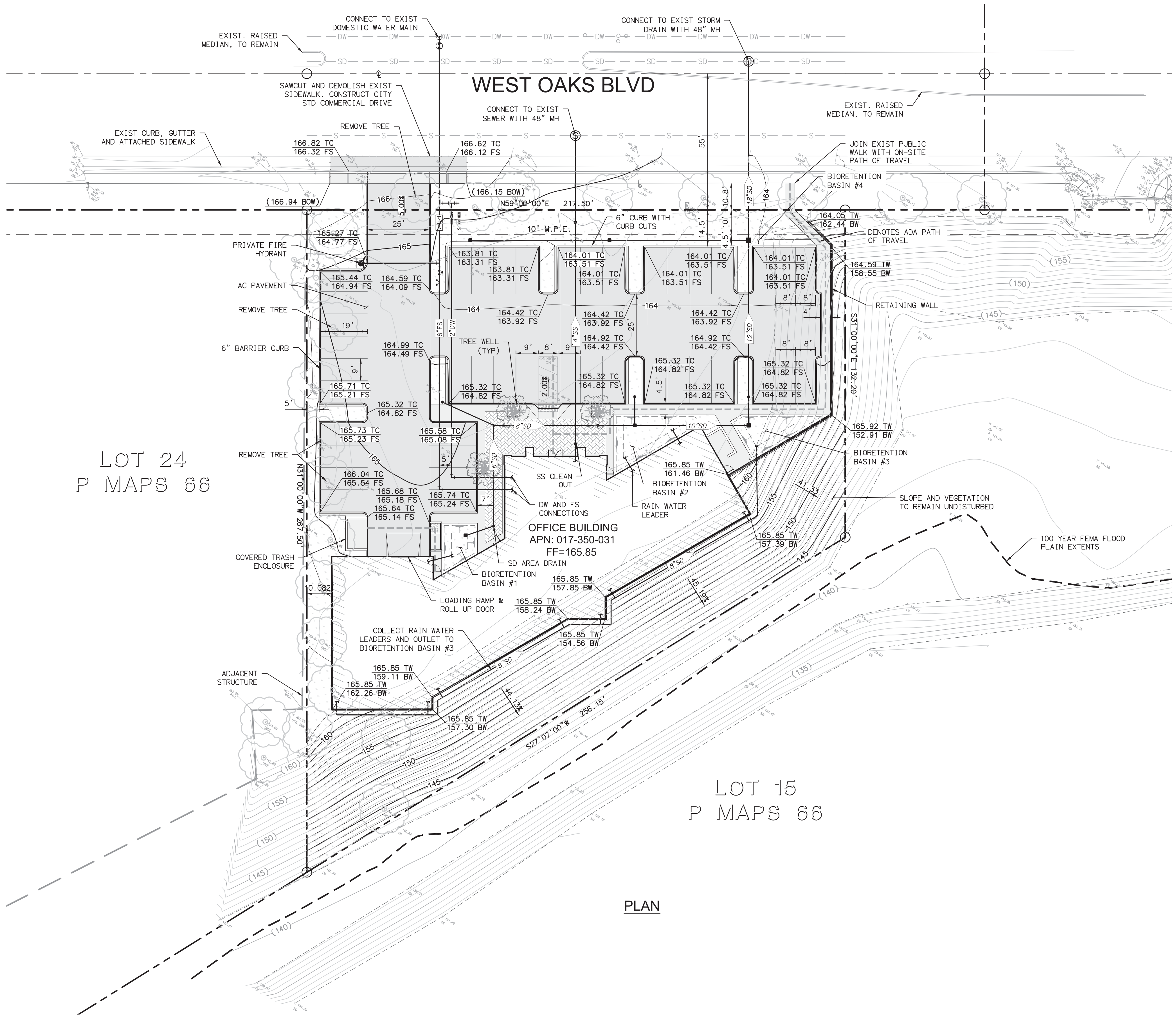
CONCEPTUAL IMPROVEMENT PLANS
DOMUM OFFICE BUILDING
PLACER COUNTY



VICINITY MAP
NO SCALE



PLAN

SITE INFORMATION

APN:	017-350-031
SITE AREA:	1.00 ACRE
UNDISTURBED AREA:	0.23 ACRE
WETLANDS AREA:	N/A
FLOOD PLAIN AREA:	N/A
SOIL GROUP:	D
IMPERVIOUS:	63.9% (TOTAL SITE)

RAW EARTHWORK

CUT:	965.4 CU. YDS.
FILL:	1,530.0 CU. YDS.

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

PRELIMINARY - NOT FOR CONSTRUCTION

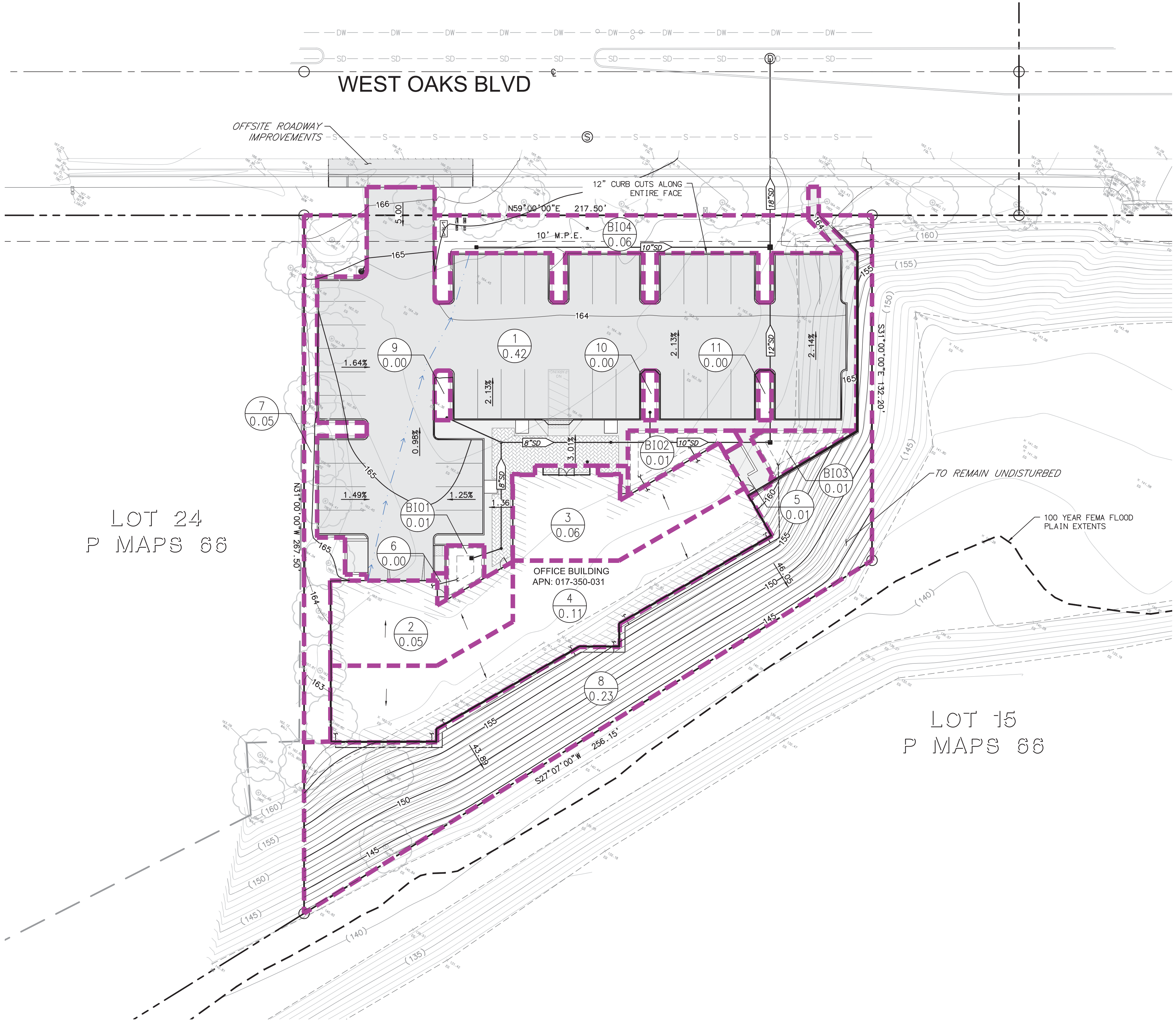
811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER BRITTANY N. BA... NO. 87537 CIVIL STATE OF CALIFORNIA

B2 ENGINEERING
1350 DESMOND LANE
NEWCASTLE, CA 95658

CONCEPTUAL IMPROVEMENT PLANS FOR
DOMUM OFFICE
WEST OAKS BLVD.
CONCEPTUAL GRADING AND DRAINAGE
CITY OF ROCKLIN

SHEET
1
1 OF 1



DMA	Description	% Pervious	% Impervious	Total Area (sf)	Total Area (ac)
1.00	AC PAVEMENT	0%	100%	18337.60	0.42
2.00	ROOF	0%	100%	2003.20	0.05
3.00	ROOF	0%	100%	2416.50	0.06
4.00	ROOF	0%	100%	4743.90	0.11
5.00	HARDSCAPE	0%	100%	247.30	0.01
6.00	HARDSCAPE	0%	100%	43.40	0.00
7.00	LANDSCAPING	100%	0%	2059.80	0.05
8.00	NATURAL VEGETATION	100%	0%	9821.10	0.23
9.00	LANDSCAPING	100%	0%	113.50	0.00
10.00	LANDSCAPING	100%	0%	95.00	0.00
11.00	LANDSCAPING	100%	0%	95.00	0.00
BIO-1	BIORETENTION	100%	0%	242.40	0.01
BIO-2	BIORETENTION	100%	0%	570.80	0.01
BIO-3	BIORETENTION	100%	0%	382.60	0.01
BIO-4	BIORETENTION	100%	0%	2555.40	0.06

HYDROLOGY INFORMATION

SITE AREA: 1.00 ACRE
UNDISTURBED AREA: 0.23 ACRE
SOIL GROUP: D
IMPERVIOUS: 63.9%

LEGEND

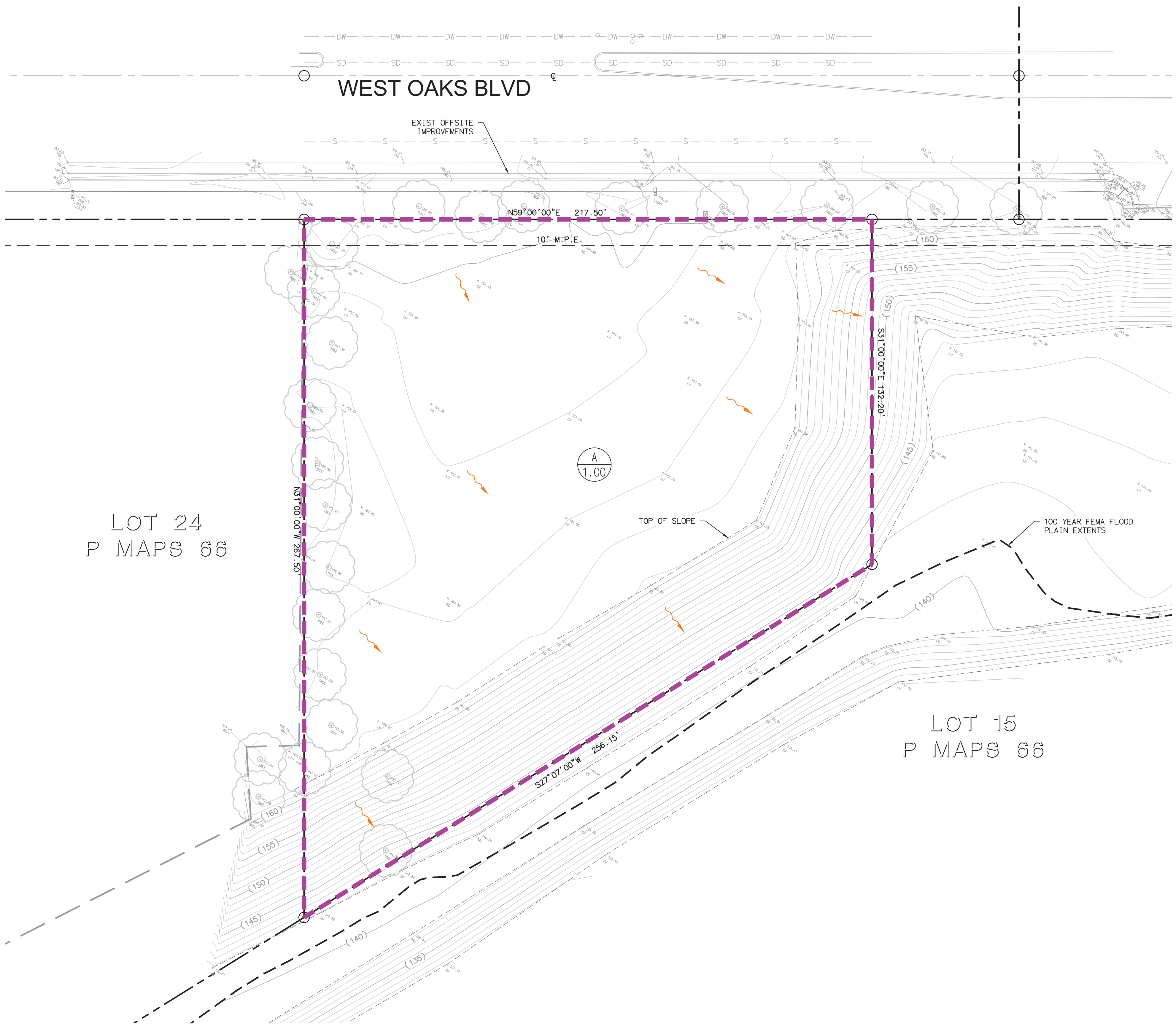
- 48"SD — PROPOSED STORM DRAIN MAINLINE
- PROPOSED DROP INLET
- 0.50% — GRADE SLOPE
- DRAINAGE AREA BOUNDARY
- FLOW PATH
- DIRECTION OF PITCHED ROOF
- 301 / 1305.1 — DRAINAGE AREA REACH NUMBER / ELEVATION
- A8 / 1.74 — DRAINAGE AREA NUMBER / AREA ACREAGE (AC)

20 10 0 20 40 60
SCALE: 1"=20'

ENGINEERING
1350 DESMOND LANE
NEWCASTLE, CA 95658

CITY OF ROCKLIN, CALIFORNIA
DOMUM OFFICE BUILDING
PROPOSED HYDROLOGY MAP

EXHIBIT
1



HYDROLOGY INFORMATION

SITE AREA: *1.00 ACRE*
SOIL GROUP: *D*
IMPERVIOUS: *0.0%*

LEGEND

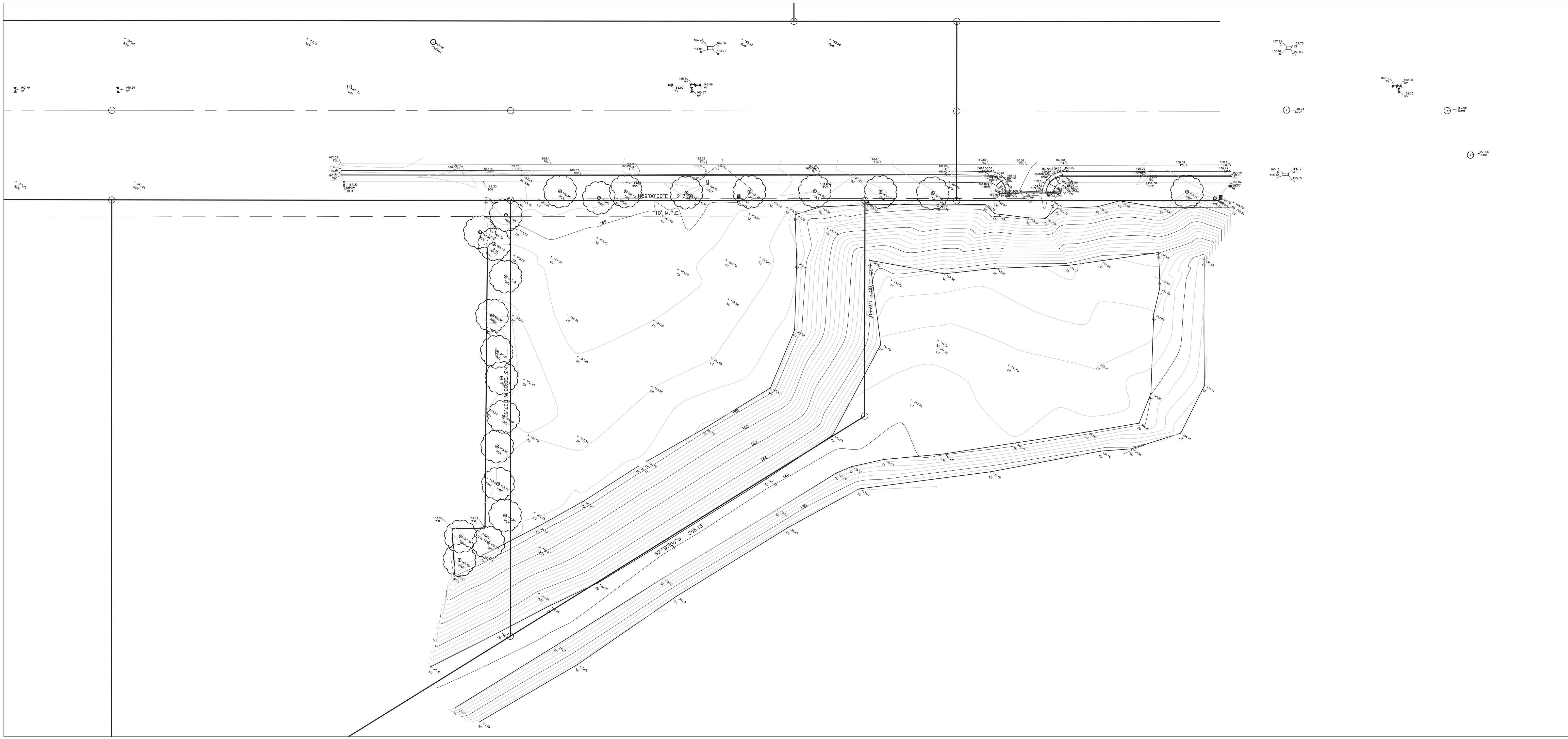
- 48"SD — PROPOSED STORM DRAIN MAINLINE
- PROPOSED DROP INLET
- 0.50% — GRADE SLOPE
- DRAINAGE AREA BOUNDARY
- FLOW PATH
- DIRECTION OF PITCHED ROOF
- OVERLAND FLOW ARROW
- 301 — DRAINAGE AREA REACH NUMBER
- 1305.1 — ELEVATION
- A8 — DRAINAGE AREA NUMBER
- 1.74 — AREA ACREAGE (AC)

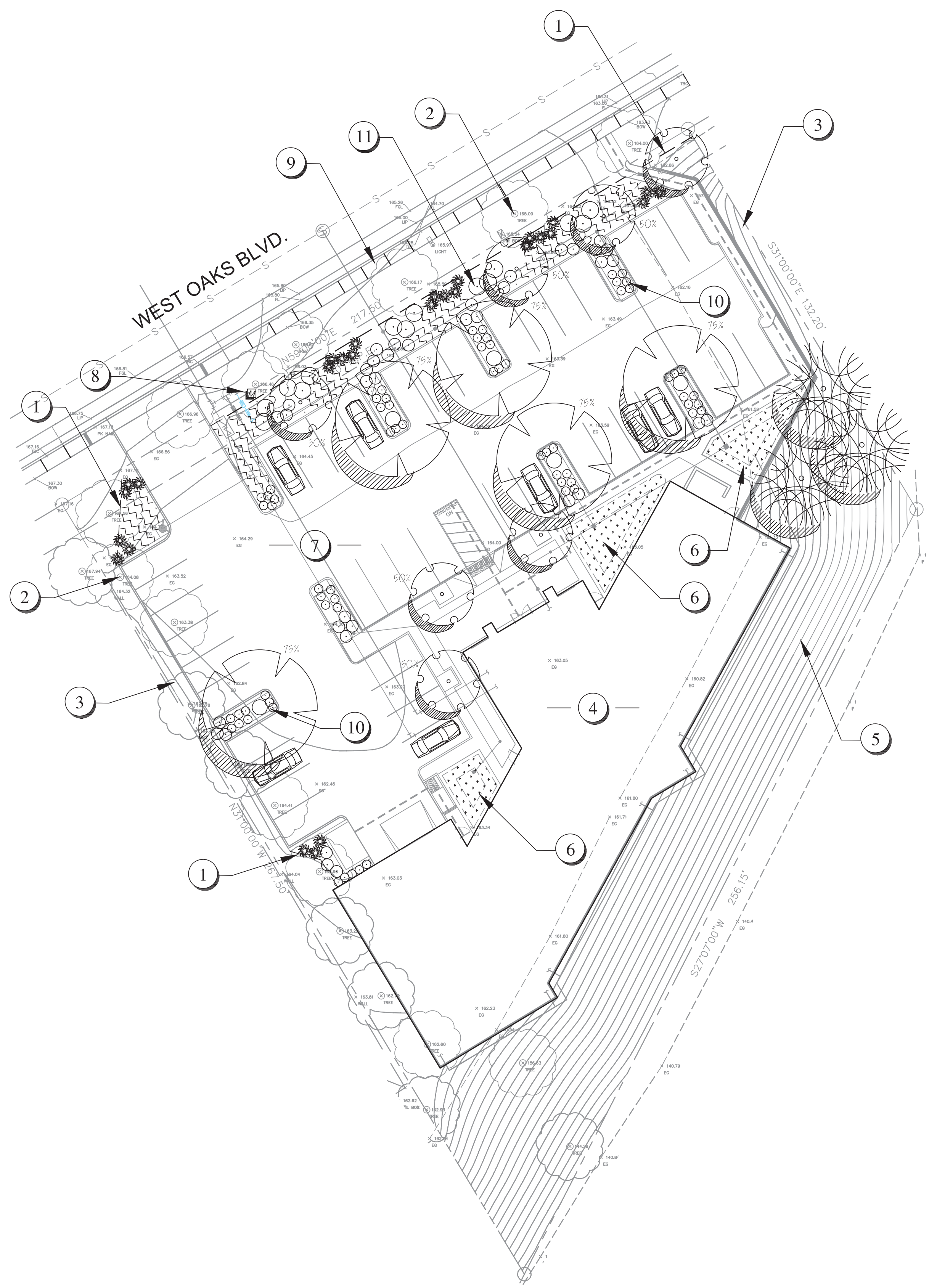
SCALE: 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

ENGINEERING 1350 DESMOND LANE NEWCASTLE, CA 95658	CITY OF ROCKLIN, CALIFORNIA DOMUM OFFICE BUILDING EXISTING HYDROLOGY MAP	EXHIBIT 2


N59°00'00"E 217.50'
10' M.P.E.
N31°00'00"W 267.50'
S31°00'00"E 132.20'
S27°07'00"W 256.15'
165
160
155
150
145
140
135



PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS	COUNT	SHADE S.F.
TREE						
	GINGKO PRINCETON SENTRY 20 FT DIAMETER AT 15 YRS. 315 SQ. FT.	COLUMNAR GINGKO		LOW	7	787
	PINUS ELDARICA 30 FT DIAMETER AT 15 YEARS, 490 SQ. FT.	ALEPPO PINE		LOW	3	
	ZELKOVA SERRATA 40 FT DIAMETER AT 15 YRS. 1,256 SQ. FT.	JAPANESE ELM		MODERATE	5	4,710
EVERGREEN / WALL SCREENING SHRUBS						
	MAHONIA SOFT CARESS PITTOSPORUM GOLF BALL CHOSIYA TERNATA GARDENIA SURVIVOR	LONG LEAF MAHONIA COMPACT PITTOSPORUM MOCK ORANGE WHITE GARDENIA	5 GAL. 5 GAL. 5 GAL. 5 GAL.	LOW MODERATE LOW MODERATE		
PERENNIALS AND GROUNDCOVERS						
	HEUCHERA VILLOSA AUTUMN BRIDE ACHILLEA VINTAGE WHITE ANEMONE HONORINE JOBERT	WHITE CORAL BELLS WHITE YARROW JAPANESE ANEMONE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	LOW LOW MODERATE		
GRASSES						
	MISCANTHUS CABERET LOMANDRA PLATINUM	SILVER GRASS WHITE MAT RUSH	1 GAL 1 GAL	LOW VERY LOW		
GROUNDCOVER						
	ARCTOSTAPHYLOS EMERALD CARPET (ADAPTED TO PINE NEEDLE LITTER)	CREEPING MANZANITA	1 GAL.	LOW		
	CAREX PRAEGRACILIS OR LEYMUS TRITICOIDES	SLENDER SEDGE OR CREEPING WILD RYE	LINERS LINERS	MODERATE MODERATE		

NOTES:
(1) PLANT MASSING IS CONCEPTUAL, GAPS ARE LEFT TO RETAIN CLARITY OF PLAN ELEMENTS. TREES ARE SHOWN AT 3/4 MATURITY TO PRESERVE CLARITY.
(2) PLANTING GROUPED BY WATER USE (LOW, MED. HI) AND HYDROZONE (SHADE/SUN)
(3) FIRE HYDRANTS / STREET LIGHTS NOT SHOWN: NO TREE PLANTING WITHIN 10 FT.
(4) 5,662 SF (40%) SHADE REQUIRED IN 15 YEARS AT PARKING AND ACCESS: 5,497 SF (97 %) PROVIDED

*LANDSCAPE WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR FOR LANDSCAPE AREAS SHOWN IS BASED ON THE FOLLOWING FORMULA:

MAWA = (Eto) (GC) (ETAF x LA) + SLA
MAWA = 52.2" x 0.62 x 0.45 x 4,016 + 0 = 58,488 gallons/year

Eto = MAX. ANNUAL EVAPOTRANSPIRATION (REFERENCE: CITY OF ROCKLIN W.E.L.O.)
ETAF = (EVAPOTRANSPIRATION FACTOR, ADJUSTS WATER NEED BASED ON PLANT FACTOR AND IRRIGATION EFFICIENCY
LA = TOTAL LANDSCAPE AREA PER PLAN
SLA = SPECIAL LANDSCAPE AREA (NONE ON THIS SITE)
GC = CONVERSION FACTOR (TO GALLONS)

IRRIGATION DESIGN STATEMENT

WEATHER SENSING TECHNOLOGY, FLOW SENSING AND RAIN SHUTOFF TECHNOLOGY WILL BE INCORPORATED INTO THE FINAL DESIGN OF LANDSCAPE. MOST PLANTING SUCH AS SHRUBS AND GROUND-COVERS WILL BE IRRIGATED WITH POINT-SPECIFIC, LOW FLOW DRIP IRRIGATION. ALL DRIP LINES TO BE STAKED AND COVERED BY HARDWOOD CHIP MULCH, 3" MIN.

THERE WILL BE NO TURF AREAS ON THIS PROJECT.

NEWLY PLANTED TREES WILL BE IRRIGATED USING NETAFIM MULTI-EMITTER COLLARS TO PREVENT RUNOFF. TREES WILL BE IRRIGATED SEPERATELY FROM SHRUBS AND GROUNDCOVERS.

ALL WATER QUALITY BASINS SHALL BE IRRIGATED FOR VEGETATION ESTABLISHMENT ONLY.

ALL HYDRO-ZONES (BASED ON SUN EXPOSURE AND PLANT TYPE) WILL BE IRRIGATED SEPERATELY.

BUILDING AND SITE ENTRY SHALL HAVE ORNAMENTAL, MODERATE WATER USE LANDSCAPES.

MAX. DESIGN FLOW: 40 G.P.M. MAX IN 1-1/4" PRESSURE MAIN. DESIGN PRESSURE: 40 PSI

OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY, TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO SCHEDULE.

LANDSCAPE / SITE ELEMENTS

1. EXISTING OR NEW WOOD HEADER TO MARK LIMITS OF MAINT. AND IRRIGATION
2. EXISTING TREE TO REMAIN.
3. EXISTING LANDSCAPE AREAS TO REMAIN, CLEAN AND TOP-DRESS WITH 3" WOOD CHIP MULCH.
4. PROPOSED COMMERCIAL/OFFICE BUILDING.
5. EXISTING GRADES AND LANDSCAPE TO REMAIN.
6. LOW IMPACT DEVELOPMENT/WATER QUALITY TREATMENT BASINS. BACKFILL WITH AMENDED SOIL TO PROMOTE INFILTRATION, PLANT WITH SEASONAL MARSH GRASSES.
7. PROPOSED PARKING AREAS AND ACCESS WAYS: 14,155 SQ. FT.
8. 3/4" SUB-METER, FLOW SENSOR AND IRRIGATION BACKFLOW PREVENTER/SHUTOFF PER CITY STANDARD.
9. PUBLIC SIDEWALK, DO NOT DISTURB.
10. LOW, DURABLE PERENNIALS AT PARKING ISLANDS.
11. ORNAMENTAL GRASSES AND EVERGREEN SHRUBS TO FORM BACKDROP TO EXISTING STREETSCAPE.

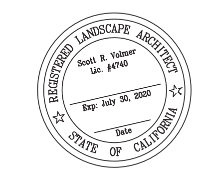
Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 231.5890

OWNER:
DOMUM ARCHITECTURE

PROJECT:
DOMUM H.Q.
5631 WEST OAKS BLVD.
ROCKLIN, CALIFORNIA 95765

ARCHITECTS STAMP:



Scale:
1" = 20' - 0"
N

DATE:
MAR. 28, 2019

SHEET NO.
L-1
of: 1

LANDSCAPE DESIGN CONCEPT