



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: Terracina at Whitney Ranch

LOCATION: East of University Avenue, west of Wildcat Boulevard, north of Whitney Ranch Parkway

ASSESSOR'S PARCEL NUMBERS: 017-172-014-000

DATE OF APPLICATION (STAFF): _____ **RECEIVED BY (STAFF INITIALS):** _____

FILE NUMBERS (STAFF): _____ **FEES:** _____

RECEIPT No.: _____

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: August 8, 2019

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

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input checked="" type="checkbox"/> Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number _____

Environmental Requirements: (STAFF)

- | | |
|--|--|
| <input type="checkbox"/> Exempt - \$1,277.00 | <input type="checkbox"/> Mitigated Negative Declaration – \$6,311.00 |
| <input type="checkbox"/> Negative Declaration – \$5,166.00 | <input type="checkbox"/> EIR – See Fee Schedule |

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>HDR</u>	Acres: <u>11.7 gross/11.0 net</u>	EXISTING	PROPOSED
Proposed: <u>HDR</u>	Square Feet: <u>509,652 sf</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Zoning:	Dimensions: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>PD-20</u>	No. of Units: <u>288 units</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD-20</u>	Building Size: <u>Various</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>550 spaces</u>	<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <u>504-612 spaces</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: <u>University Avenue</u>	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

PROJECT REQUEST: _____

Request for Density Bonus and Design Review for 288-unit affordable apartment community

on a 11.7-acre site between University Avenue and Wildcat Boulevard in Northwest Rocklin.

See project description.

(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: USA Properties Fund, Inc. Attn: Leatha Clark

ADDRESS: 3200 Douglas Boulevard, Suite 200

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916-865-3918

EMAIL ADDRESS: LClark@usapropfund.com

FAX NUMBER: _____

SIGNATURE OF OWNER 

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): USA Properties Fund, Inc.

CONTACT: Leatha Clark

ADDRESS 3200 Douglas Boulevard, Suite 200

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916-865-3918

EMAIL ADDRESS: LClark@usapropfund.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT 

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: Terracina at Whitney Ranch
Location: East of University Avenue, west of Wildcat Boulevard, north of Whitney Ranch Pkwy
Assessors Parcel Number(s): 017-172-014-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Density Bonus, Design Review
Name of person and / or firm authorized to represent property owner (Please print): Kris Steward/Plan Steward
Address (Including City, State, and Zip Code): 5716 Folsom Boulevard Sacramento, CA 95819
Phone Number: 916-425-7906
Fax Number:
Email Address: kris@plansteward.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: Withdrawn in writing.
Owners Authorization Signature & Date:  1-27-21
Owners Name (Please Print): USA Properties Fund, Inc.
Owners Address (Including City, State, and Zip Code): USA Properties Fund, Inc. 3200 Douglas Boulevard, Suite 200 Roseville, CA 95661
Phone Number: 916-863-3918
Email Address: lclark@usapropfund.com

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There **are / are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, USA Properties Fund, Inc., the applicant or applicant's representative, **have / have not** (circle one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.


Signature

1-27-21
Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2018, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,280.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,168.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,330.75 and \$3,218.00 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than the day of the final scheduled public hearing for the proposed project.*

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, USA Properties Fund, Inc., the applicant or applicant's representative, have read the information above and understand its meaning.

Signature Leatha Clark Date 1-27-21

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, XXX is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: N/A Date of list: N/A

Type of problem: N/A

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 1-27-21

Applicant: *Leeta Clark*

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

USA Properties Fund, Inc.

Applicant's Name (printed)



Applicant's Signature

1-27-21

Date

City of Rocklin
Environmental Information Sheet

Location of Project (Address): The project site is east of University Avenue and west of Wildcat Boulevard approximately one-quarter mile north of Whitney Ranch Parkway.

Assessor’s Parcel Number: APN 017-172-014-000

Name of Project: Terracina at Whitney Ranch

Applicant: USA Properties Fund, Inc.
3200 Douglas Boulevard, Suite 200
Roseville, CA 95661
916-773-6060

Applicant’s Representative: Kris Steward
kris@plansteward.com
916-425-7906

Project Description – Describe in detail. Add separate sheet if necessary.

The proposed project is an apartment community with 288 apartment units, indoor and outdoor amenities, parking, and landscaping. A mix of one, two, and three-bedroom units are in twelve rectangular three-story buildings arranged around the site. An amenity building, pool, and other outdoor amenities are interior to the site and screened from view from adjacent roadways by apartment buildings located on the perimeter of the site. The total square footage is 269,962 square feet (sf) and the site coverage is 19.1%. Primary access is from University Avenue with a gated emergency vehicle access on Wildcat Boulevard.

Community amenities include a 4,186± sf single-story clubhouse/amenity building near the center of the site with a clubroom with lounge areas, large-screen television, meeting space, resident computer stations, fitness room, restrooms, laundry facilities, and leasing office. Outdoor amenities feature a swimming pool, tot lot with play equipment, and outdoor patio with seating and barbeque picnic areas adjacent to the clubhouse and pool area. A small courtyard with seating, small patio, and a barbeque area is planned north of the clubhouse between two apartment buildings, and a small, fenced dog park with synthetic turf is planned near the south property line.

See attached project description for more information.

Property Size: 11.7 acres (gross) and 11.0 acres (net)

Land Use: Existing: General Plan Designation – High Density Residential
Zoning: Planned Development – 20 units/acre

Proposed: General Plan Designation – High Density Residential
Zoning: Planned Development – 20 units/acre

Related Projects: If this project is part or a portion of a larger project, describe the previous project by name, general development plan number, or other identification. The project site is Development Unit 8 in the Northwest Rocklin Area General Development Plan.

Previous Environmental Documents. If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH# if possible: The project site is Development Unit 8 in the Northwest Rocklin Area General Development Plan. Development of the site with high density residential (HDR) uses was evaluated in the Northwest Rocklin Annexation Environmental impact Report (SCJ 99102012), certified July 9, 2002. The Rocklin General Plan Environmental Impact Report, certified October 9, 2012, evaluated buildout of the Rocklin General Plan, including HDR uses on the project site.

Other Required Permits or Approvals:

City of Rocklin Engineering - Approval of improvement plans

City of Rocklin Building Inspections Division – Issuance of building permits

Placer County Water Agency - Approval of improvement plans for water facilities.

South Placer Municipal Utility District - Approval of improvement plans for sewer facilities.

Placer County Air Pollution Control District - Approval of construction dust control plan.

Previous Land Uses: Describe existing and previous land uses of the site for the last 10 years or more: Review of a 1975 aerial photograph shows the site as vacant land with a growth of volunteer grasses with a trail that transects the central portion of the site from north to south. A 2006 aerial photograph shows the development of Wildcat Boulevard and Whitney High School east of the site. In 2007, a borrow pit was created in the southwest portion of the site. In 2009, the Whitney Ranch Apartments north of the site were constructed. In 2017, the borrow site was filled and the site was graded. The site is undeveloped, vacant, and sparsely vegetated with grasses.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings, etc.) presently exist on the site? The site was previously rough-graded and on-site vegetation consists of sparse grasses.

2. What are the surrounding land uses?

East: Wildcat Boulevard, Whitney High School

West: University Avenue, vacant parcel (BP/Commercial)

North: Whitney Ranch Apartments (three story, 156 units)

South: Open space

3. Is the project on land which contains fill or slope of 10% or more? No.

4. Are there any existing erosion problems? No.

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? If so, describe in detail or refer to attached soils report. No, the site is not located on or adjacent to an area with expansive soils, subject to liquefaction, slope instability, or other related hazards. A Geotechnical Engineering Report (Wallace Kuhl, September 4, 2019) has been submitted with the application.

6. Grading, excavating, or filling activities – Quantity of cubic yards to be:

Moved within the site: Approximately 10,000 cubic yards of material will be moved with grading operations.

Deposited on the site: None; site will balance.

Removed from the site: None; site will balance.

Disposal site: N/A

7. Are there any streams or permanent water courses on the site? There are no streams or permanent water courses on the site.

8. Will the proposed project change drainage patterns or the quality of the groundwater? Grading of the site and the introduction of pervious surfaces associated with the project will alter on-site drainage patterns. The project will use domestic water from the Placer County Water Agency and not use wells or groundwater. Therefore, the project will not impact groundwater. The site is included in the Northwest Rocklin Annexation Drainage Master Plan.

9. Will the project affect any drainage channel, creek, pond, or any other water body? The project will not affect any drainage channel, creek, pond, or other water body.

10. Is any portion of the property located in a floodplain? The project site is not within a floodplain.

11. Are there any jurisdictional wetlands or vernal pools on the site? If so, how will they be impacted by the project? No, there are no jurisdictional wetlands or vernal pools on the site.

12. Are there any trees or shrubs on the project site? No, there are no trees or shrubs on the site.

What types? N/A

Are any to be removed or transplanted? N/A

State the location of the transplant site? N/A

State the number and species to be removed: N/A

13. Will the project affect the habitat of any endangered, threatened, or other special status species? No, the project will not affect the habitat of any endangered, threatened, or other special status species. The site was previously rough graded. Vegetation on the site consists of sparse grasses.

14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? The project will result in an increase in short-term noise impacts associated with construction activities. Development of the project will result in an exposure of residents to traffic noise from University Avenue and Wildcat Boulevard. A project-level environmental noise analysis is being prepared for the project.

15. What type of equipment will be associated with the project during construction? During permanent operation? During construction of the project, typical heavy-duty equipment will include excavators, back hoes, bulldozers, graders, compactors, and a crane.

- 16. Describe air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.** Temporary construction operations will generate construction-related emissions including Reactive Organic Gases (ROG), Nitrous Oxide (NOx), and Particulate Matter (PM10). Operational emissions of ROG, NOx, and PM10 would be generated by the proposed project from both mobile and stationary sources. Emissions would occur from stationary sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment, and consumer products. An assessment of air quality and greenhouse gas impacts is being prepared.
- 17. Will the project produce new sources of dust, ash, smoke, fumes, or objectionable odor?** Construction operations for the project will produce dust and fumes. Long-term operation of the project will not produce new sources of dust, ash, smoke, fumes, or objectionable odors. **If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:** N/A
- 18. Will the project create any new light source, other than street lighting?** Yes. **If yes, describe below:** The project will create new light sources including building lighting, parking lot lighting, and landscape lighting. Lighting will be designed consistent with City Design Review Guidelines to ensure that no unusual glare or nighttime lighting occurs.
- 19. Is the project covered by a Williamson Act contract?** No, the site is not under a Williamson Act contract.
- 20. Has this property been used for agricultural purposes?** No. **If so, for what purpose and when?**
- 21. Does the project involve the use of routing transport or disposal of hazardous materials?** No, the project does not involve the use of, routing, transport, or disposal of hazardous materials.
- 22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types?** No, there are no known mineral resources of value on the site.
- 23. How close is the nearest school?** Whitney High School is located immediately east of Wildcat Boulevard, east of the proposed project.
- 24. Proposed Building Characteristics (Both Residential and Non-Residential)**
Size of new structure(s) or addition in gross square feet: 269,962 square feet
Building height measured from ground to highest point in feet: Maximum building height will range from 27'3 to the roofline and 34'10" to the top of parapet.
Number of floors/stories: Proposed apartment buildings will be three stories.
Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: Maximum height will range to 34'10" to the top of parapet. Mechanical equipment will be screened behind parapet.
Project site coverage:
 Building 97,447 square feet, 19.1%
 Landscaping 126,755 square feet, 24.9%
 Paving 285,405 square feet, 56%
Exterior building materials: Stone veneer, stucco, and fiber cement lap siding, metallics
Exterior building colors: Two color schemes: ivory, brown, bronze, and gray, oakmoss
Wall and/or fencing material: Six-foot open fencing (black tube steel) is planned on the Wildcat Boulevard frontage and south property line. A six-foot open fence will be located around the pool and a three-foot open fence will surround the tot lot.

Total number of off-street parking spaces required: 504 – 612 **provided:** 550

Total number of bicycle parking spaces: Thirteen bicycle racks, accommodating 26 bicycle parking spaces will be located throughout the site adjacent to apartment buildings.

- 25. Is there any exposed mechanical equipment associated with the project?** No. Rooftop mechanical equipment will be screen by building parapets.

26. Residential Projects

Total Lots: One parcel

Total dwelling units: 288 units

Density/acre: 24.6 units/acre

Total acreage: 11.7 acres (gross)

	Single Family	Two Family	Multi-Family
Number of Units			288 units
Size of Lot/Unit			583-1,034 sf
Studio			-
1 Bedroom			583 sf, 72 units
2 Bedroom			820 sf, 72 units 899 sf, 72 units
3 Bedroom			1,034 sf, 72 units
4+ Bedroom			-

- 27. Retail, Commercial, Industrial, Institutional, or Other Project** N/A

Type of uses: N/A

Oriented to: Regional _____ City _____ Neighborhood _____

Hours of operation: N/A

Total occupancy/building capacity: N/A

Gross floor area: N/A

Number of fixed seats: N/A

Number of employees (total): N/A

Employees per shift: N/A **Number of shifts:** N/A

Number of visitors/customers on site at busiest time (best estimate): N/A

Other occupant (specify): N/A

ALL PROJECTS

- 28. Approximately how many tons of solid waste will the project produce each year?** The project will generate approximately 943.5 tons of solid waste per year (1.26 tons/person/year x 749 residents, Northwest Rocklin Annexation Draft EIR, Oct 2001, Table J-5).

- 29. Will the proposed use involve any toxic or hazardous material?** No.

Is the project site within 2,000 feet of an identified hazardous/toxic site? No.

Is the project site within 2,000 feet of a school or hospital? Yes. The site is 100 feet west of Whitney High School.

If the project involves any hazardous materials, explain: N/A

- 30. How many new residents is the project estimated to generate?** The project will accommodate a population of approximately 749 residents (288 units x 2.6 residents/unit per Northwest Rocklin Annexation EIR, page I-3).

- 31. Will the project generate a demand for additional housing?** The proposed project is a residential multi-family project and will not generate the demand for additional housing.
- 32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?** In the PM peak hour, 179 trips (0.62 PM peak hour trips/unit x 288 units) are estimated, of which 65% (116 trips) will be inbound. A traffic analysis is being prepared for the proposed project.
- 33. Could the project increase traffic hazards to motor vehicles, bicyclists, or pedestrian?** The project will include motor vehicles, bicyclists and pedestrians that will use the existing roadway network and trails in the project vicinity. The project driveway on University Avenue will be designed to City standards.
If yes, explain:
- 34. How close is the project to the nearest public park or recreation area?** Whitney Community Park is located one-quarter mile southeast of the site on the northeast corner of Wildcat Boulevard and Whitney Ranch Parkway.
- 35. What school districts will be affected by this project?** Rocklin Unified School District
- 36. Describe energy efficient included in the project.** The project design incorporates sustainable features consistent with the California Green Building Standards Code (CALGreen). The project provides electric vehicle charging spaces consistent with CALGreen. The position of some of the buildings in a north-south orientation maximizes passive solar access and natural lighting. A photovoltaic system on carports and rooftops will benefit the community.
- 37. Describe how the following services or utilities will be provided:**
- Power and natural gas:** Pacific Gas & Electric provides electricity and natural gas to the site.
- Telephone:** Various providers will provide telephone and cable services.
- Water:** Potable water provided by Placer County Water Agency. There is an existing 18-inch water line in Wildcat Boulevard and a 12-inch line in University Avenue. Four 12-inch water lines are stubbed to the site.
- Sewer:** Sewer conveyance is provided by South Placer Municipal Utility District. An existing public 12-inch sewer main traverses the site within a 20-foot easement. There is an existing 12-inch diameter sewer stub from University Avenue and two 8-inch sewer stubs from Wildcat Boulevard that serve the site.
- Storm Drainage:** The City of Rocklin provides storm drainage services. There are two 24-inch diameter storm drainpipes stubbed to the site, one University Avenue and the other to the south in the open space corridor. Detention and retention mitigation for the site have been satisfied with the construction of City-owned drainage basins immediately upstream of University Avenue (Pond 8) and Wildcat Boulevard (Pond 6)
- Solid Waste:** Recology will provide solid waste collection to the site.

- 38. Will the project block any vista or view currently enjoyed by the public?** Although the site is vacant, there are no scenic vistas on the site or in the area. Development of the site will introduce new structures, and landscaped areas that will change the existing aesthetic character of the site and area.
- 39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building?** There are no structures on the site and there are no historic or significant building features on the site.
- 40. Are there any archaeological features on the site? No. If so, will the project result in any impacts to these features?**

Terracina at Whitney Ranch

Project Description

February 2020

USA Properties Fund, Inc. (Applicant) proposes the Terracina at Whitney Ranch, a 288-unit mixed-income apartment community between University Avenue and Wildcat Boulevard in northwest Rocklin.

Location. The project site is east of University Avenue and west of Wildcat Boulevard, approximately one-quarter mile north of Whitney Ranch Parkway. The project site consists of APN 017-172-014-000. USA Properties Fund, Inc. owns the property.

Site Characteristics. The 11.7-acre (gross) and 11.0-acre (net) project site is roughly rectangular in shape and vacant. Roadway frontage improvements have been constructed on University Avenue and Wildcat Boulevard, and landscaping improvements are complete on the Wildcat Boulevard frontage. A 12-inch diameter sewer main and a paved sewer access road traverse the southcentral portion of the site from west to east. The site was previously rough-graded, and on-site vegetation consists of sparse grasses.

Surrounding Uses. An open space corridor is south of the site, and the 171-unit Montessa at Whitney Ranch Apartment community is further south, north of Whitney Ranch Parkway. Whitney Ranch High School is across the street from the site, east of Wildcat Boulevard. The 156-unit Whitney Ranch Apartment community is north of the project south, south of Ranch View Drive. University Drive is on the west side of the site, and business professional and commercial uses are planned further west between Highway 65 and University Avenue.

General Plan and Zoning Designations. The site's General Plan designation is High-Density Residential (HDR), with a density range of 15.5 units and greater per acre. The site is zoned Planned Development-20 units per acre (PD-20). Apartments are consistent with the General Plan designation and permitted in the PD-20 zone. The site is Development Unit 8 in the Northwest Rocklin Area General Development Plan.

Entitlement Request. The following entitlements are requested to implement the project:

- Density bonus of 54 units (23%) for a 288-unit mixed-income multi-family residential apartment project in the Planned Development-20 zone; and
- Design Review of the site design, architecture, and landscaping for a 288-unit multi-family residential project.

Density Bonus. The density bonus is requested consistent with California Government Code Sections 65915 et seq and Zoning Code Chapter 17.96 (Density Increase Incentive Program). Under the PD-20 zoning designation, the 11.7-acre site would yield a maximum of 234 units with a density of 20 units per acre.

A density bonus of 54 units (23% of 234 unit yield under PD-20 zoning) is requested for a total of 288 units (234 units + 54 density bonus units). To support the density bonus, the project will include affordable units. The Applicant is working on financing scenarios for various levels of affordability at the site.

Proposed Project. The proposed project is an apartment community with 288 apartment units, indoor and outdoor amenities, parking, and landscaping. A mix of one, two, and three-bedroom units are in twelve rectangular three-story buildings arranged around the site. A clubhouse, pool, and other outdoor amenities are interior to the site and screened from adjacent roadways by apartment buildings located on the site's perimeter. The total building area 269,962 square feet (sf), and the site coverage is 19.1%. A small maintenance storage building (192 sf) is planned adjacent to a drive aisle in the southeast portion of the site.

Residential Units. The project will include a mix of one, two, and three-bedroom apartment homes ranging from 583 to 1,034 sf. Four floorplans include a full kitchen, living space, bedroom(s), bathroom(s), indoor storage, and outdoor storage.

Unit Type	Bedrooms/Baths	Unit Area	Number of Units
1-1	1 bedroom/1 bath	583 sf	72 units
2-1	2 bedroom/2 bath	820 sf	72 units
2-2	2 bedroom/2 bath	899 sf	72 units
3-1	3 bedroom/2 bath	1,034 sf	72 units
			288 units

Affordable Housing. The project will include affordable units targeted to Rocklin's workforce. The Applicant is working on financing scenarios for various levels of affordability at the site. The project assists the City in meeting its housing goals and obligations under the Regional Housing Needs Allocation (RHNA).

Amenities. Community amenities include a 4,186+ sf single-story clubhouse/amenity building near the center of the site with a clubroom with lounge areas, large-screen television, meeting space, resident computer stations, fitness room, restrooms, laundry facilities, and leasing office. Outdoor amenities feature a swimming pool, tot lot with play equipment, and outdoor patio with seating and barbeque picnic areas adjacent to the clubhouse and pool area. A small courtyard with seating, small patio, and a barbeque area is planned north of the clubhouse between two apartment buildings, and a small, fenced dog park with synthetic turf is planned near the south property line.

Design Concept. The project design is consistent with the City Design Review Guidelines and the University Architectural District Guidelines. The proposed project's design concept consists of a contemporary style of rectilinear forms projecting in multiple planes. The buildings feature strong forms with alternating building materials (stone veneer, stucco, and fiber cement lap siding, metallics) that create shadowing and depth. Stone veneer framed building entries make focal points.

The body finish will be a concrete plaster system with scored construction joints that create an irregular grid along with the pattern of window grids and horizontal siding. Varying flat rooflines create interest in the massing and form of the three-story buildings. Two color schemes (ivory, brown, bronze, and gray, oakmoss) will be used on the two building types. Metal railings on balconies, perforated metal panels, and light fixtures create visual interest. The building elevations complement adjacent uses and offer architectural interest along Wildcat Boulevard and University Avenue.

The maximum building height will range from 27'3 to the roofline and 34'10" to the parapet. Parapets will screen the building-attached mechanical equipment and most of the rooftop photovoltaic panels from ground view.

Landscape Concept. The project will install landscape improvements on the University Avenue frontage. The landscape concept is water-efficient, low maintenance, and will complement the buildings and make a positive contribution to the site's overall aesthetics. Low-profile shrubs, including screening shrubs, are planned along with shade and canopy trees. The planting design features various Mediterranean-style, native, drought-tolerant, and low-fuel species to create layers of color and text to complement the architectural style and setting. HVAC units will be roof-mounted and screened from sight to create more areas for landscaping.

Access and Circulation. Vehicular access to the project will be from a driveway on University Avenue. Drive aisles (26-foot width) will provide internal access throughout the site. A gated emergency vehicle access (EVA), planned in the southeast corner of the site, is aligned with the high school drive east of Wildcat Boulevard.

Pedestrian Paths. Accessible pedestrian paths are planned around the buildings to provide a walking route for residents. Paths will connect to sidewalks on University Avenue and Wildcat Boulevard.

Parking. The project requires 504 parking spaces (1.8 spaces per unit) under the State's density bonus law and 612 spaces (2.1 spaces/unit) under the Rocklin Zoning Code Section 17.66.020.

		State Density Bonus Law		Rocklin Zoning Code	
Unit Type	Units	Parking Ratio	Spaces Required	Parking Ratio	Spaces Required
1 Bedroom	72	1 space/unit	72	1.5 space/unit	108
2 Bedroom	144	2 spaces/unit	288	2 spaces/unit	288
3 Bedroom	72	2 spaces/unit	144	2 spaces/unit	144
Guest	-	-	-	0.25 space/unit	72
Total	288		504		612
Spaces/Unit			1.8		2.1

The project includes 550 parking spaces in surface parking areas proximate to buildings, including 288 covered carport spaces and 262 uncovered spaces (45 compact and 217 standard) for residents and guests. The parking provided ratio is 1.9 spaces per unit, of which one space per unit is carport covered. The project's parking ratio is between the ratios of the State density bonus law (1.8) and the Zoning Ordinance (2.1). Ten percent of parking spaces will be electric vehicle charging station capable. The proposed parking ratio of 1.9 spaces per unit is comparable to the parking supply at other apartment communities owned and managed by USA Properties. Bicycle parking is planned throughout the site adjacent to apartment buildings.

Sustainability Features. The project design incorporates sustainable features consistent with the California Green Building Standards Code (CALGreen). The project provides electric vehicle charging spaces consistent with CALGreen. The position of some of the buildings in a north-south orientation maximizes passive solar access and natural lighting. A photovoltaic system on carports and rooftops will benefit the community.

Fencing. An open fence constructed with the Whitney Ranch Apartments is located on the north property line. A six-foot black open fencing (tube steel) is planned on the Wildcat Boulevard frontage and the south property line. The pool and tot lot will be enclosed by six-foot and three-foot open fences.

Signage. One freestanding community-identification monument sign is proposed on the University Avenue frontage, north of the driveway. Monument sign building materials and colors complement the project design style and color palette.

Refuse Collection. Trash enclosures throughout the site are within a short distance of each unit. Trash enclosures, designed to accommodate trash and recycling dumpsters, will be constructed of tan split-face concrete masonry units and metal doors painted to match the building color schemes.

Utilities and Services. Sewer and water service will be extended into the site from existing stubs on University Avenue and Wildcat Boulevard. The 20-foot sewer easement that traverses the site is accessible within an east-west drive aisle. Drainage and stormwater quality for the site is addressed in the Northwest Rocklin Annexation project Drainage Master Plan.

Grading. Site grading will occur in one phase and approximately 10,000 cubic yards of material will be moved, with no import or export of material.

Phasing and Construction. The project will be graded and constructed in a single phase and take approximately fourteen months to complete.

Project Ownership and Management. The project will be owned and managed by USA Properties Fund, Inc. USA Properties has developed, constructed, or rehabilitated more than 12,000 family and senior apartments in approximately 90 communities throughout California and Nevada. USA Properties owns and manages over thirty apartment communities in the Sacramento region.

Social Programming. USA Properties partners with LifeSTEPS to provide social support services to residents, including educational classes, after-school programs, employment coaching, financial literacy, and mediation services. LifeSTEPS and USA Properties award scholarships and grants from the JB Brown Fund for resident education and skill training. The program also provides financial assistance for residents in crisis.



Sheet Index

- Architecture:**
- A0.1 Cover Sheet
 - A1.0 Site Plan
 - A1.1 Fire Access Plan
 - A2.1 Building Elevations
 - A2.2 Building Elevations
 - A2.3 Building Elevations
 - A2.4 Building Elevations
 - A2.5 Building Elevations
 - A3.1 Building Plans
 - A3.2 Building Plans
 - A3.3 Building Plans
 - A4.0 Building Sections
 - A5.0 Enlarged Building Plans
 - A6.1 Renderings
 - A6.2 Renderings
 - A6.3 Renderings
 - A6.4 Renderings
 - A7.0 Trash Enclosure & Maintenance Building Exhibit
 - A7.1 Material Board
 - A7.2 Site Lighting Palette

- CIVIL:**
- C1.0 Grading & Drainage Plan
 - C1.1 Grading Sections
 - C2.0 Utility Plan

- LANDSCAPE:**
- L1.0 Preliminary Landscape Plan - Site Plan
 - L1.1 Preliminary Landscape Plan - Partial Site Plan
 - L1.2 Preliminary Landscape Plan - Partial Site Plan
 - L1.3 Preliminary Landscape Plan - Partial Site Plan
 - L1.4 Preliminary Landscape Plan - Partial Site Plan
 - L1.5 Preliminary Landscape Plan - Partial Site Plan
 - L1.6 Preliminary Landscape Plan - Plant Legend
 - L1.7 Preliminary Landscape Plan - Cut Sheets

Project Location



Vicinity Map

Project Team:

Owner/ Developer	Architecture	Civil	Landscape
USA Properties Fund, Inc. 32200 Douglas Blvd, Ste 200 Roseville, CA 95661 Contact: Larry McElwain	KTGY Group, Inc. 17911 Von Karman Ave, Ste 200 Irvine, CA 92614 Contact: Keith Labus	Ubora Engineering & Planning 2901 Douglas Blvd Roseville, CA 95661 Contact: Joe Olsen	Yamasaki Landscape Architecture 1223 High Street Auburn, CA Contact: Brian Pantiga

Service Providers:

Water:	Placer County Water Agency
Sewer:	South Placer Municipal Utility District
Gas & Electric:	Pacific Gas & Electric
Telephone:	Various
Cable TV:	Various
Solid Waste:	Recology



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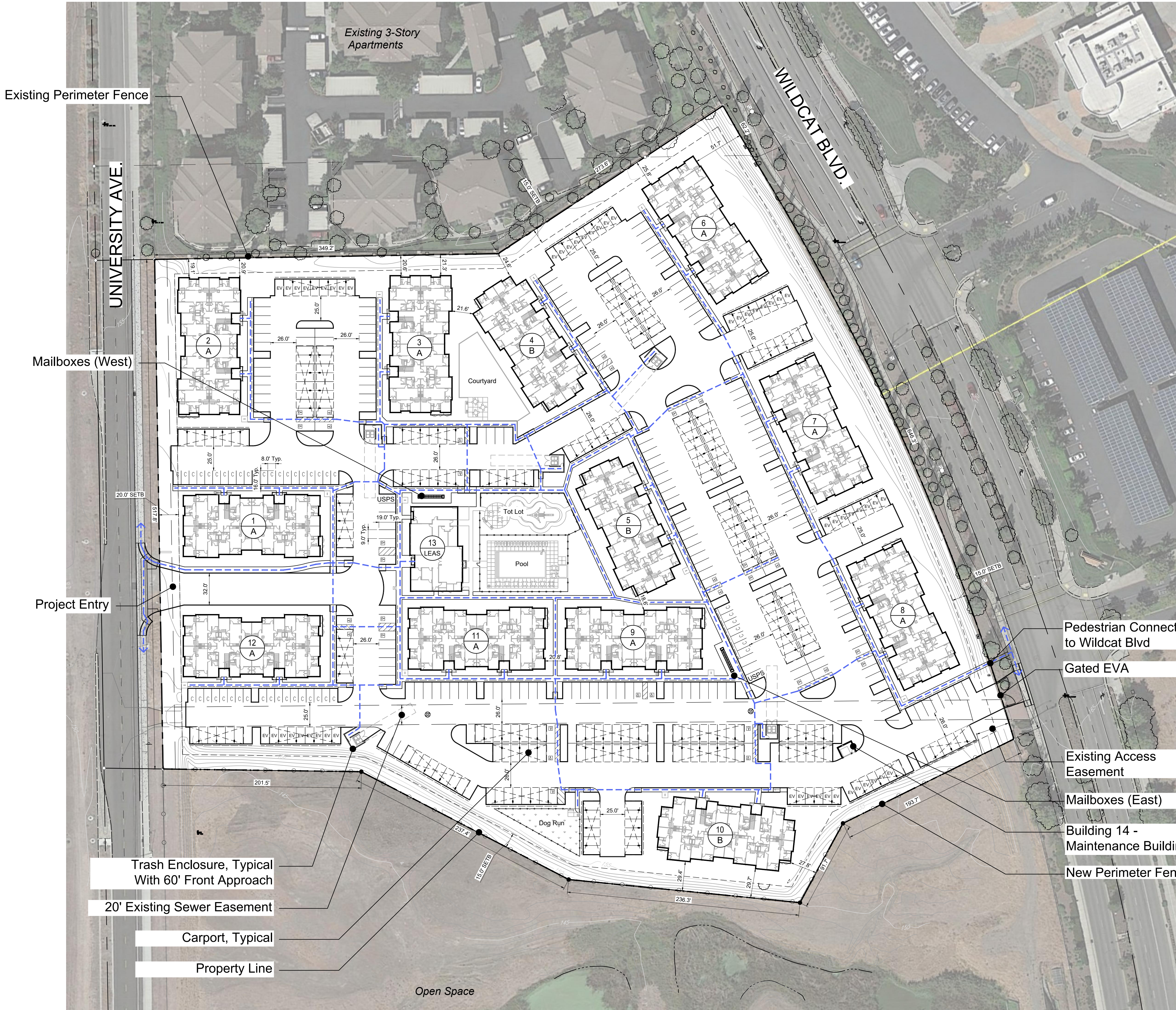
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3200 Douglas Blvd., Ste. 200
Roseville, CA 95661

TERRACINA AT WHITNEY RANCH
ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021

COVER SHEET

A0.1



Site Summary			
Assessor Parcel Number	017-172-014-000	Unit Count	288 Units
Site Area	11.0 Acres (Net) 11.7 Acres (Gross)	Gross Density	24.6 units/acre
		Lot Coverage	±97,447 SF (19.1%)
General Plan Designation		Min Setbacks	
Zoning	HDR (High Density Residential)	Front Yard	20'
Max Lot Coverage	PD-20	Side, Interior	15'
Max Building Height	70%	Rear	15'
	35'		

Project Summary
Building Summary:
(12) 3-Story Apartment Buildings
(01) 1-Story Leasing/ Amenity/ Laundry Building
(01) 1-Story Maintenance Building
(05) Trash Enclosures
(27) 8-Stall Carports
(12) 6-Stall Carports

Apartment Unit Summary	1Bd/1Bath	2Bd/2Bath	3Bd/2Bath	Total
Building No. 01 (Type A)	06	10	08	24
Building No. 02 (Type A)	06	10	08	24
Building No. 03 (Type A)	06	10	08	24
Building No. 04 (Type B)	06	18	00	24
Building No. 05 (Type B)	06	18	00	24
Building No. 06 (Type A)	06	10	08	24
Building No. 07 (Type A)	06	10	08	24
Building No. 08 (Type A)	06	10	08	24
Building No. 09 (Type A)	06	10	08	24
Building No. 10 (Type B)	06	18	00	24
Building No. 11 (Type A)	06	10	08	24
Building No. 12 (Type A)	06	10	08	24
	72	144	72	288
	25.0%	50.0%	25.0%	

Building Area Summary	1st Floor	2nd Floor	3rd Floor	Total
Building No. 01 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 02 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 03 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 04 (Type B)	7344 SF	6986 SF	6986 SF	21,316 SF
Building No. 05 (Type B)	7344 SF	6986 SF	6986 SF	21,316 SF
Building No. 06 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 07 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 08 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 09 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 10 (Type B)	7344 SF	6986 SF	6986 SF	21,316 SF
Building No. 11 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 12 (Type A)	7893 SF	7525 SF	6986 SF	22,404 SF
Building No. 13 (Lease/Amenity)	4186 SF	-	-	4,186 SF
Building No. 14 (Maintenance)	192 SF	-	-	192 SF
	±97,447 SF	±88,683 SF	±83,832 SF	±269,962 SF

Unit Mix	Net Area	Gross Area	Total	
Plan 1-1	539 SF	583 SF	72 units	25.0%
Plan 2-1	772 SF	820 SF	72 units	25.0%
Plan 2-2	840 SF	899 SF	72 units	25.0%
Plan 3-1	968 SF	1034 SF	72 units	25.0%
Total			288 units	

Parking Summary		
<i>Per CA Density Bonus Law</i>		
Required	Ratio	Total
1 Bedroom	1 space/ unit	072 spaces
2 Bedrooms	2 space/ unit	288 spaces
3 Bedrooms	2 space/ unit	144 spaces
		504 spaces

<i>Per Rocklin Municipal Code 17.66.020</i>		
Required	Ratio	
1 Bedroom	1.5 space/ unit	108 spaces
2 Bedrooms	2 space/ unit	288 spaces
3 Bedrooms	2 space/ unit	144 spaces
Guest	0.25 space/ unit	72 spaces
		612 spaces

Proposed	
Carport Parking	288 spaces
Compact Open Parking	045 spaces
Standard Open Parking	217 spaces
Total	550* spaces 1.91 spaces/unit

Legend	
	Building No.
	Building Type
	Building Label
	Accessible Path of Travel
	Pre-wired For Electric Vehicle Charging
	Dedicated Parking For USPS

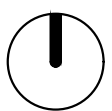


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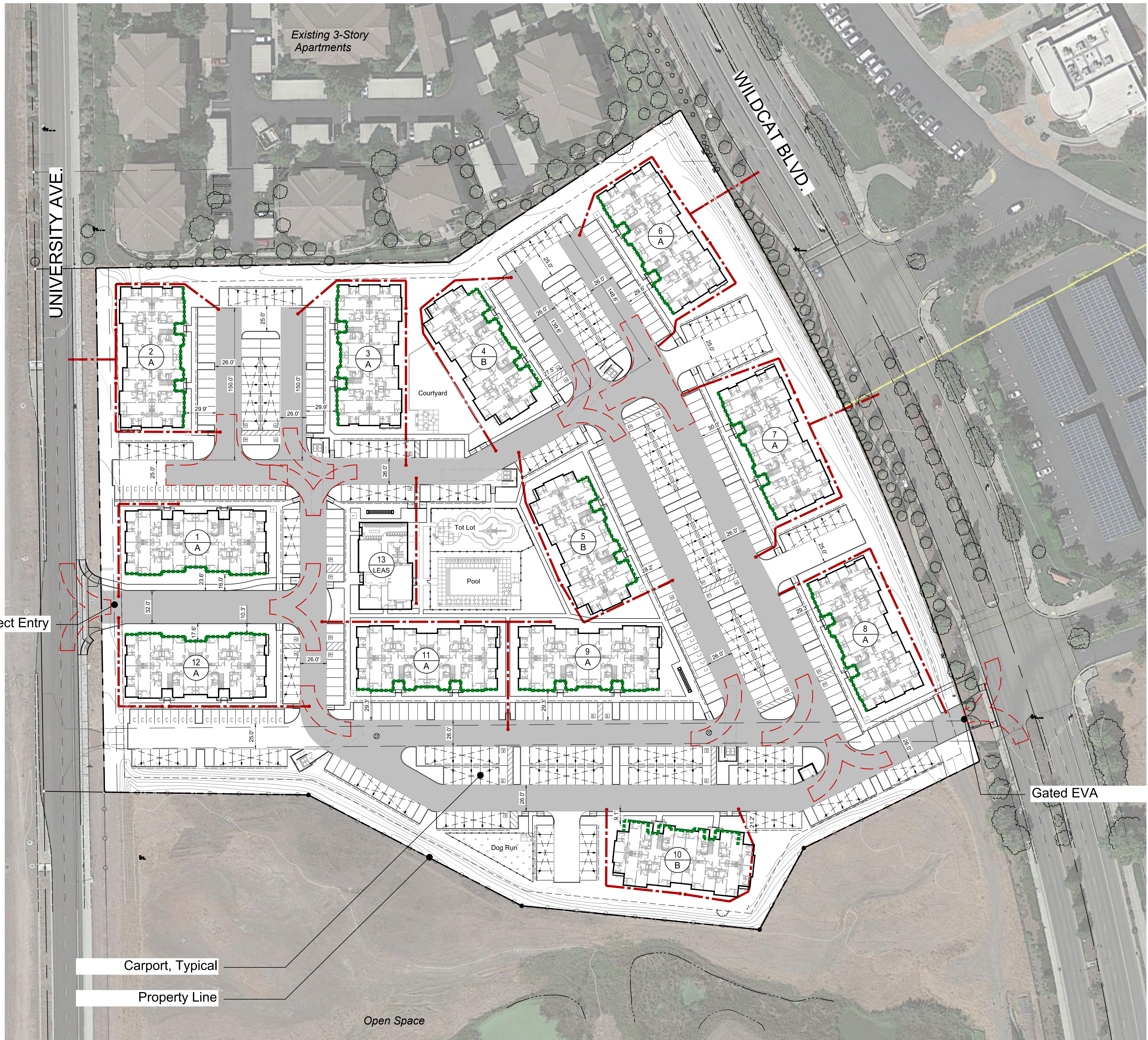
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JANUARY 28TH, 2021



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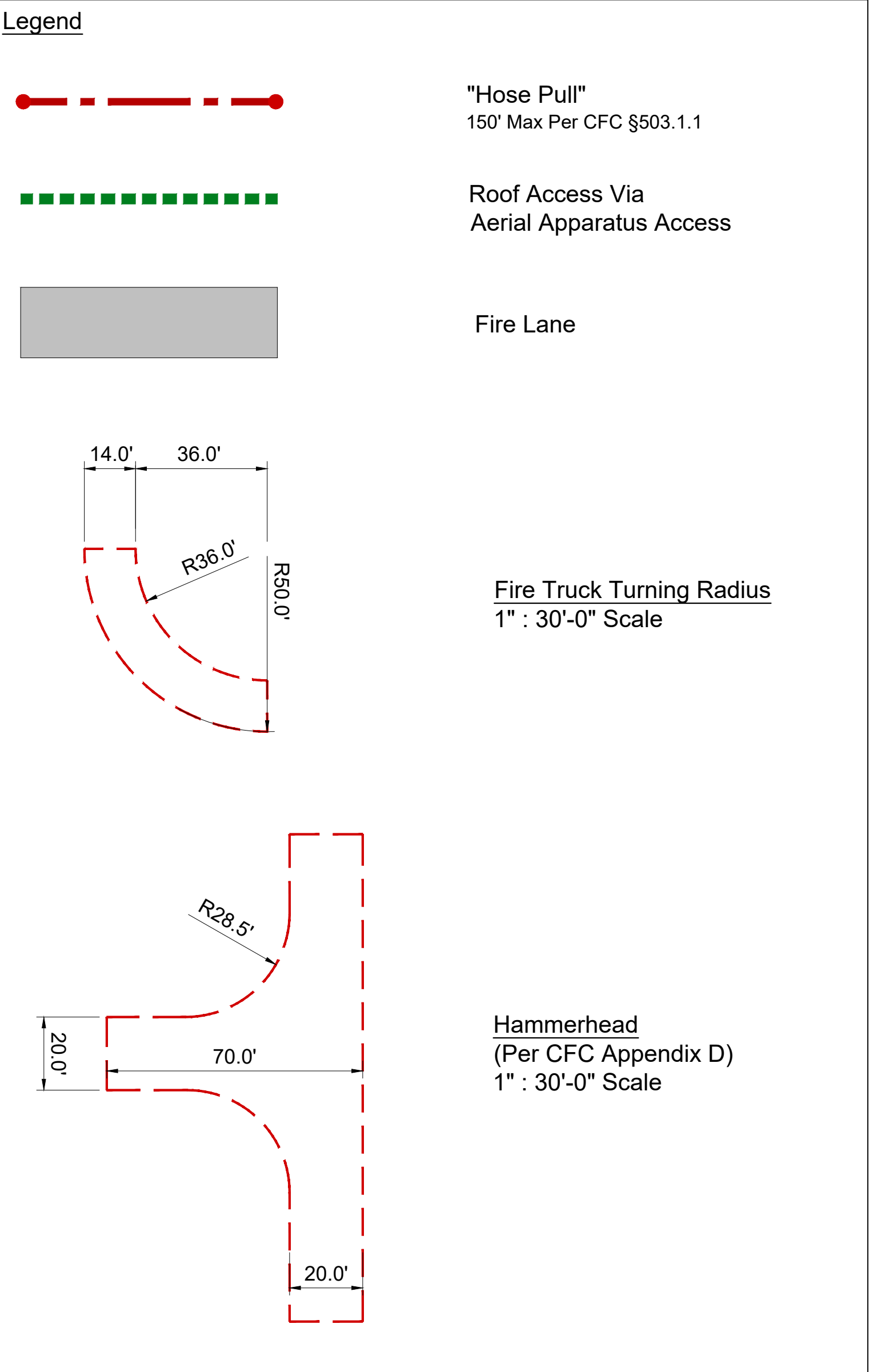
SITE PLAN

A1.0



Building Summary

Apartment Buildings (No. 1 - 12)	
Construction Type:	VB
Occupancy:	R-2
Building Height:	3 Stories; ±34'-10"
Fire Sprinkler:	NFPA 13
Leasing & Amenity Building (No. 13):	
Construction Type:	VB
Occupancy:	A-3, B, S-2
Building Height:	1 Story; ±19'-8"
Fire Sprinkler:	NFPA 13

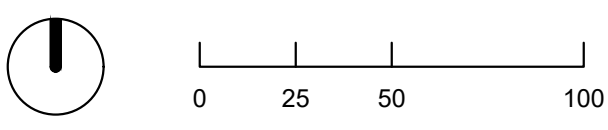


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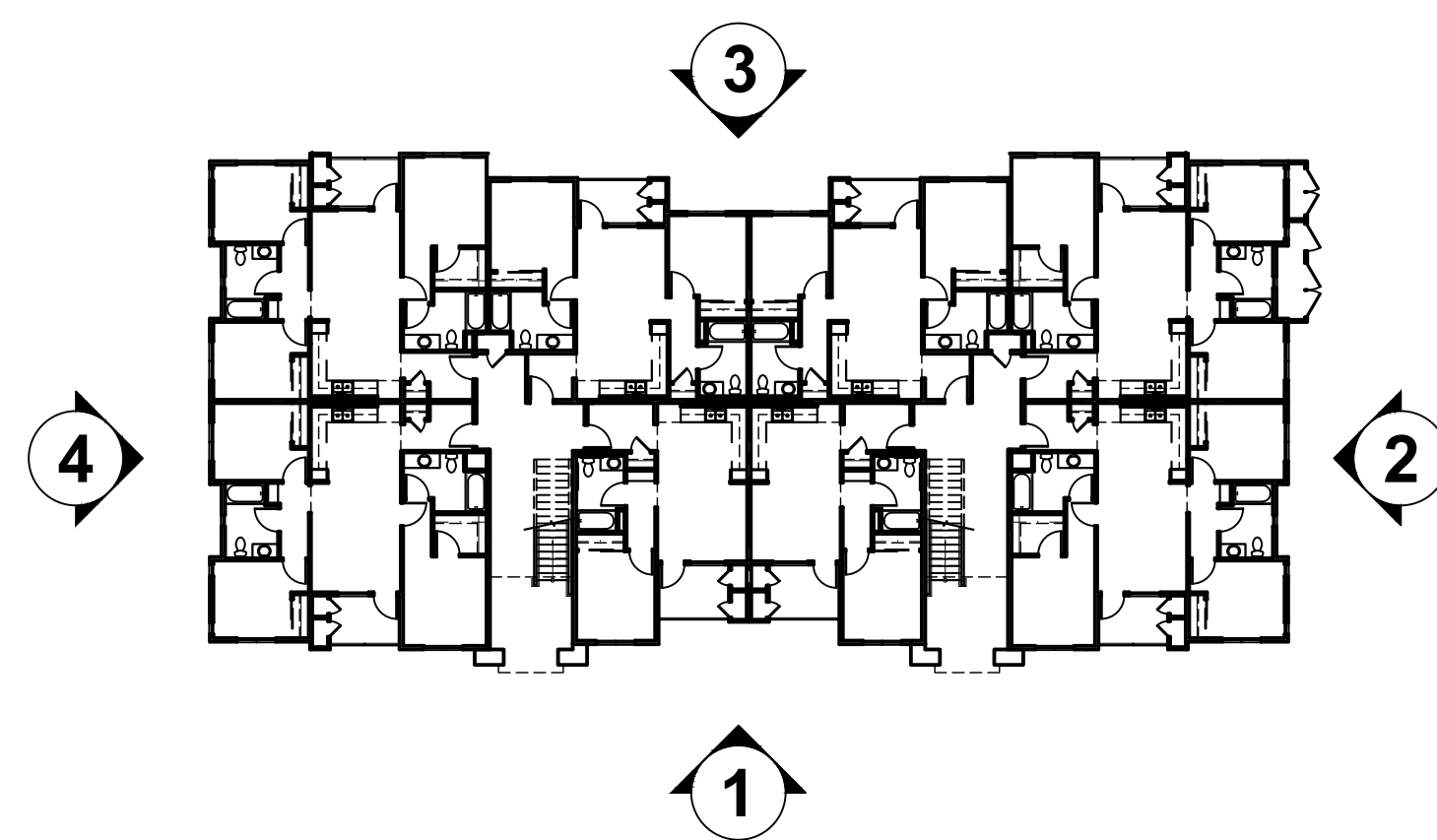
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FIRE ACCESS PLAN

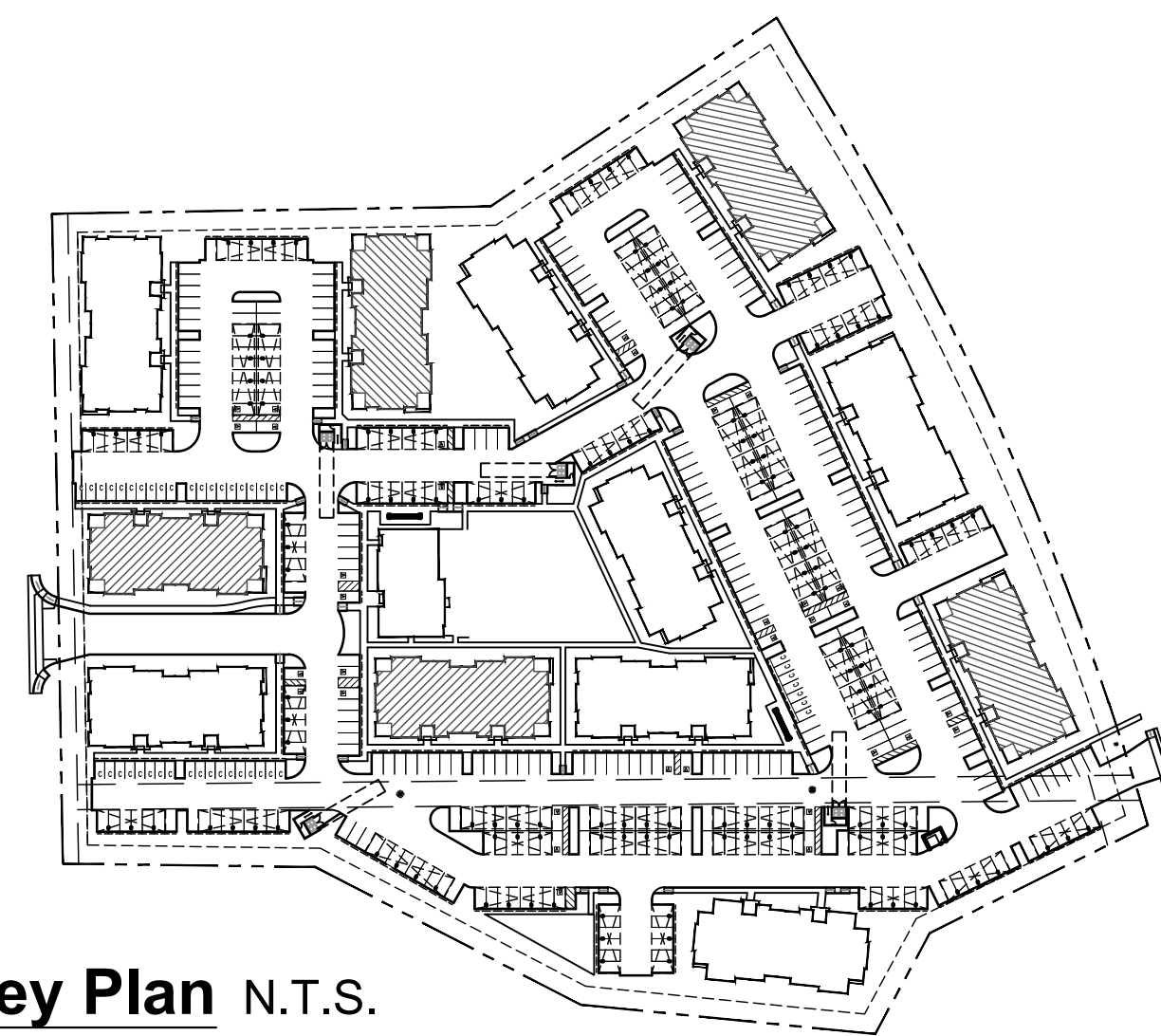
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Building Key Plan N.T.S.

Material Legend

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Vertical Metal Picket Railing
6. Decorative Light Fixture



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

Note: Addressing and signage is demonstrated conceptually and with be submitted for approval in a deferred submittal.

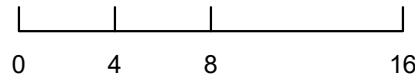


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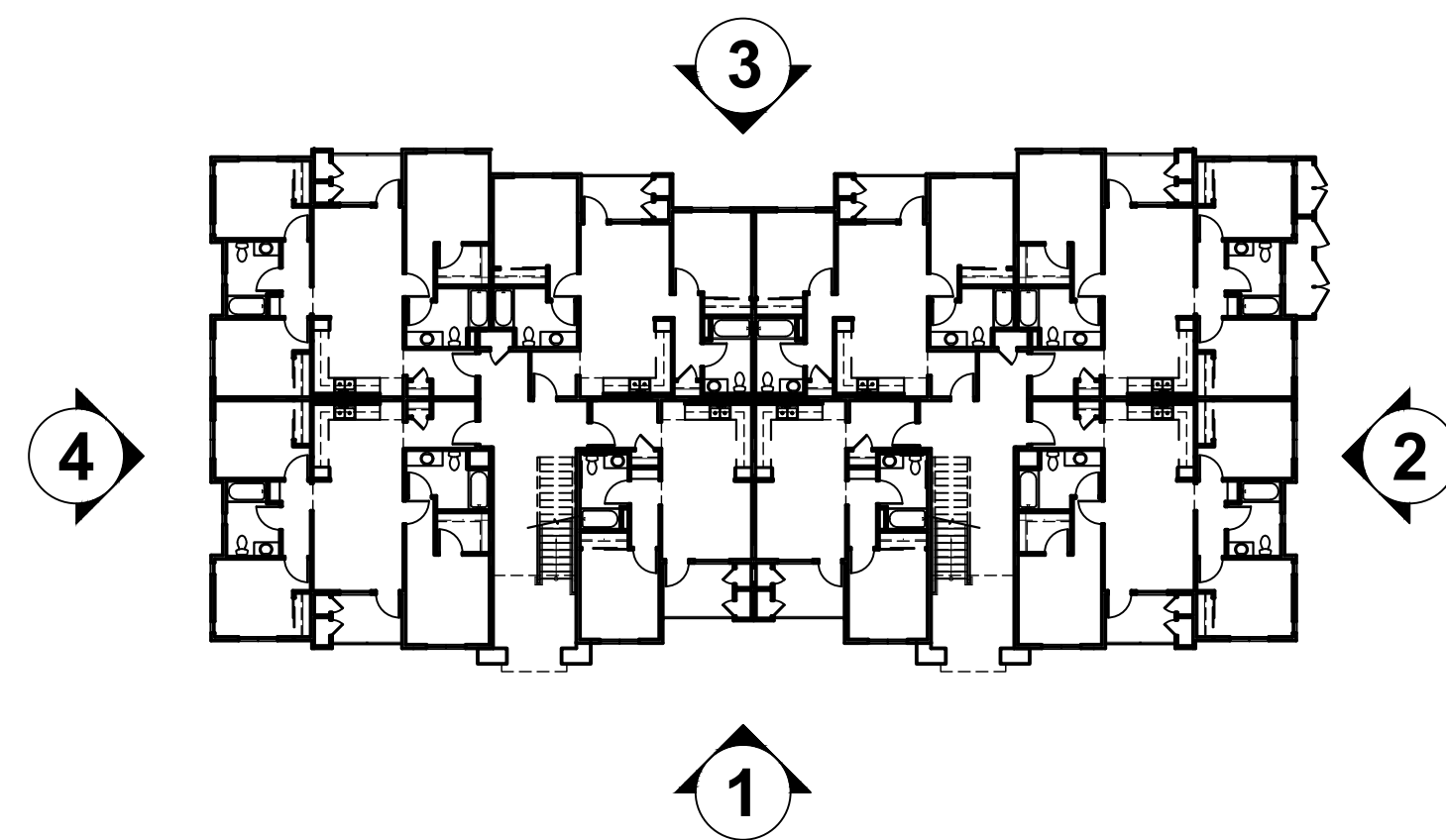
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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021



BUILDING ELEVATIONS
BUILDING A - COLOR STYLE 1

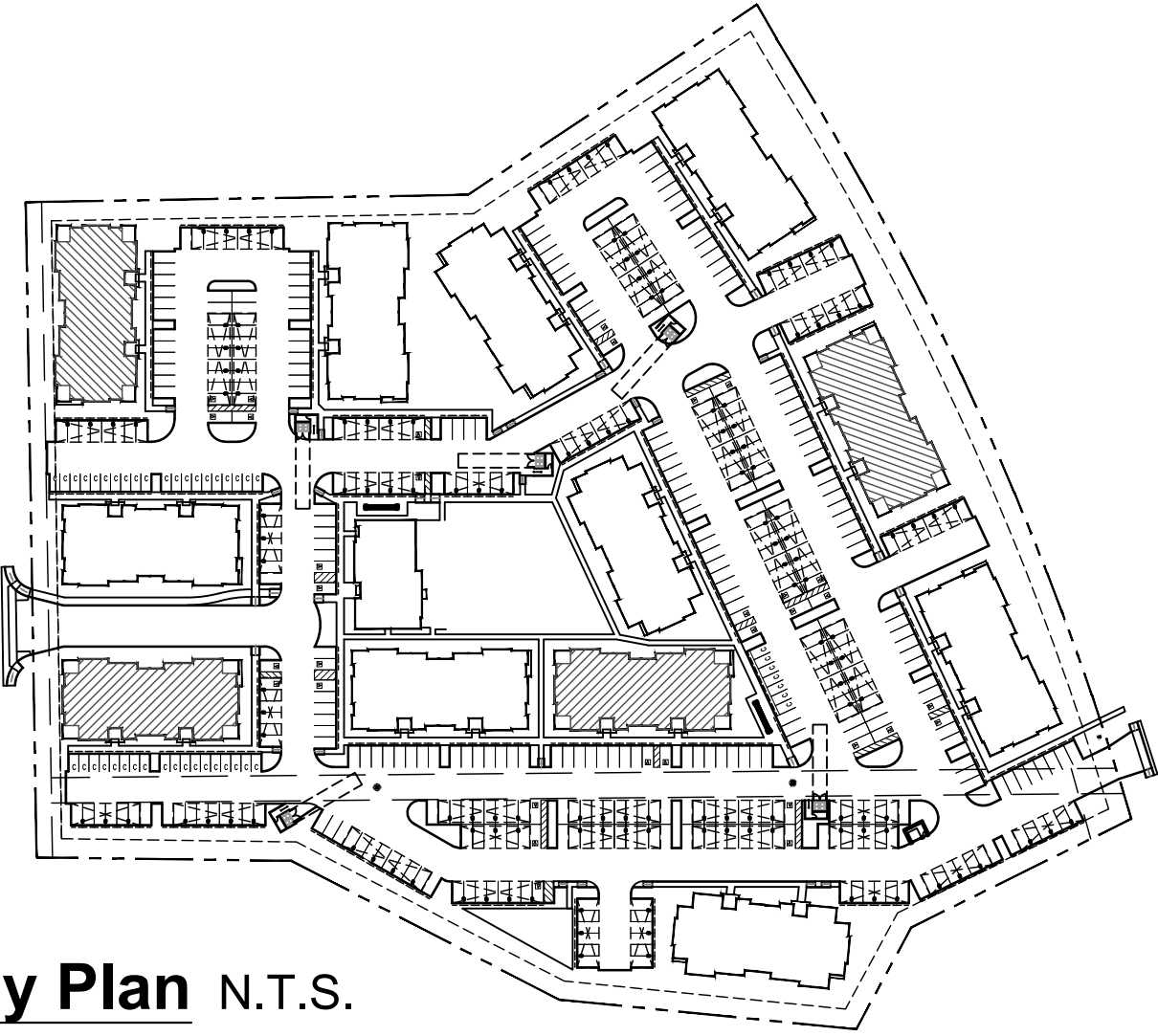
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Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Fiber Cement Lap Siding
- 3. Stone Veneer
- 4. Vinyl Window
- 5. Vertical Metal Picket Railing
- 6. Decorative Light Fixture



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

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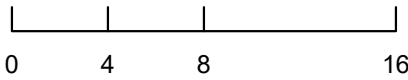


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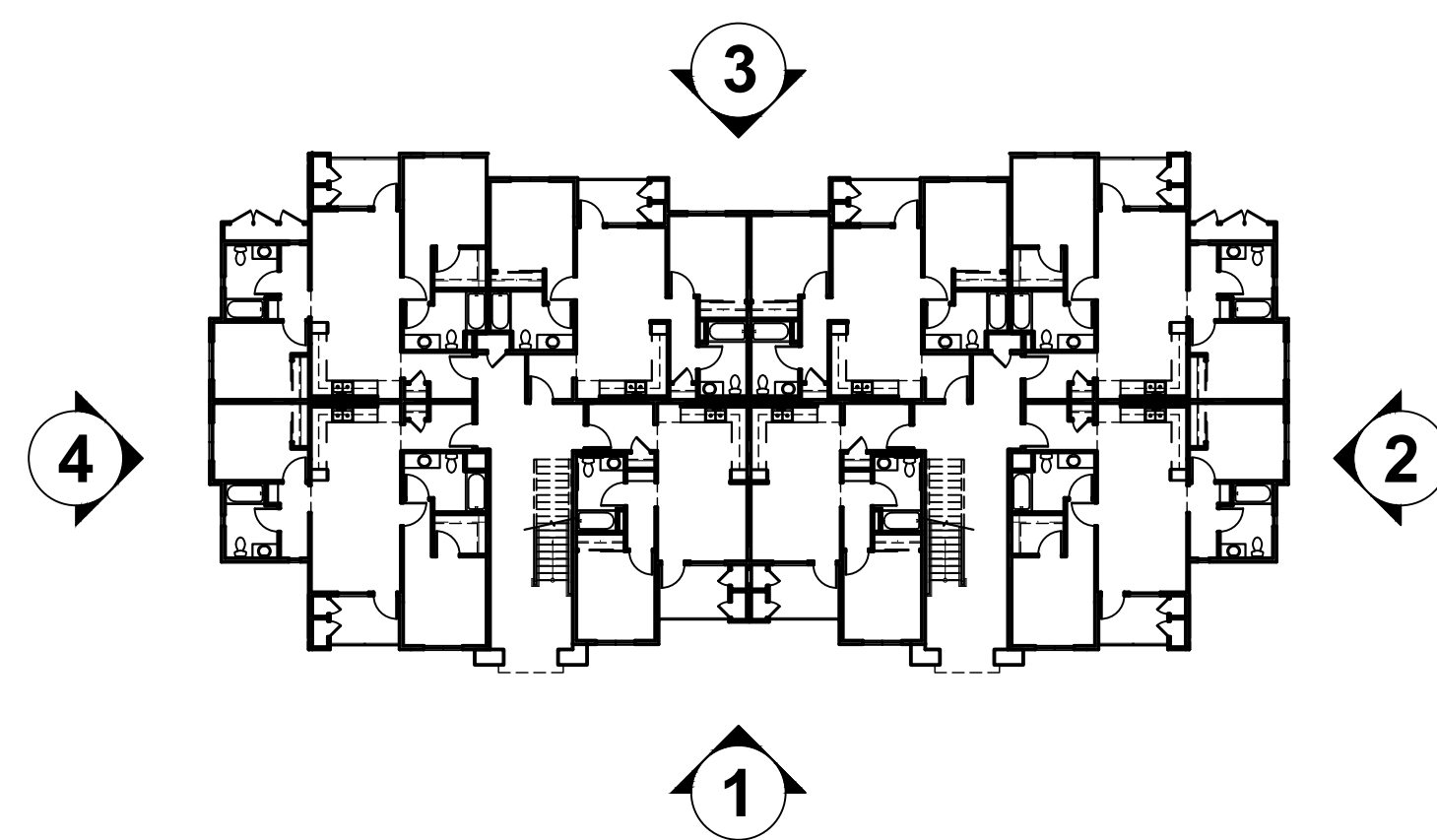
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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021



BUILDING ELEVATIONS
BUILDING A - COLOR STYLE 2

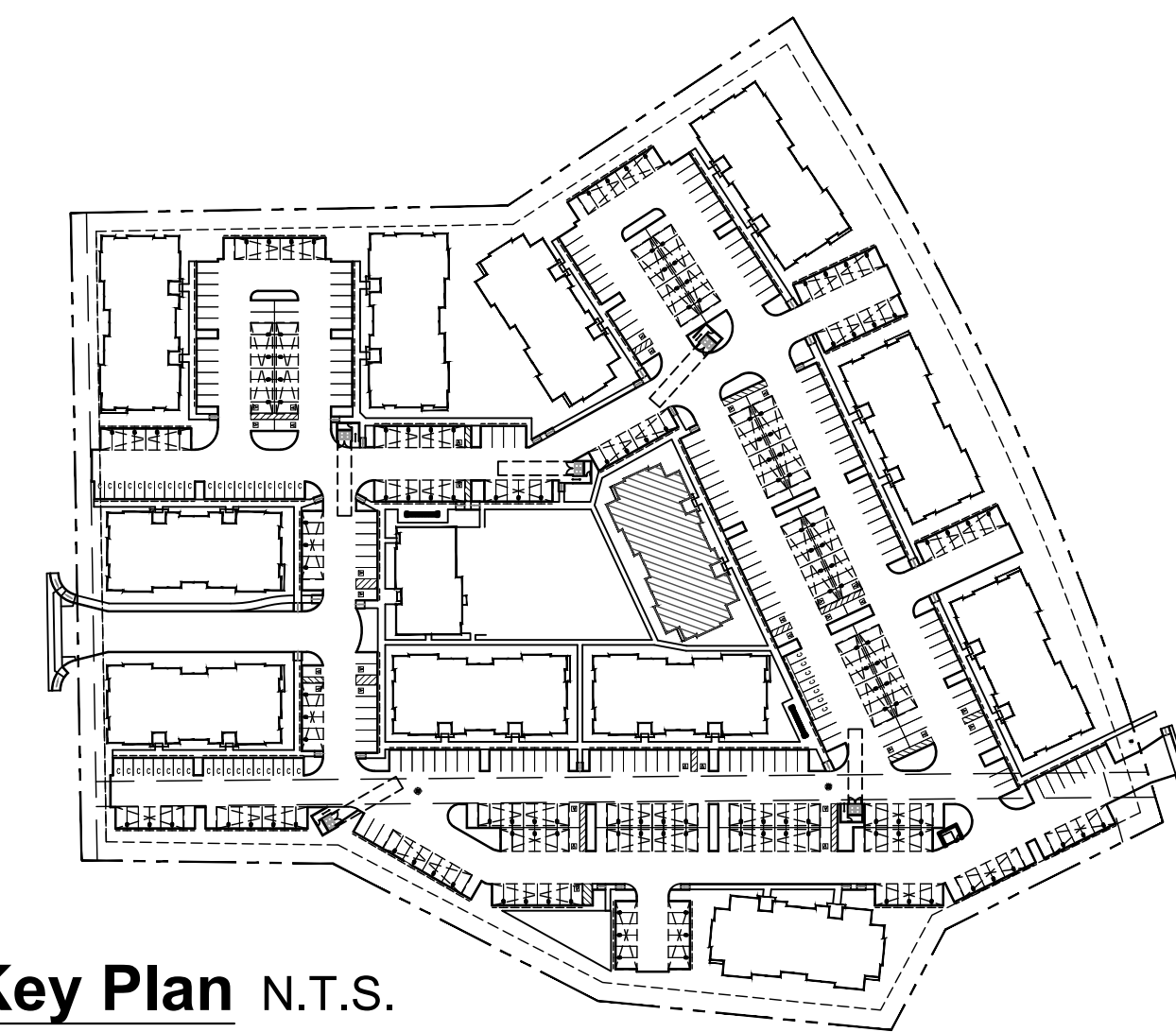
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Building Key Plan N.T.S.

Material Legend

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Vertical Metal Picket Railing
6. Decorative Light Fixture



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

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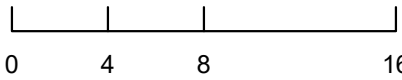


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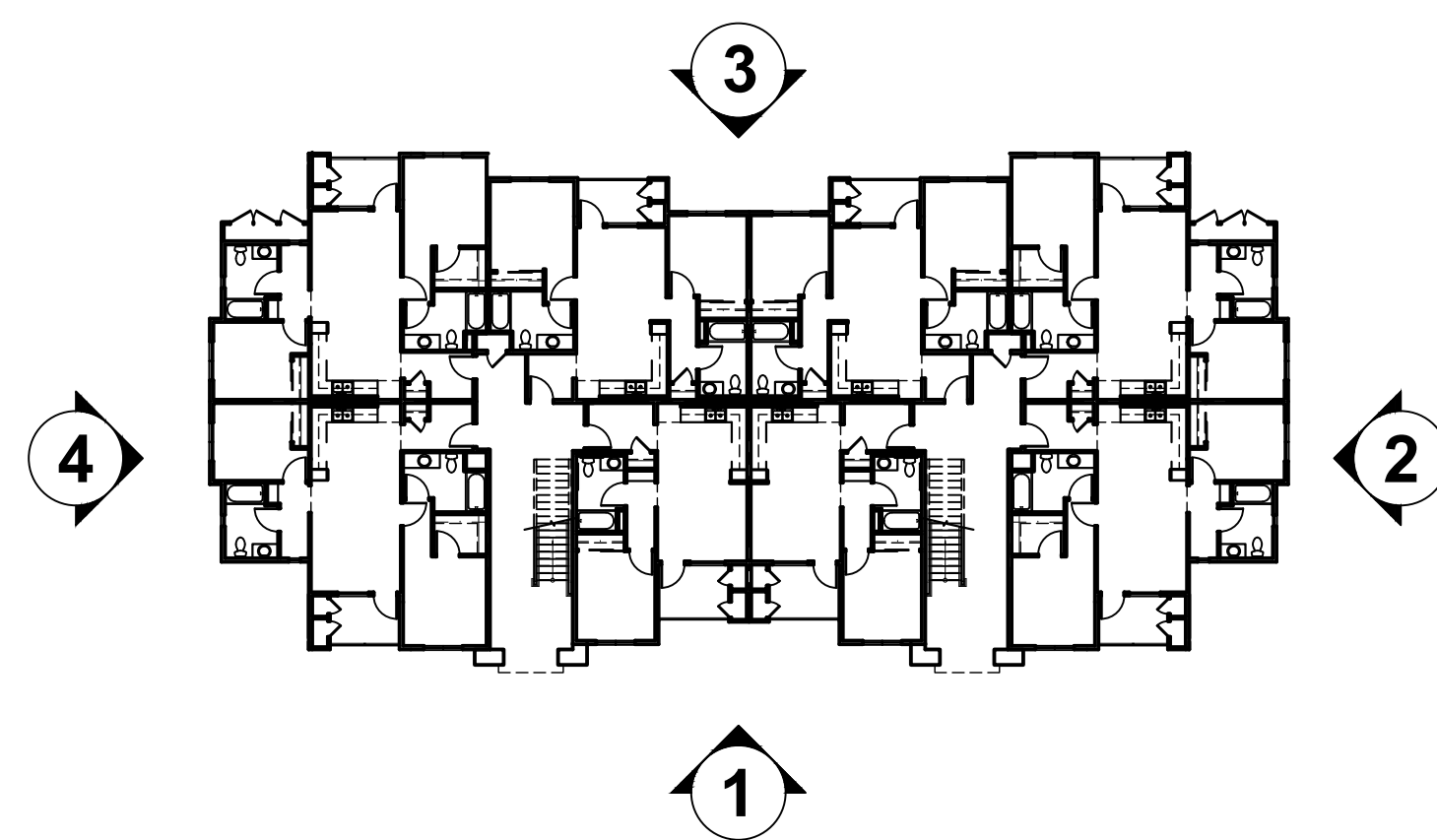
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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021



BUILDING ELEVATIONS
BUILDING B - COLOR STYLE 1

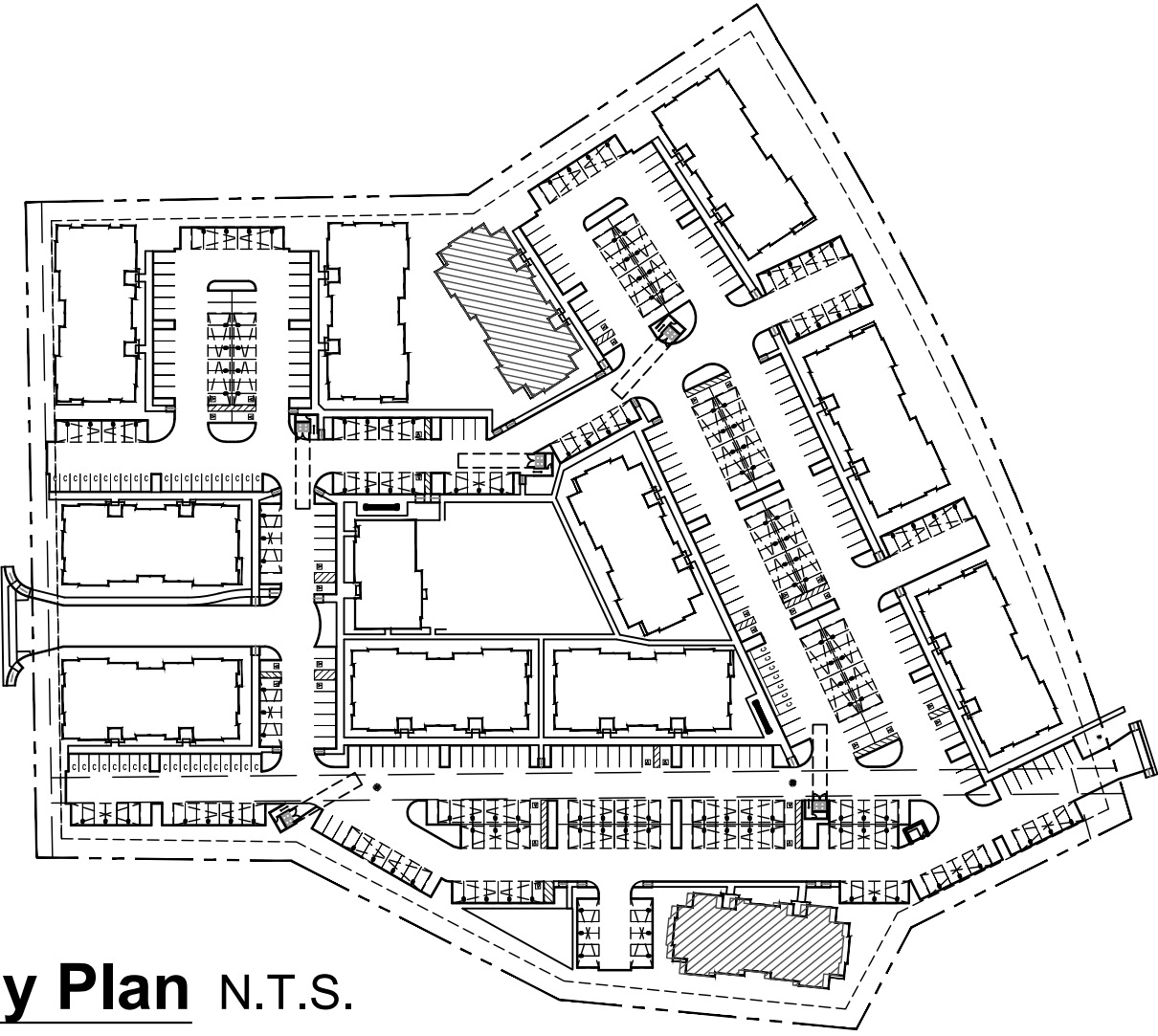
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Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Fiber Cement Lap Siding
- 3. Stone Veneer
- 4. Vinyl Window
- 5. Vertical Metal Picket Railing
- 6. Decorative Light Fixture



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

Note: Addressing and signage is demonstrated conceptually and with be submitted for approval in a deferred submittal.

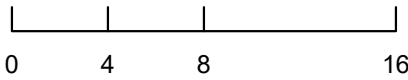


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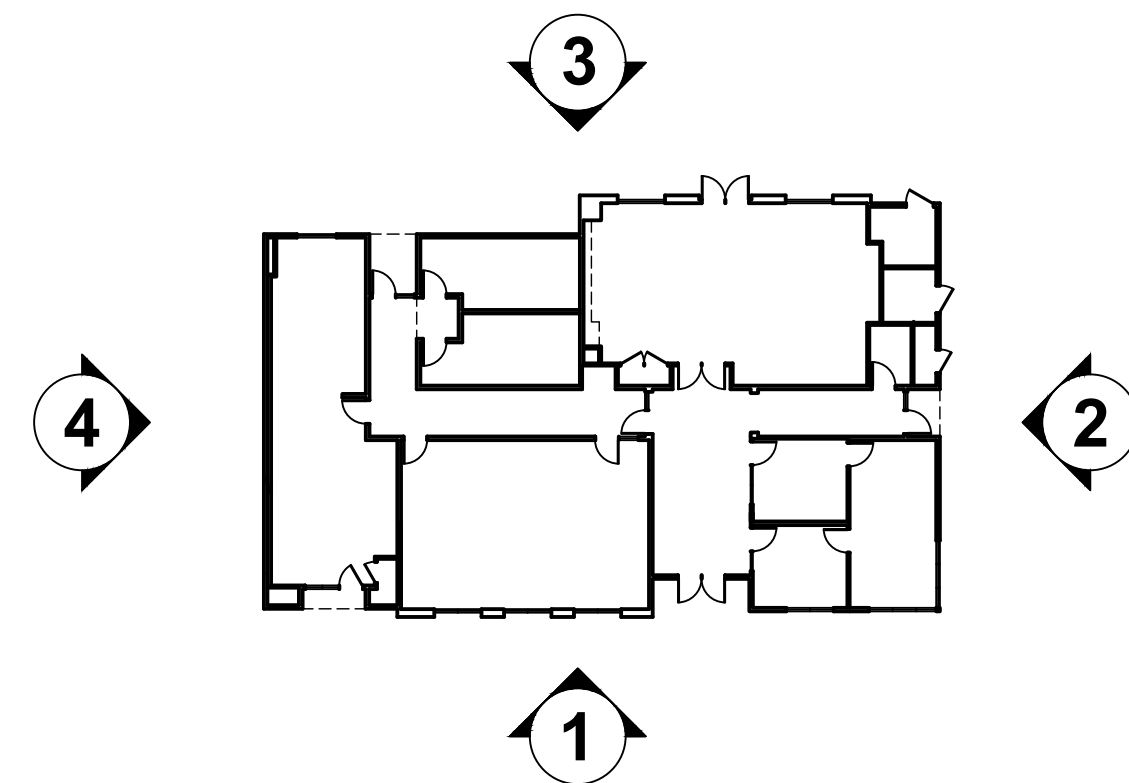
TERRACINA AT WHITNEY RANCH
ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021



BUILDING ELEVATIONS
BUILDING B - COLOR STYLE 2

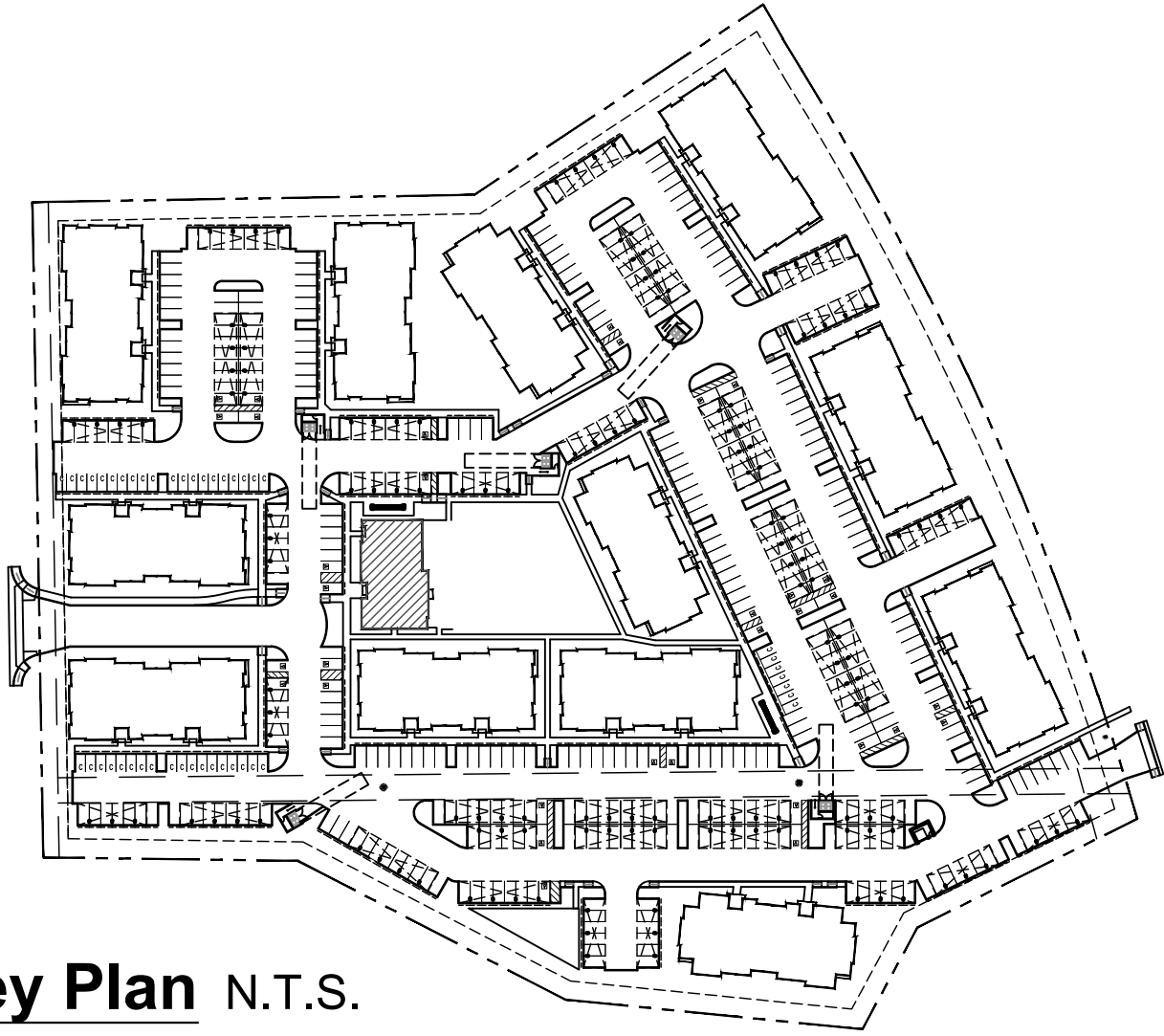
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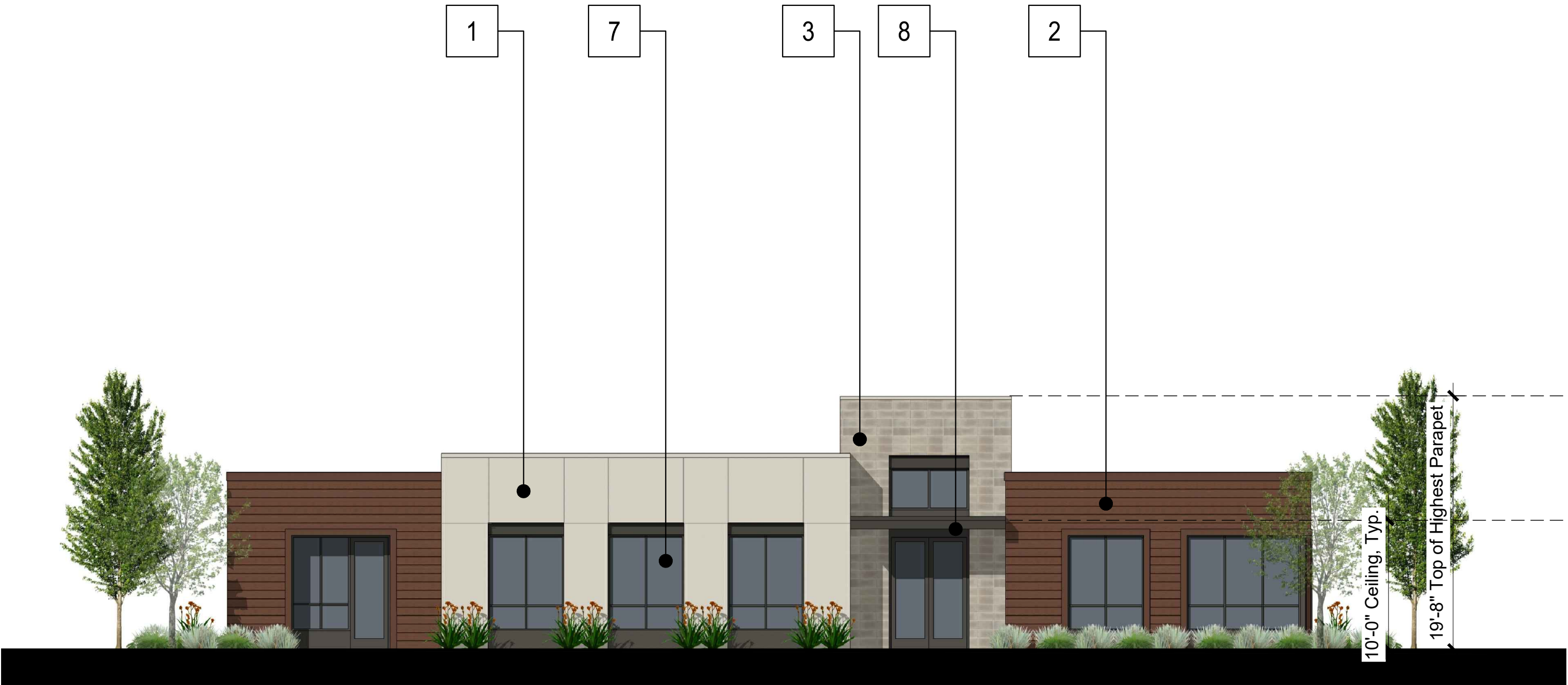
Building Key Plan N.T.S.

Material Legend

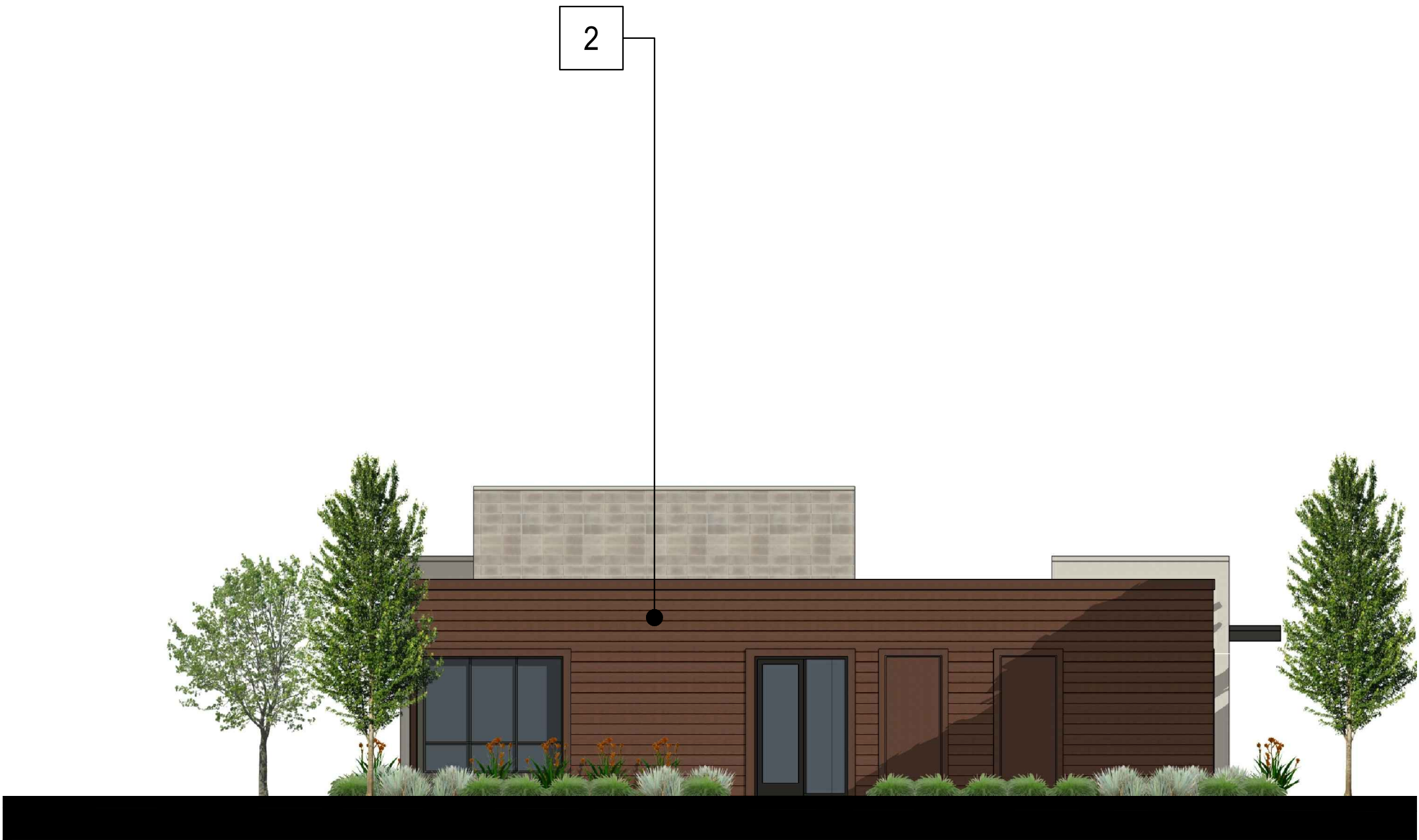
1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Vertical Metal Picket Railing
6. Decorative Light Fixture
7. Storefront
8. Solid Canopy



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

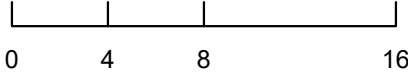


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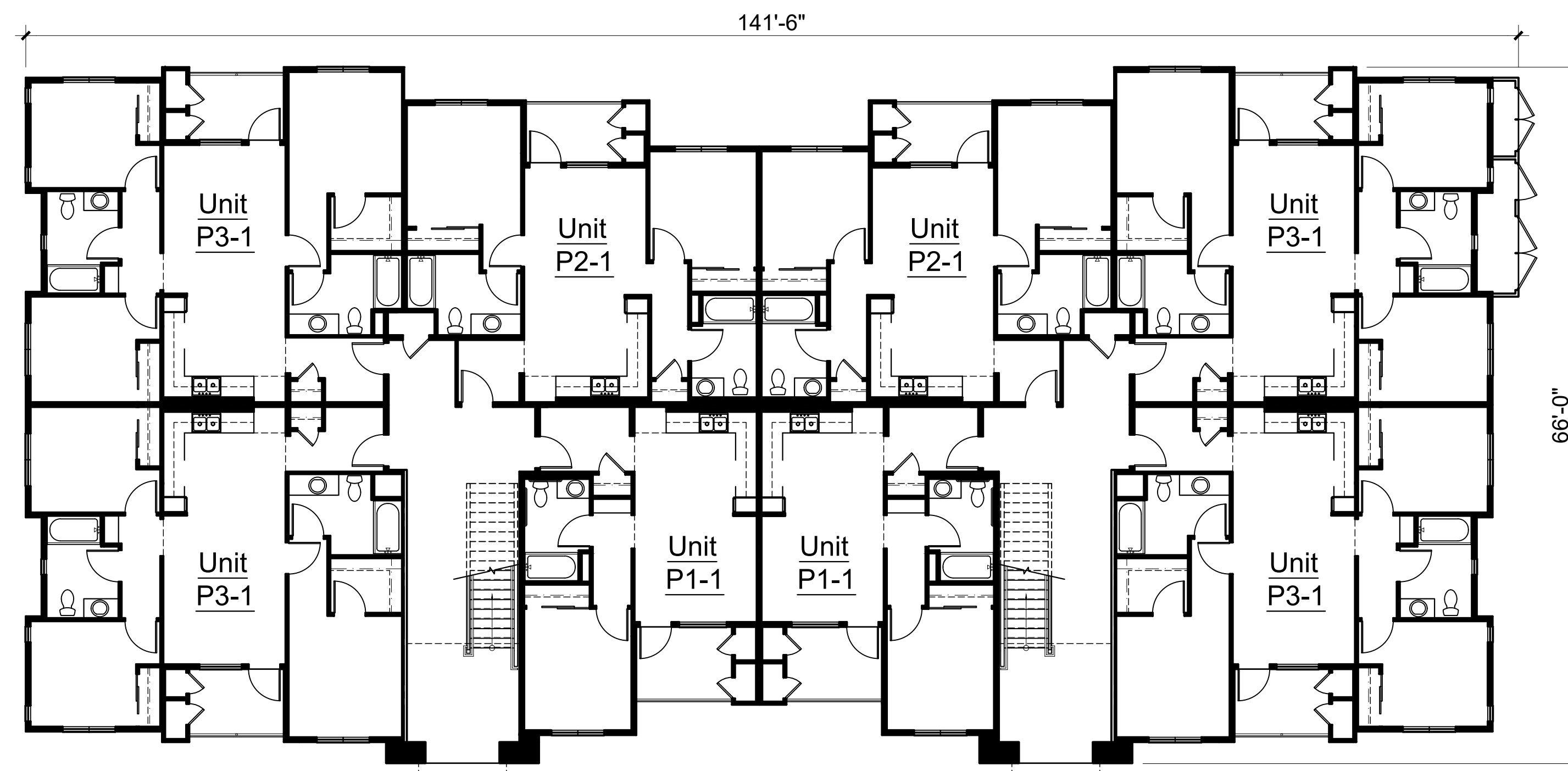
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ENTITLEMENT DESIGN
JANUARY 28TH, 2021

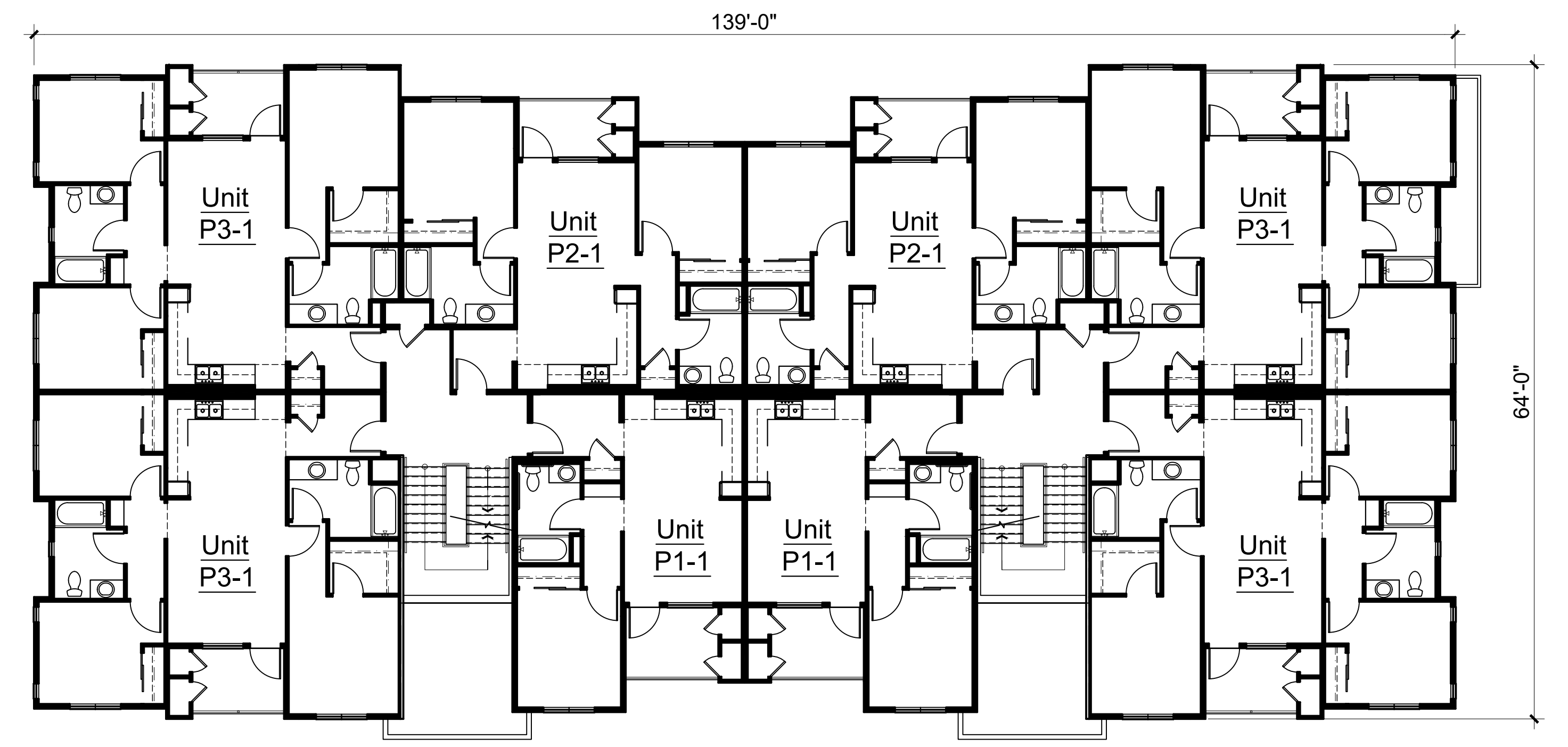


BUILDING ELEVATIONS
LEASING & AMENITY BUILDING

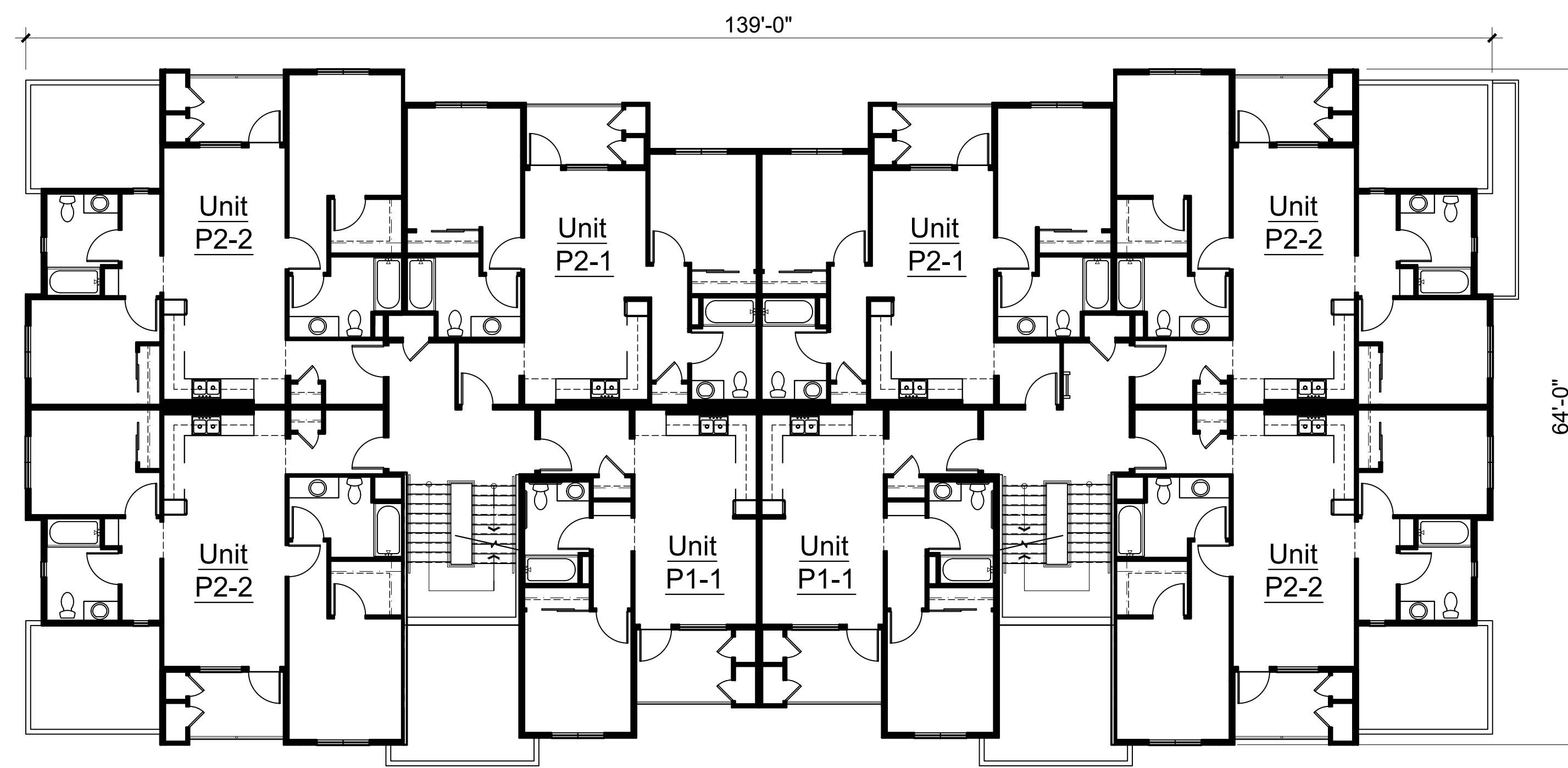
A2.5



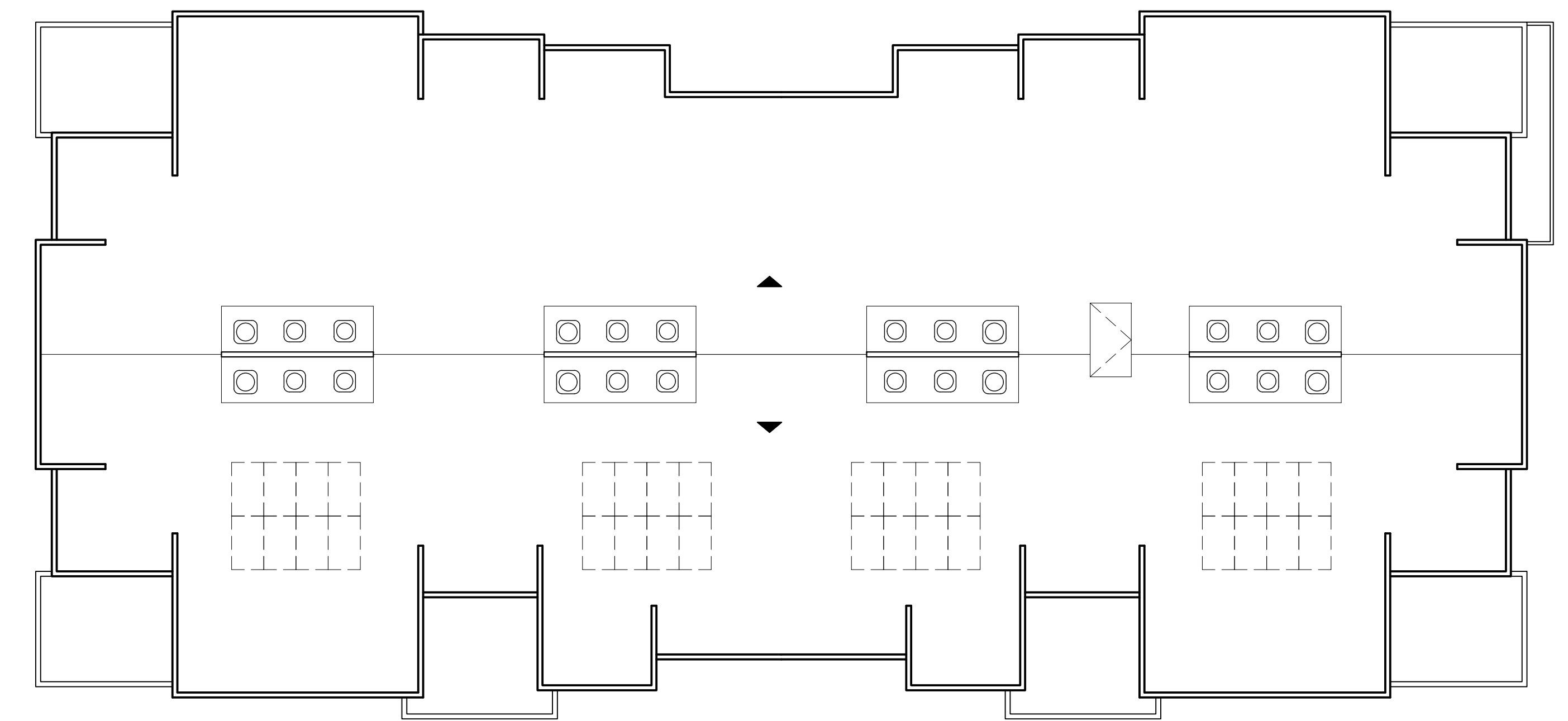
1st Floor



2nd Floor

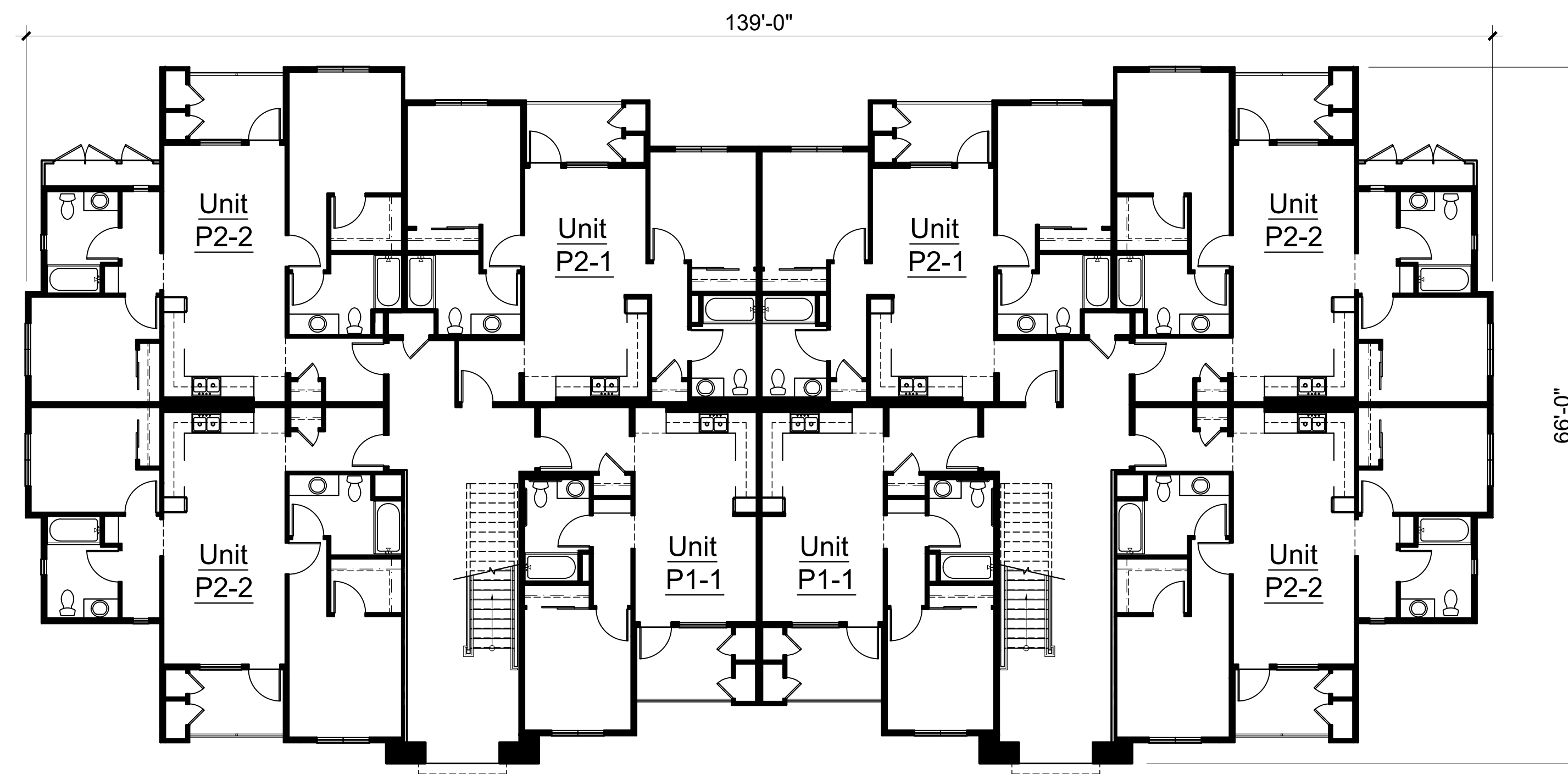


3rd Floor

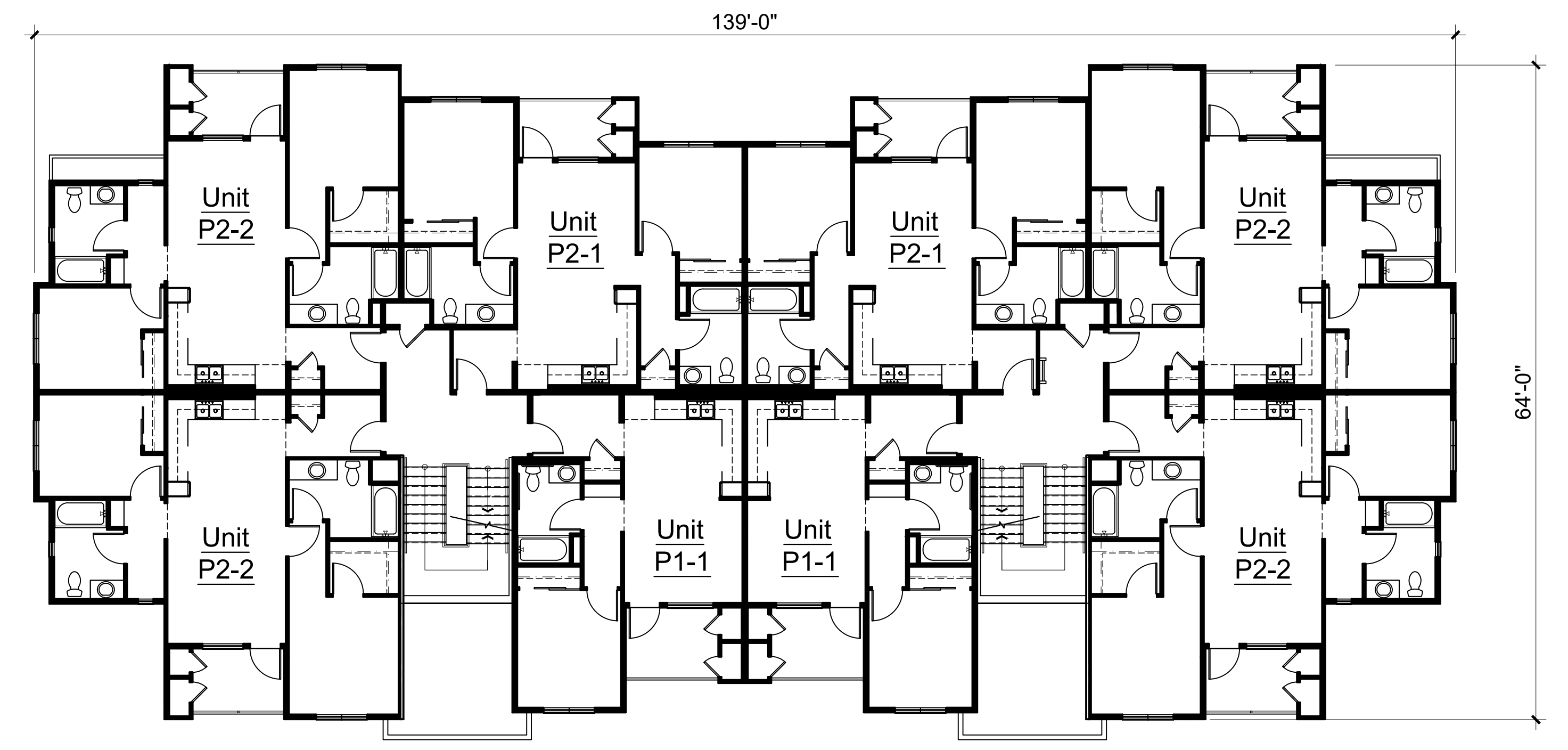


Roof Plan

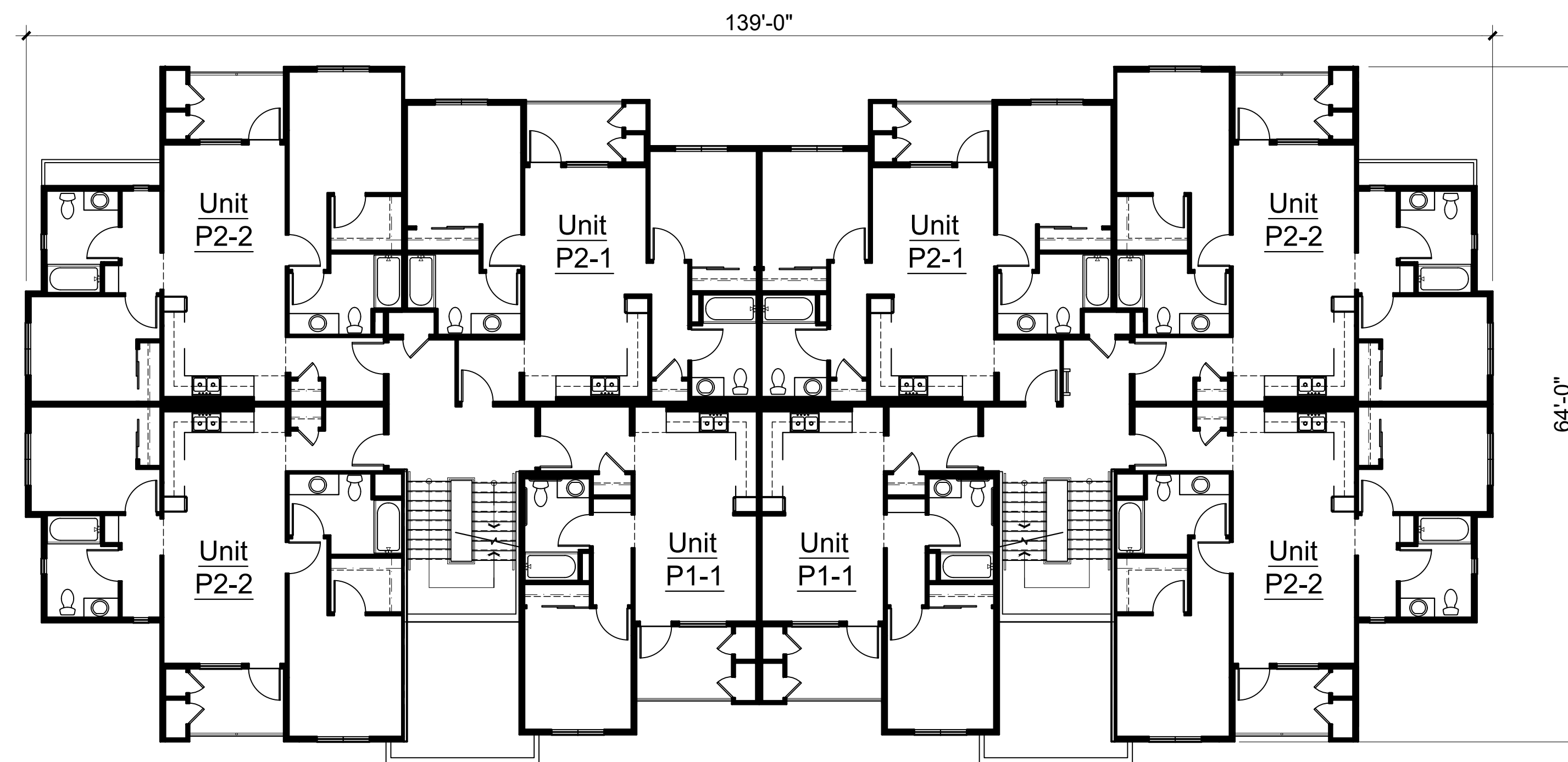
Note: Equipment mounted on the roof is illustrated conceptually and subject to change.



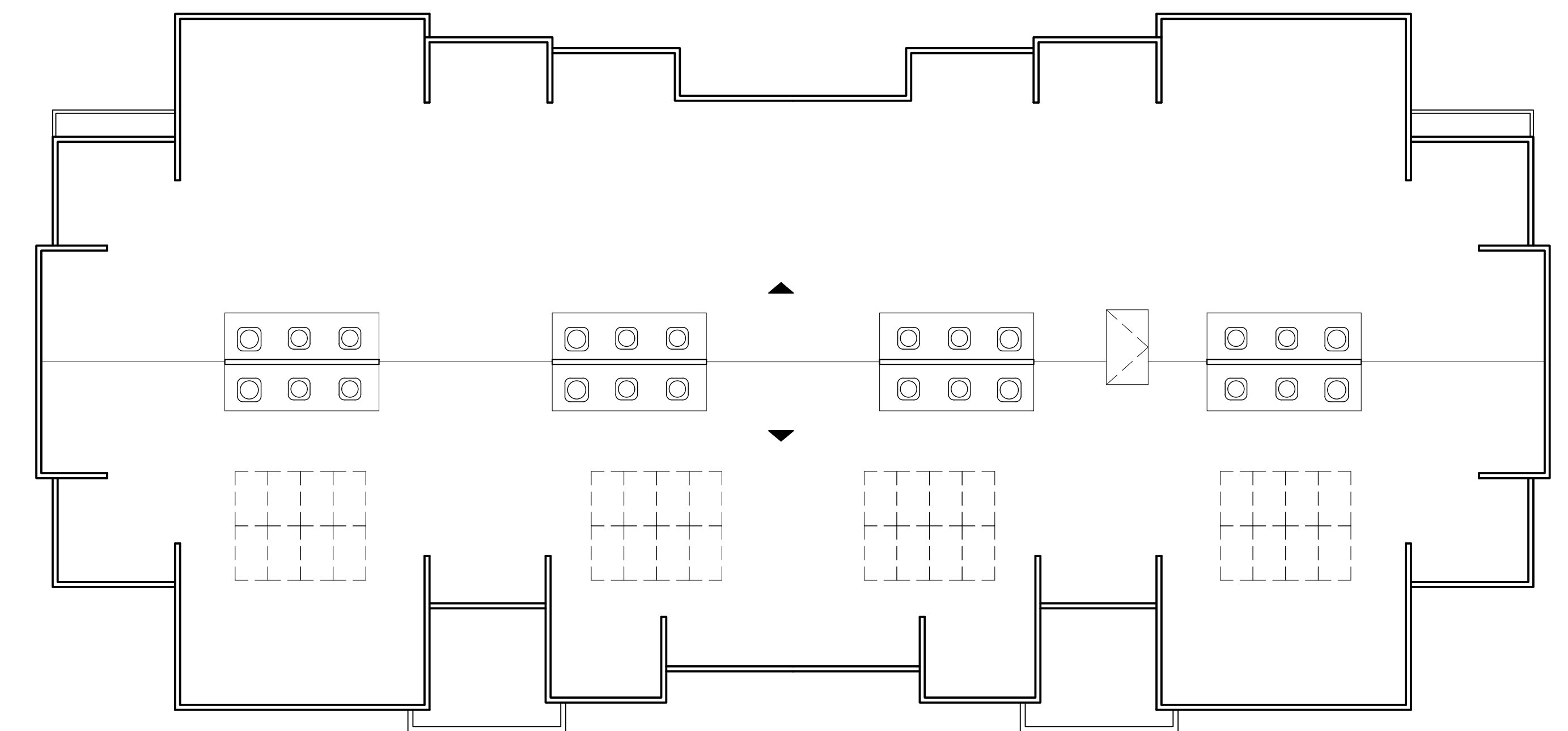
1st Floor



2nd Floor

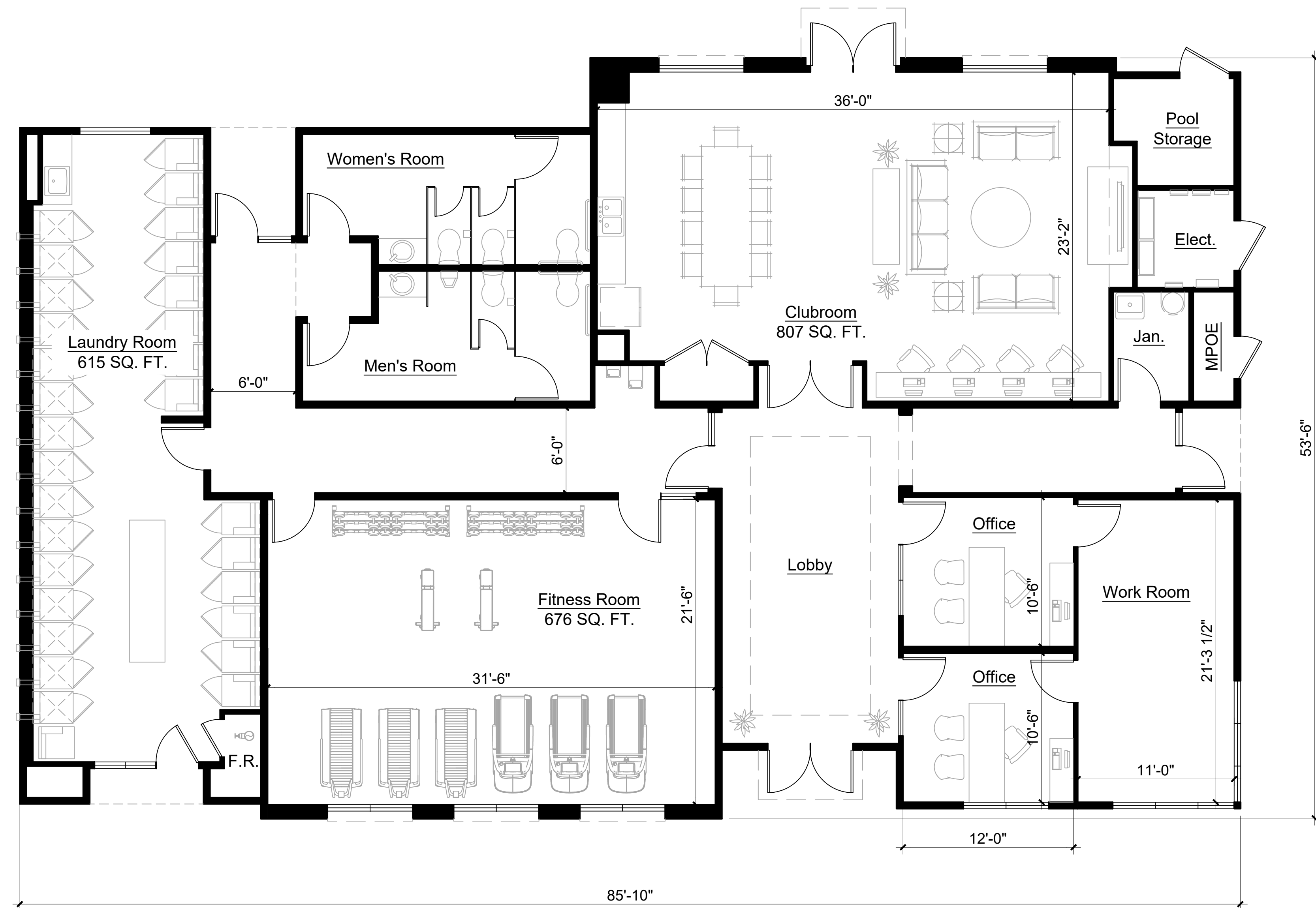


3rd Floor



Roof Plan

Note: Equipment mounted on the roof is illustrated conceptually and subject to change.



Gross Building Area:
 Laundry Room Area: 683 SQ. FT.
 Leas/ Amenity Area: 3503 SQ. FT.
 Total Building Area: 4186 SQ. FT.

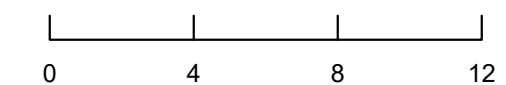


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USA PROPERTIES FUND, INC.
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 Roseville, CA 95661

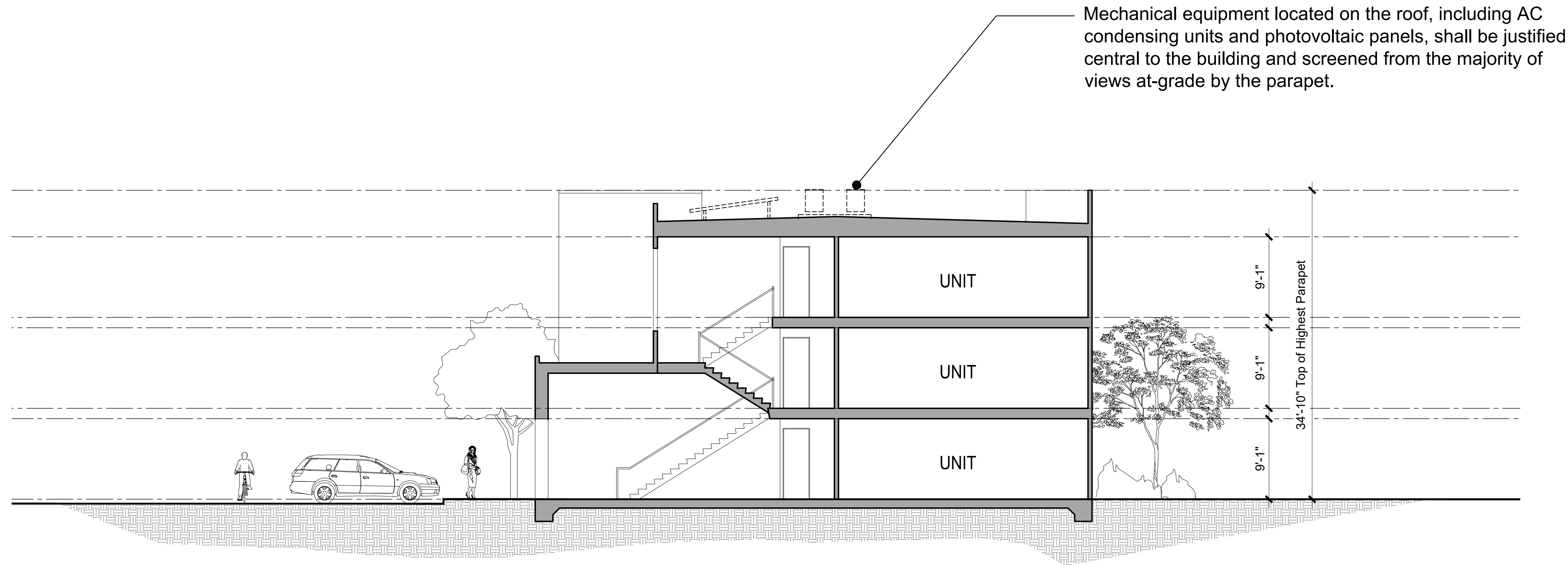
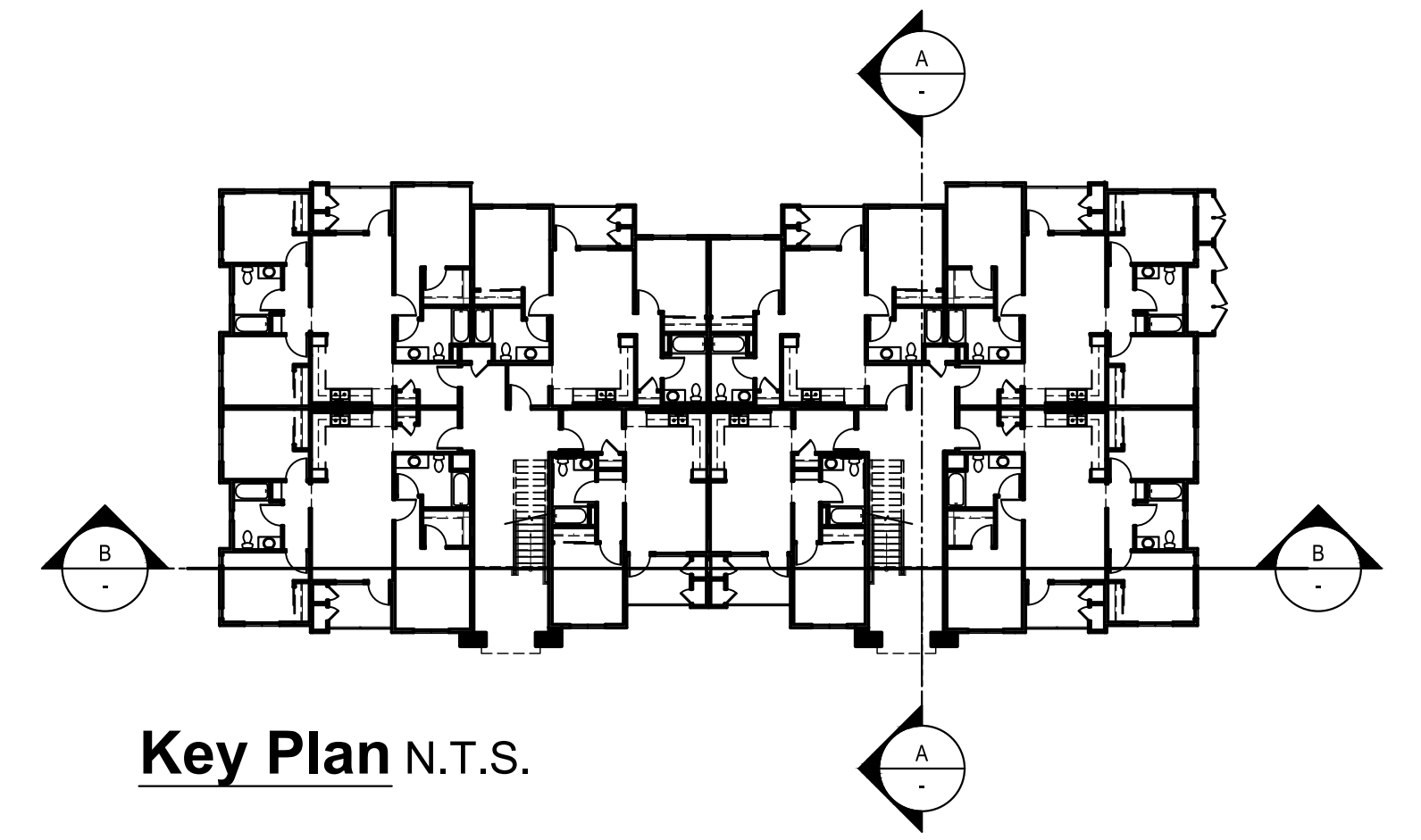
TERRACINA AT WHITNEY RANCH
 ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
 JANUARY 28TH, 2021

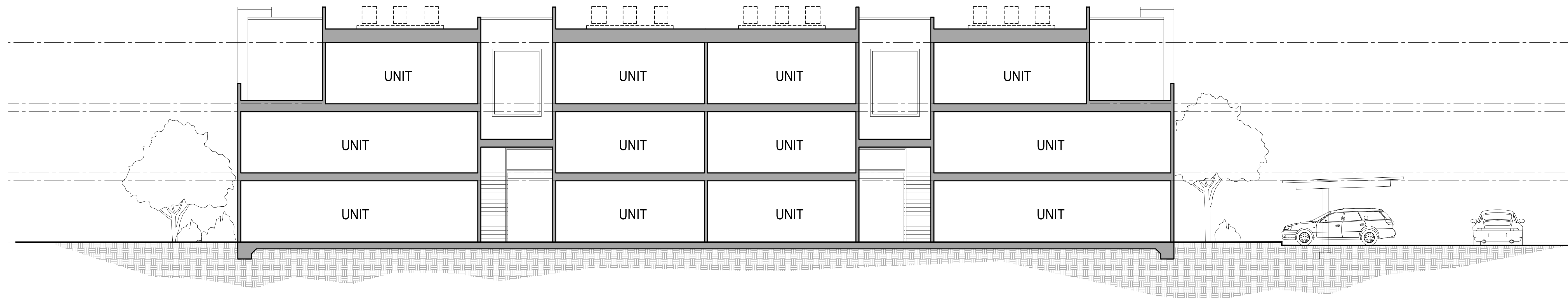


BUILDING PLANS
 LEASING & AMENITY BUILDING

A3.3



Section A



Section B

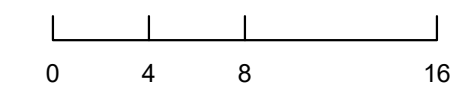


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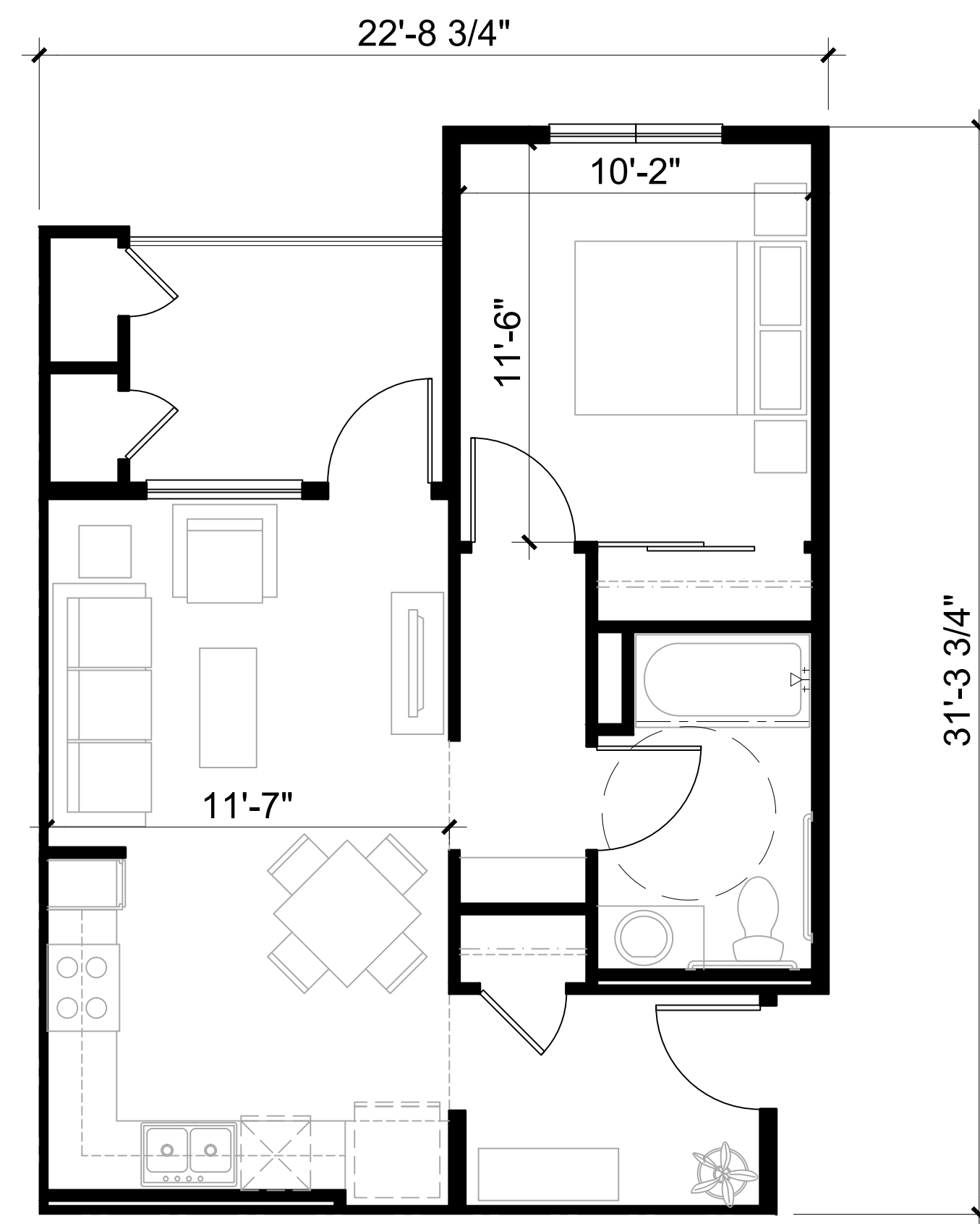
TERRACINA AT WHITNEY RANCH
ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021

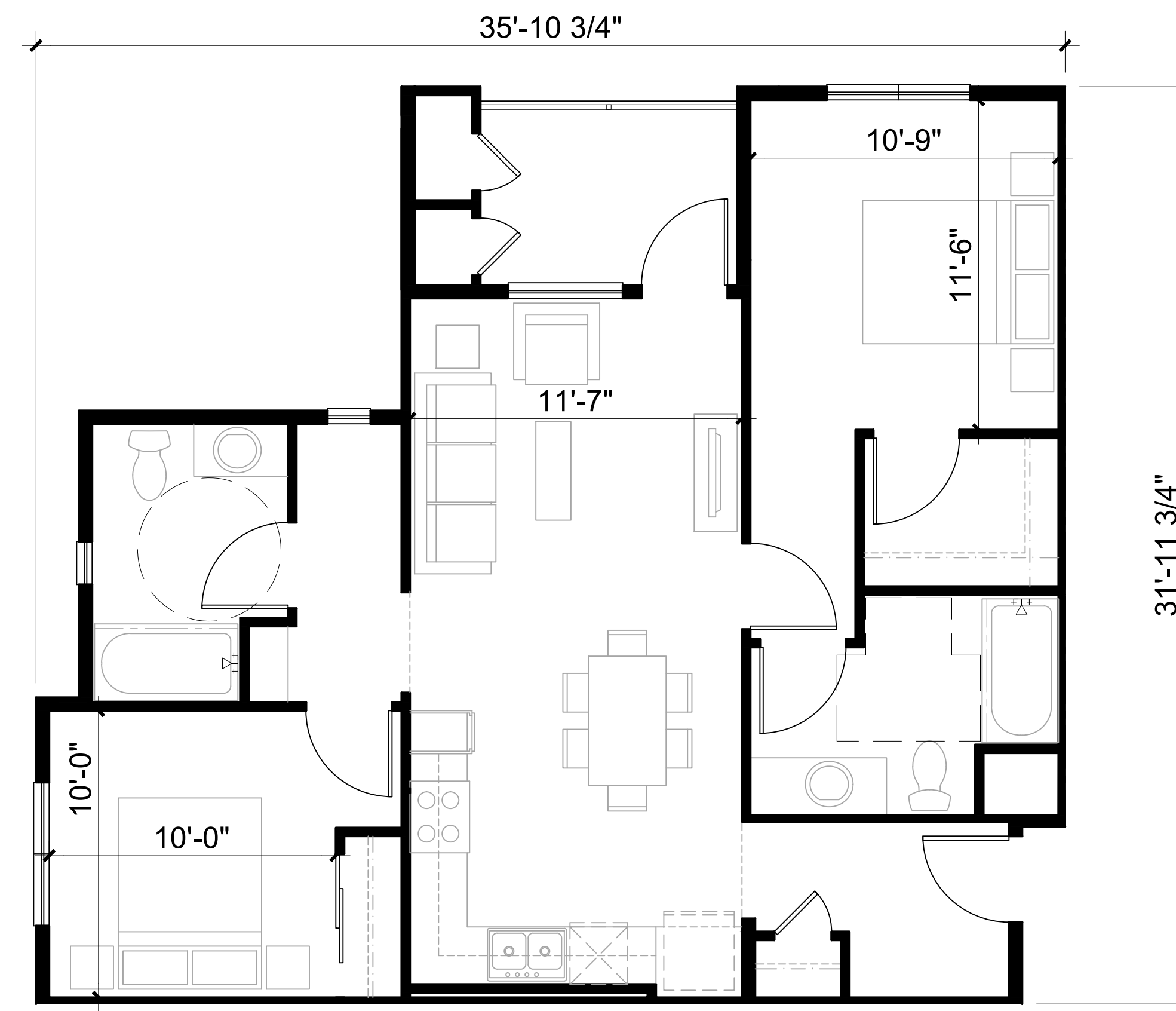


BUILDING SECTIONS
BUILDING A

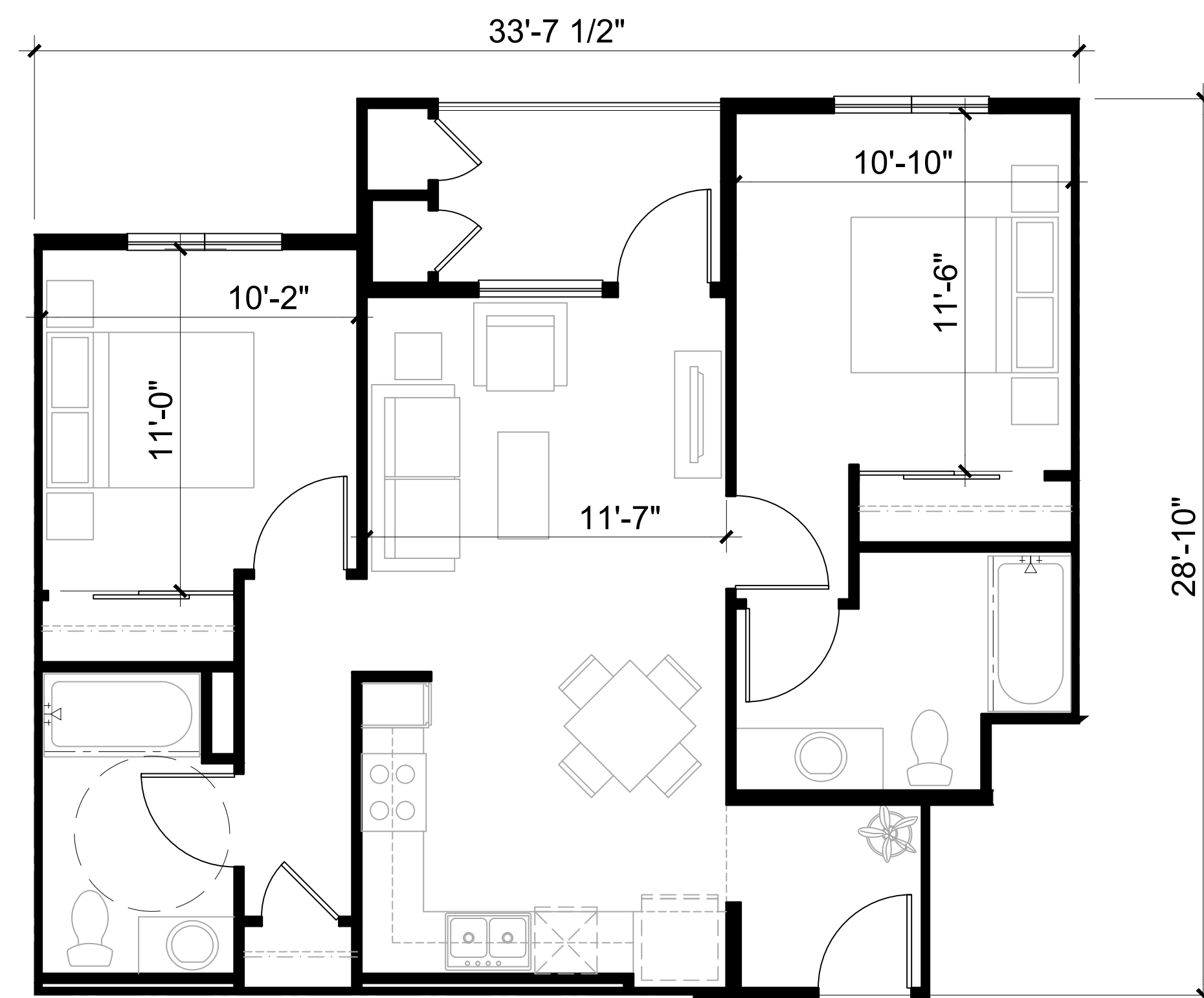
A4.0



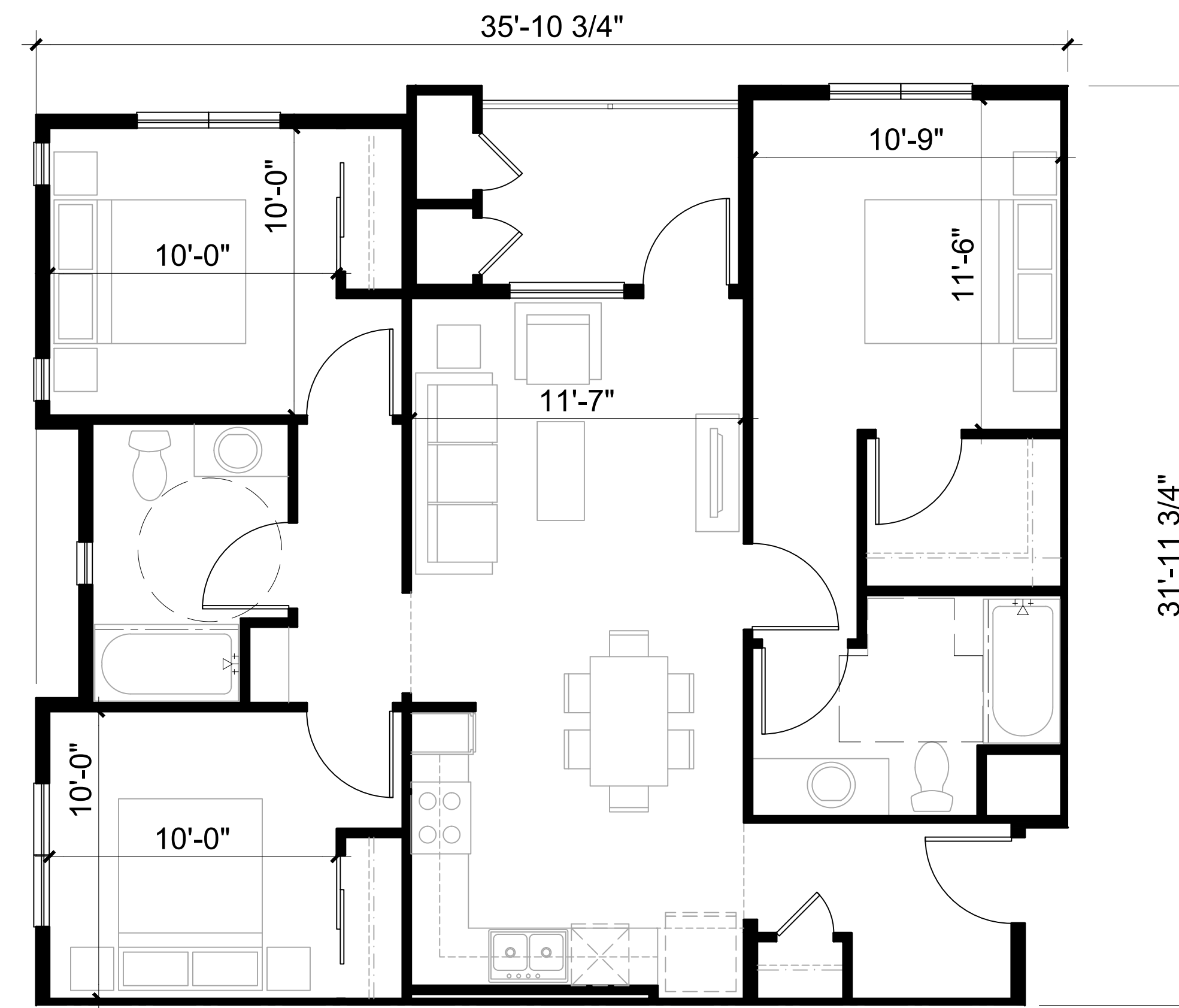
Unit Type 1-1
1 Bedroom/ 1 Bathroom
Net Area: 539 SQ. FT.
Gross Area: 583 SQ. FT.



Unit Type 2-2
2 Bedrooms/ 2 Bathrooms
Net Area: 840 SQ. FT.
Gross Area: 899 SQ. FT.



Unit Type 2-1
2 Bedrooms/ 2 Bathrooms
Net Area: 772 SQ. FT.
Gross Area: 820 SQ. FT.



Unit Type 3-1
3 Bedrooms/ 2 Bathrooms
Net Area: 968 SQ. FT.
Gross Area: 1034 SQ. FT.



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 ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
 JANUARY 28TH, 2021

RENDERINGS
 AERIAL VIEW OF PROJECT

A6.1



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ENTITLEMENT DESIGN
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RENDERINGS
VIEW OF PROJECT ENTRY

A6.2



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RENDERINGS
 LEASING & AMENITY BUILDING

A6.3



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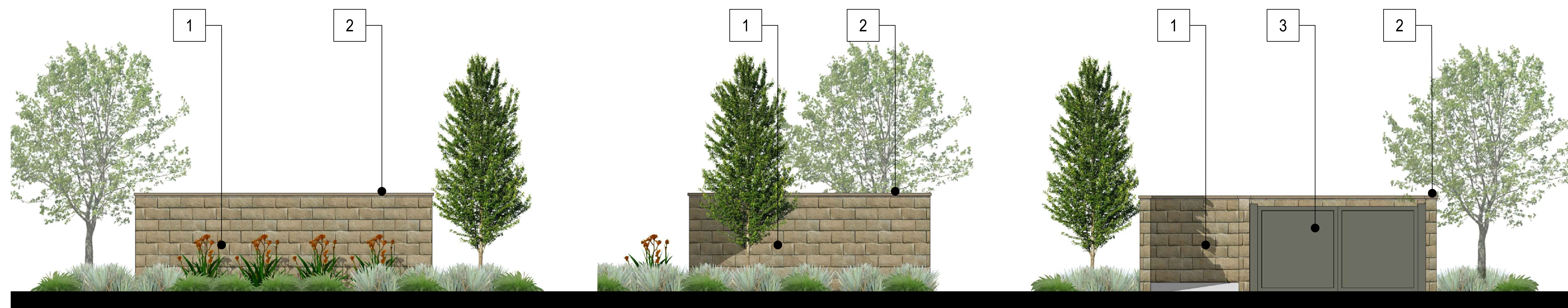
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ENTITLEMENT DESIGN
JANUARY 28TH, 2021

RENDERINGS
APARTMENT BUILDING

A6.4



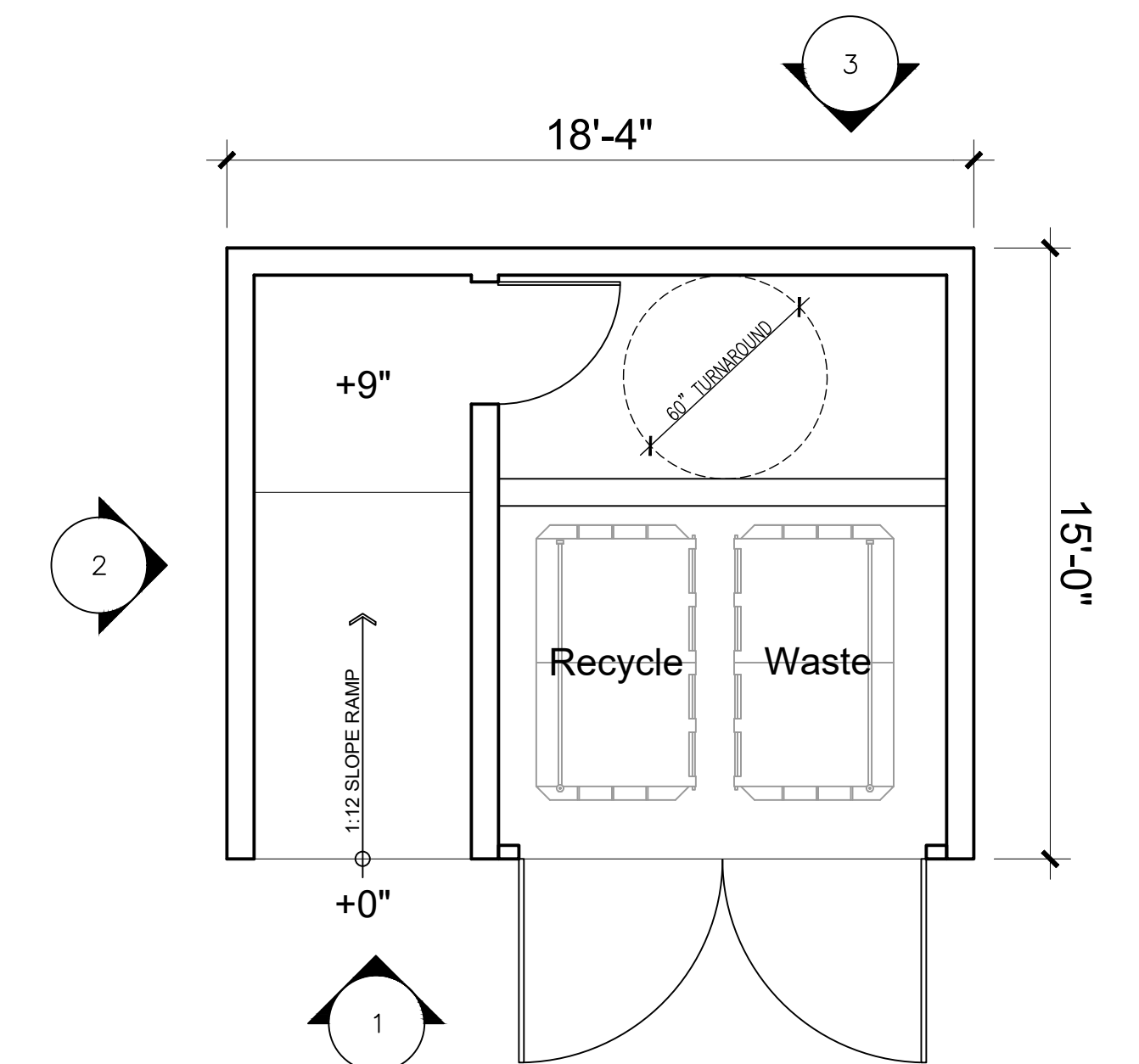
3. Rear Elevation

2. Side Elevation

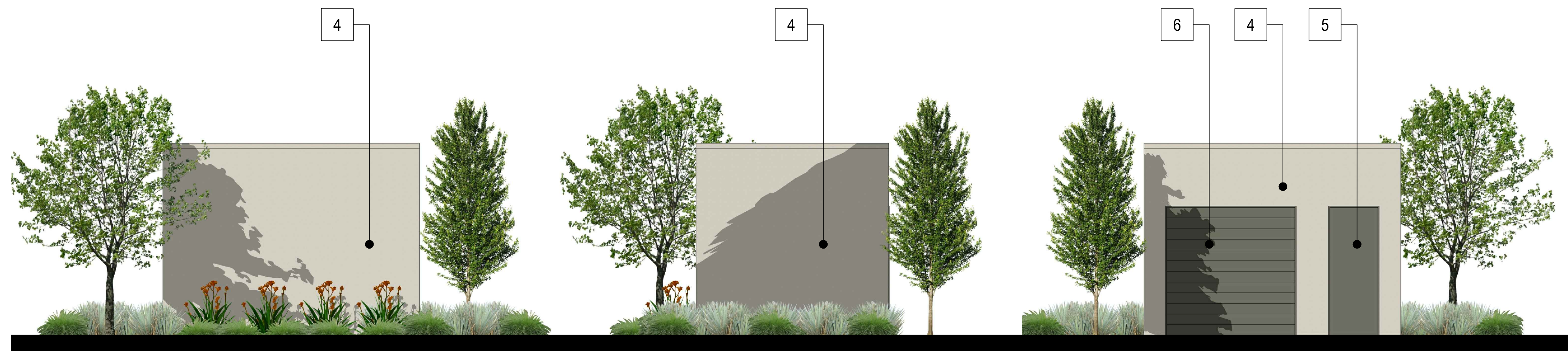
1. Front Elevation

Material Legend

1. Tan Split Face CMU
2. Split Paver Cap
3. Painted Metal Door with Metal Posts
4. Stucco
5. Metal Door
6. Roll-up Door



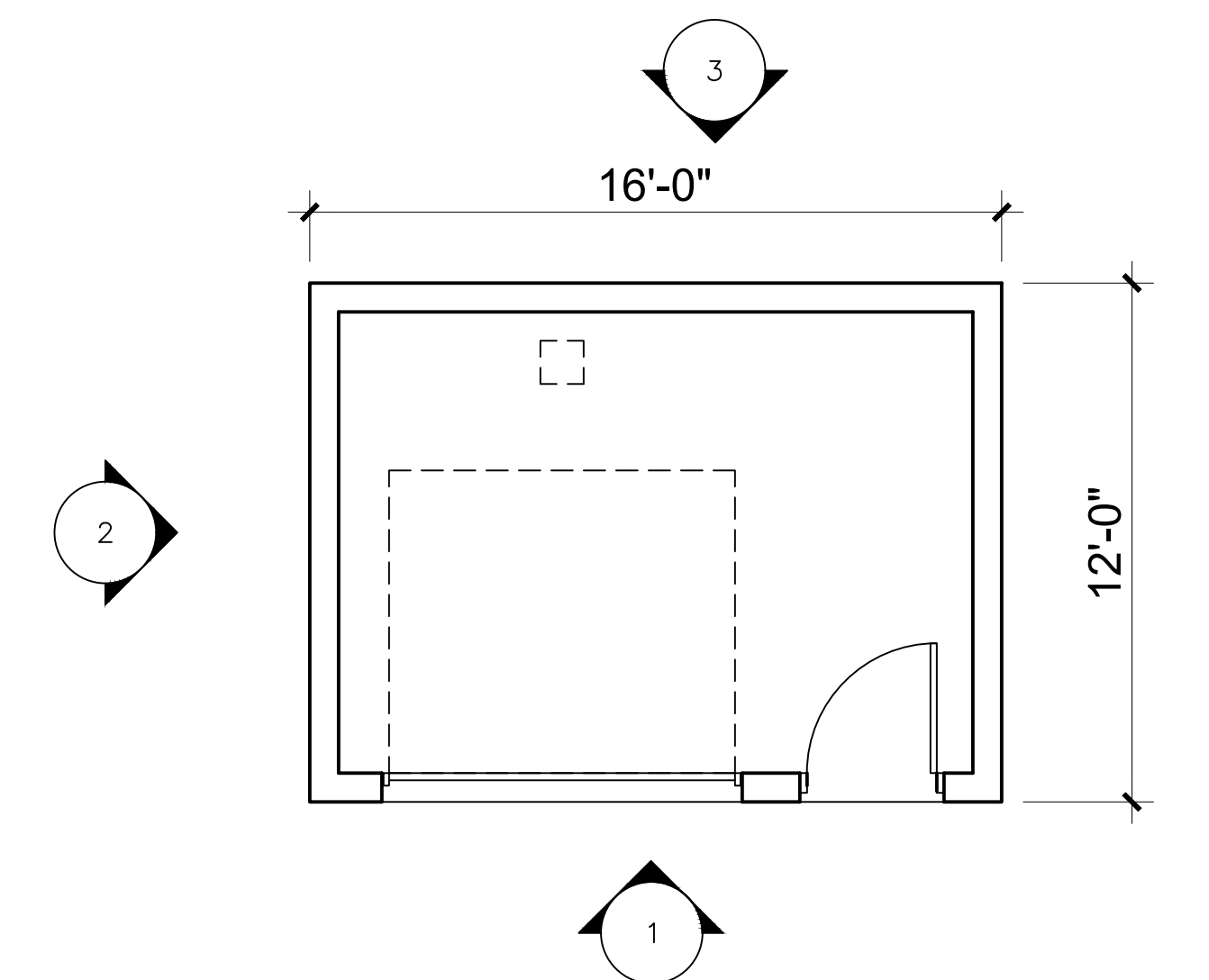
Trash Enclosure - Floor Plan



3. Rear Elevation

2. Side Elevation

1. Front Elevation



Maintenance Building - Floor Plan

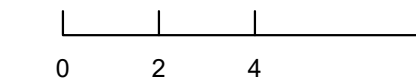


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ENTITLEMENT DESIGN
JANUARY 28TH, 2021



TRASH ENCLOSURE &
MAINTENANCE BUILDING EXHIBIT
FLOOR PLANS & ELEVATIONS

A7.0

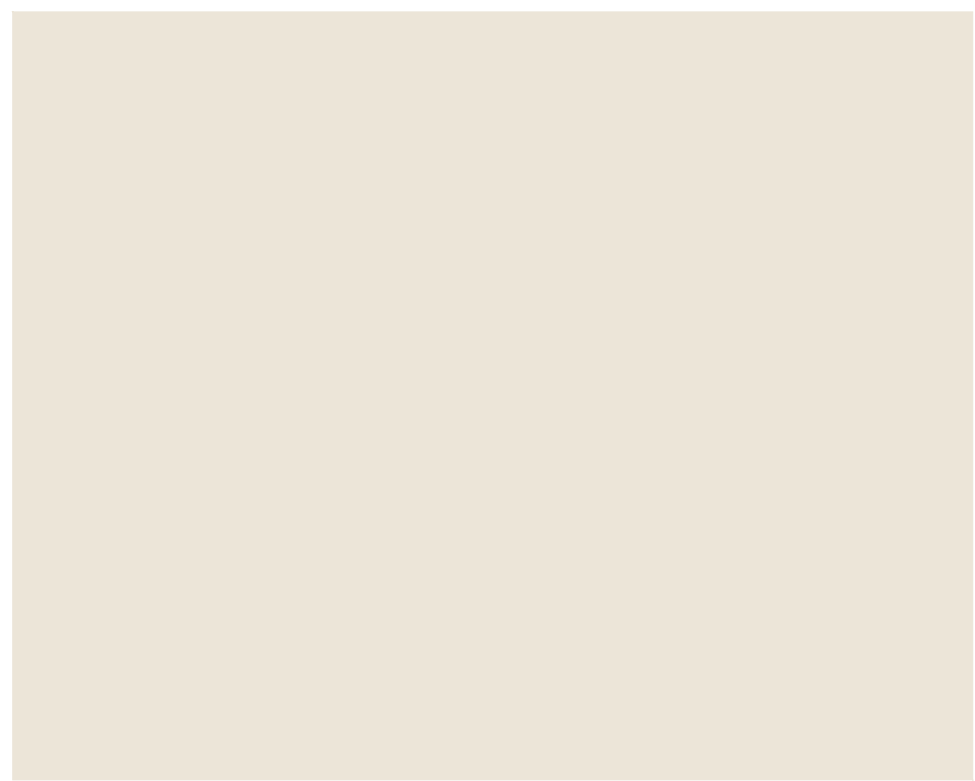


LEASING & AMENITY BUILDING



COLOR STYLE 1
BUILDING A SHOWN

COLOR STYLE 2
BUILDING A SHOWN



1. FIELD, STUCCO 1
SW 7013 - IVORY LACE



2. FIELD, STUCCO 2
SW 7045 - INTELLECTUAL GRAY



3. FIELD, SIDING 1
SW 6055 - FIERY BROWN



4. FIELD, SIDING 2
SW 6179 - ARTICHOKE



5. STONE VENEER
CULTURED STONE
CAST-FIT - FRENCH GRAY



6. TRIM 1
SW 7048 - URBANE BRONZE



7. VINYL WINDOW
WHITE



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TERRACINA AT WHITNEY RANCH
ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JANUARY 28TH, 2021

MATERIAL BOARD

A7.1



Decorative Wall Sconce
Located at Apartment Building Entries



Pole Light Fixture
Located at Drive Aisles



Carport Light Fixture
Ceiling-Mounted at Carports



Address Lighting
Located at Apartment Building Entries

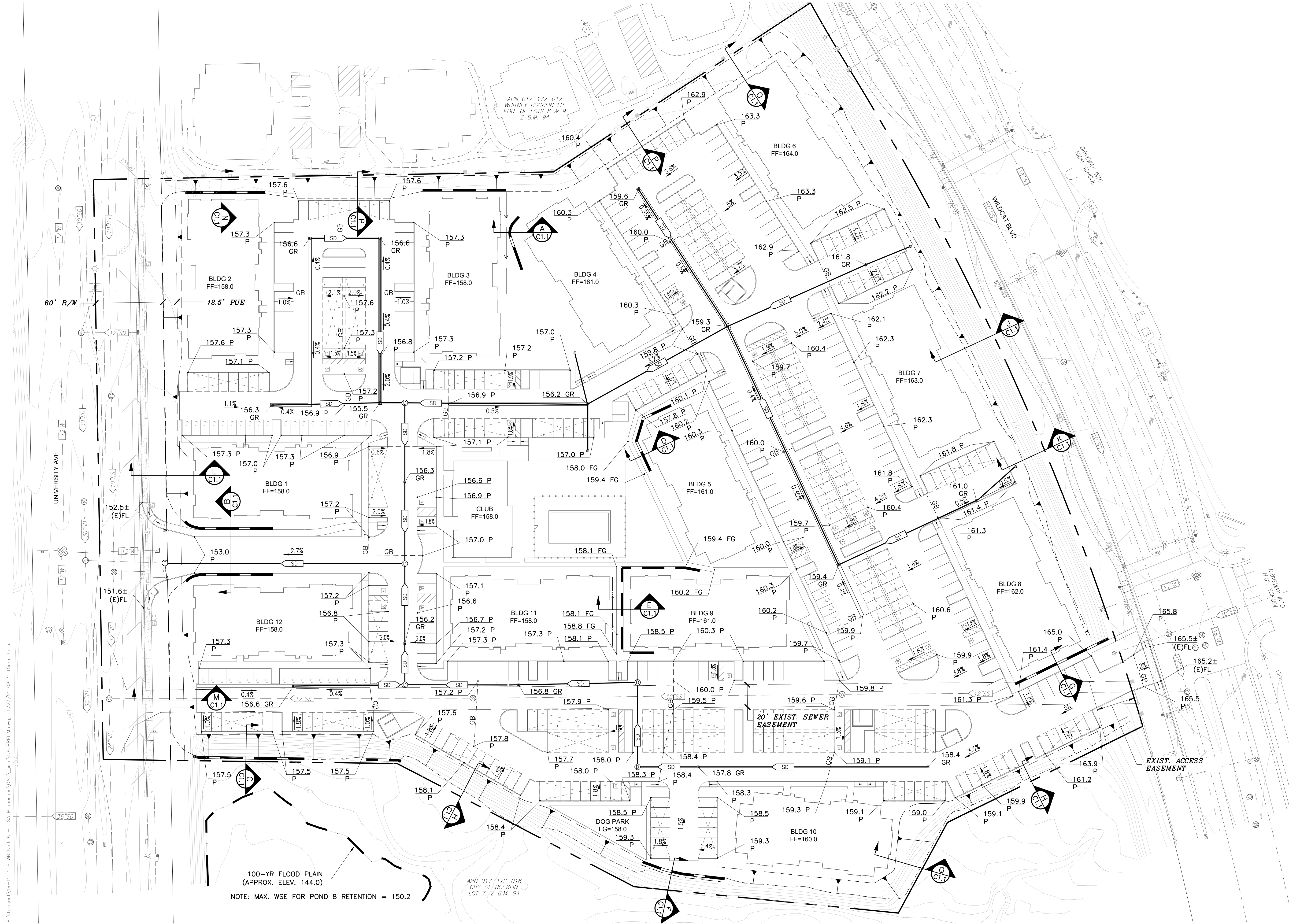


Wall-Mounted Site Lighting
Located at Apartment Building Exterior Walls

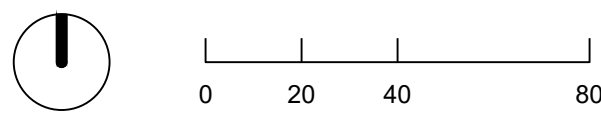
Note: The distribution of light fixtures across the site shall be determined by an electrical engineer's photometric site plan.

ABBREVIATIONS

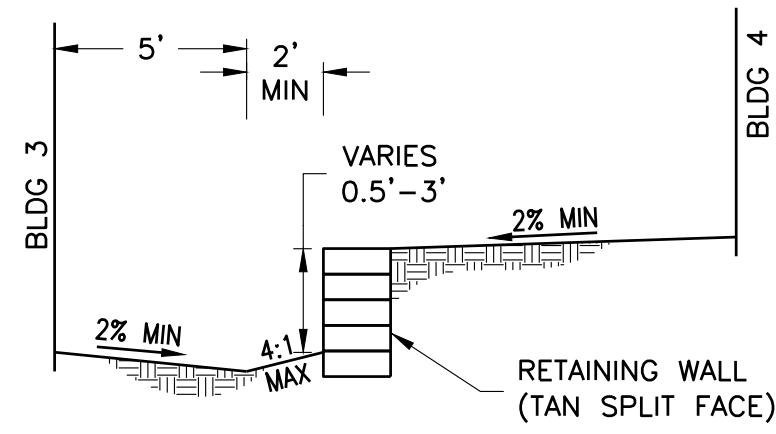
BLDG	BUILDING
(E)	EXISTING
EG	EXISTING GROUND
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE ELEVATION
FL	FLOWLINE ELEVATION
GB	GRADE BREAK
GR	GRADE ELEVATION
P	PAVEMENT ELEVATION
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER LINE
WSE	WATER SURFACE ELEVATION



EARTHWORK QUANTITIES		
CUT	FILL	NET
10k cy	10k cy	Balance

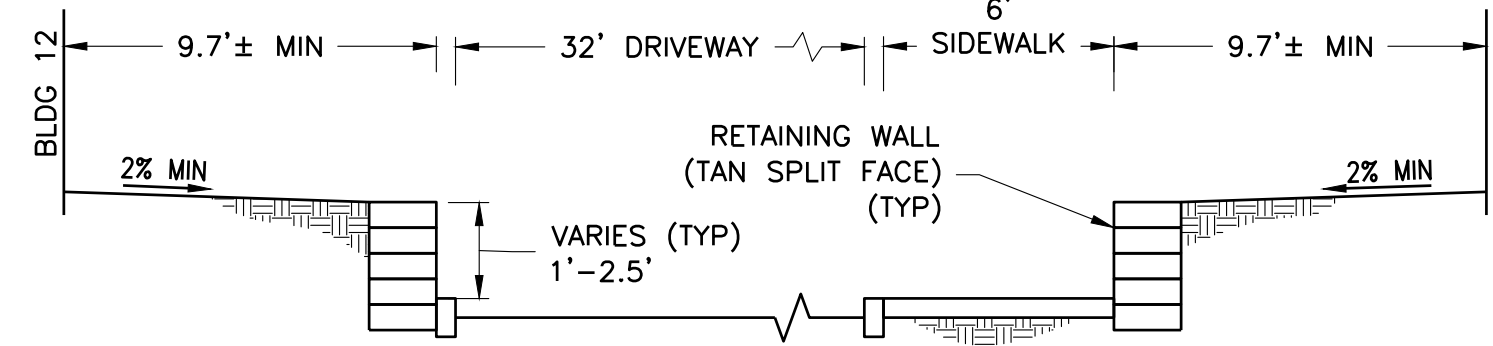


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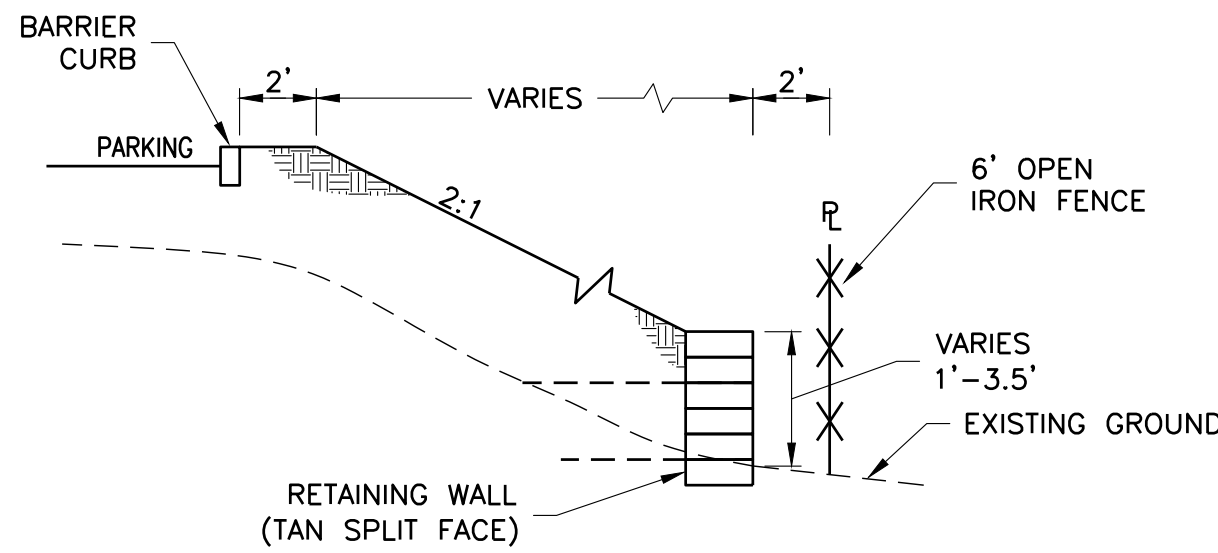
SECTION A

N.T.S.



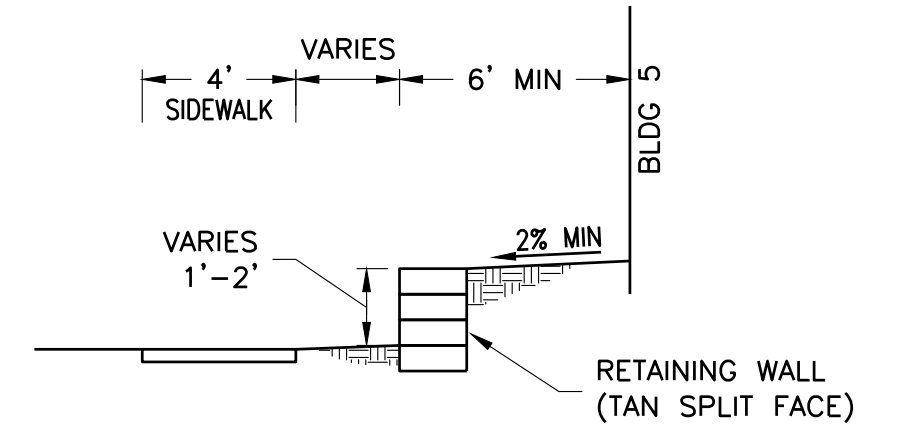
SECTION B

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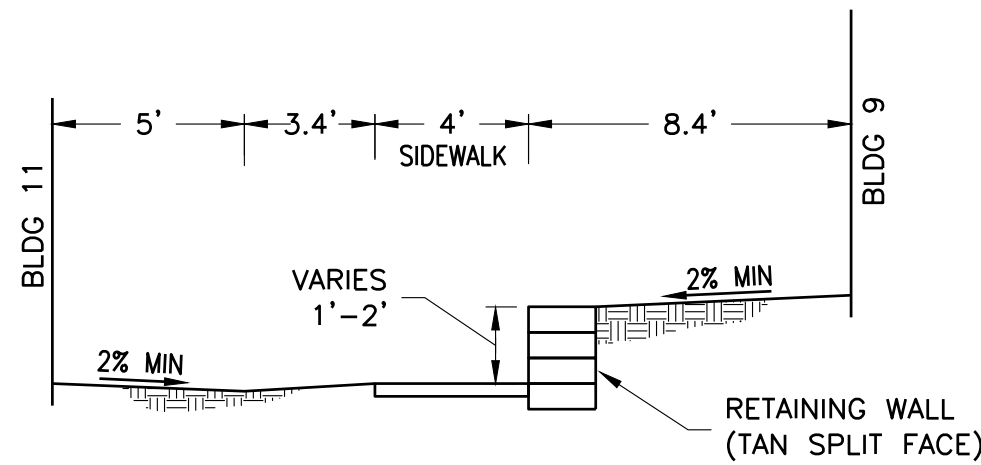
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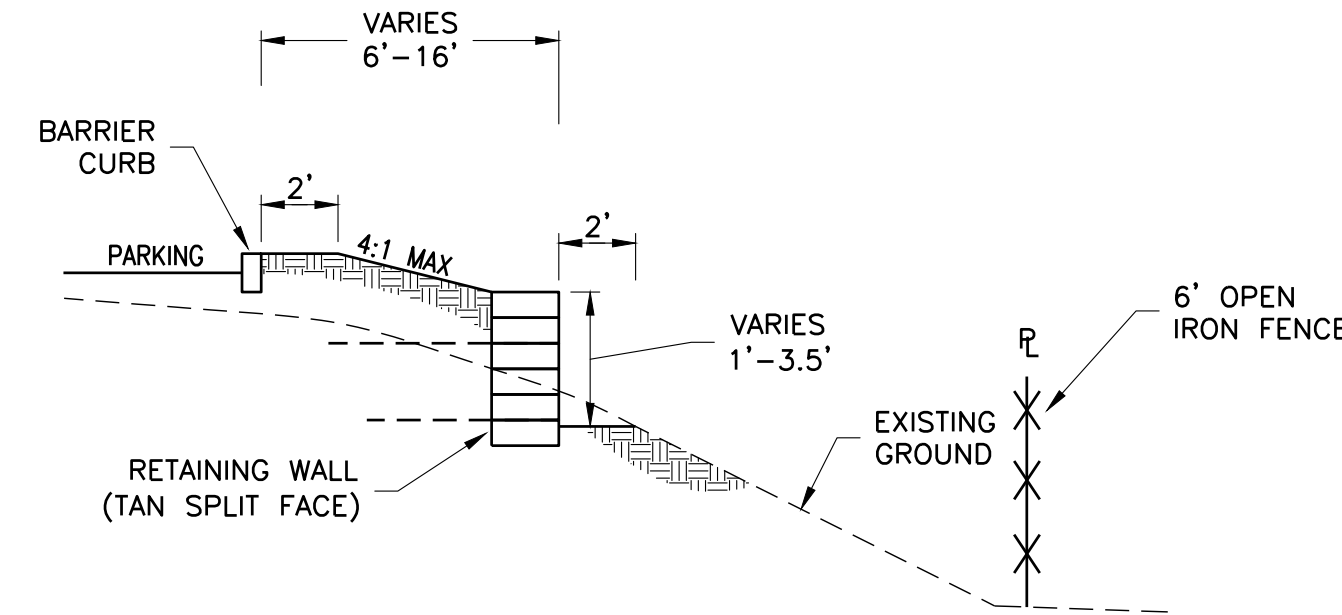
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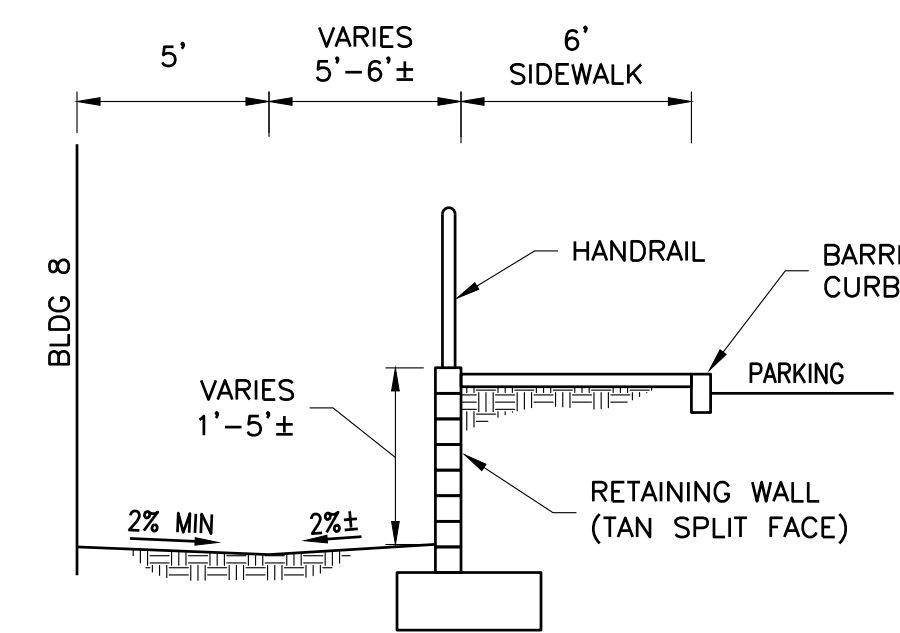
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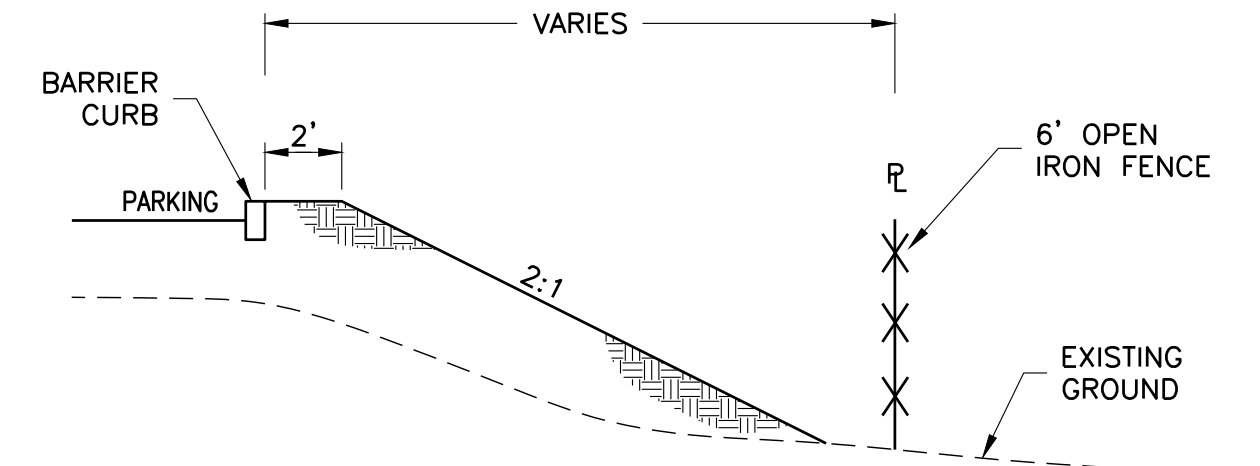
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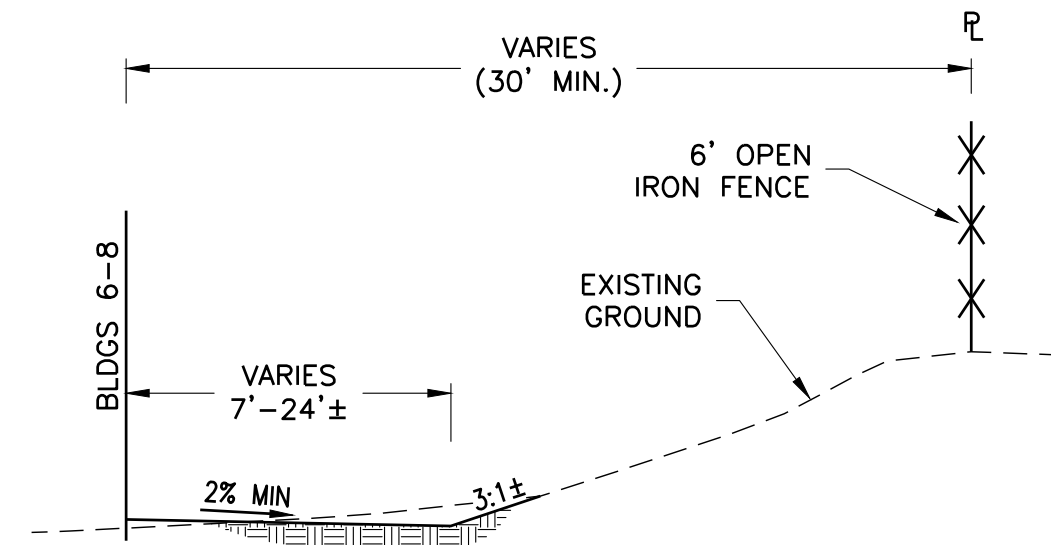
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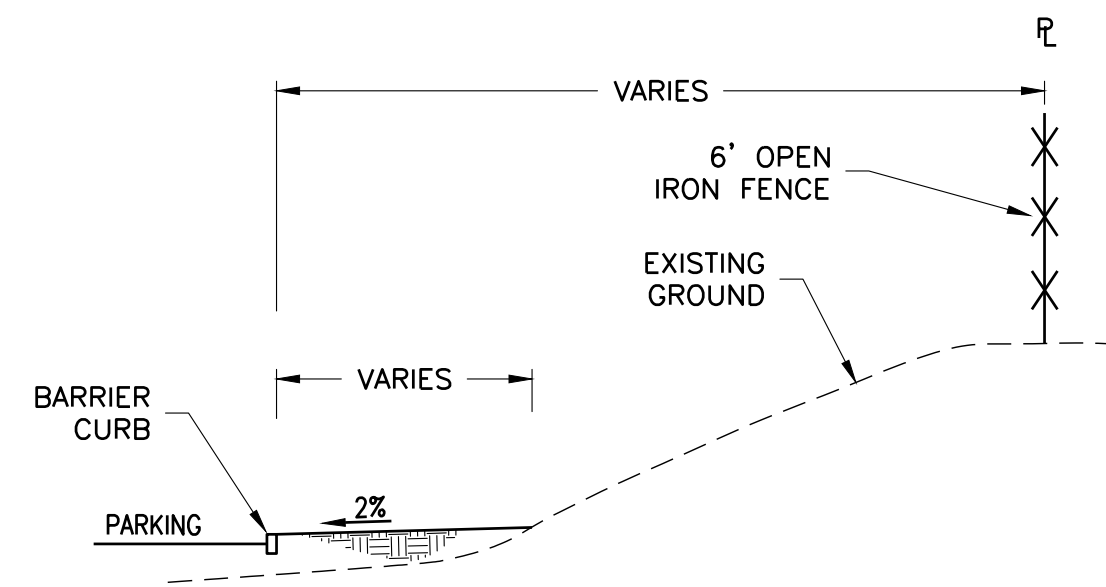
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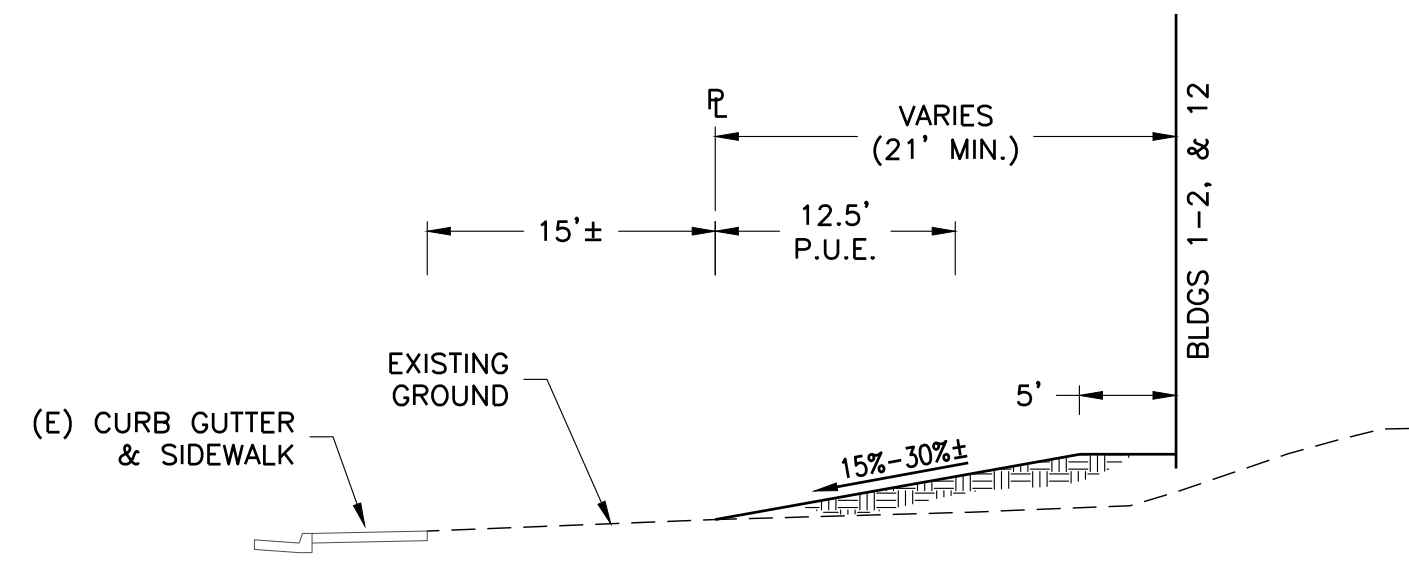
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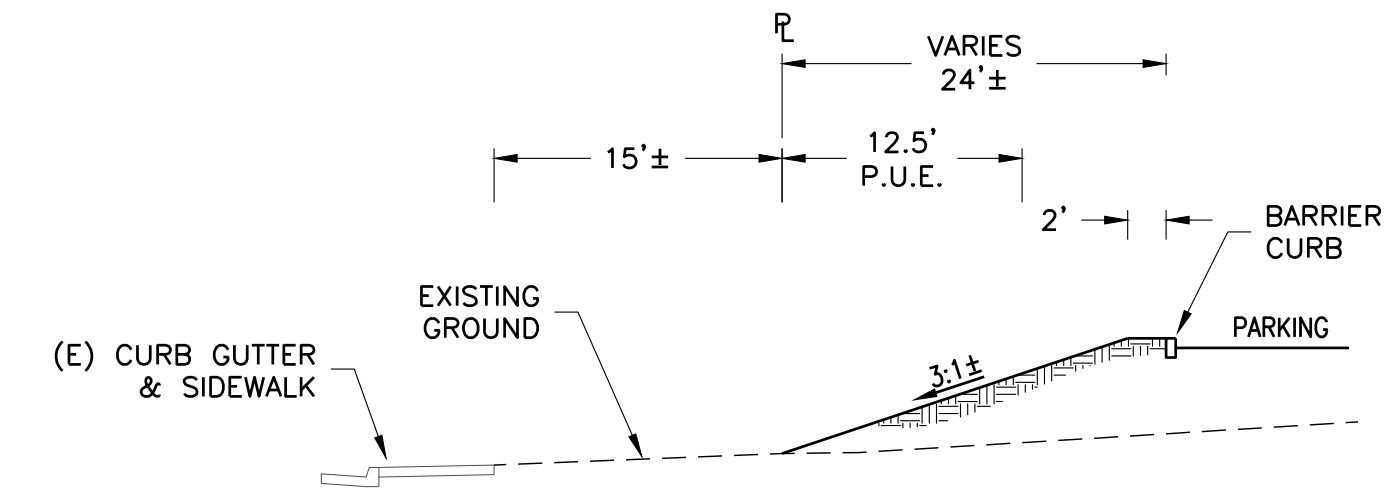
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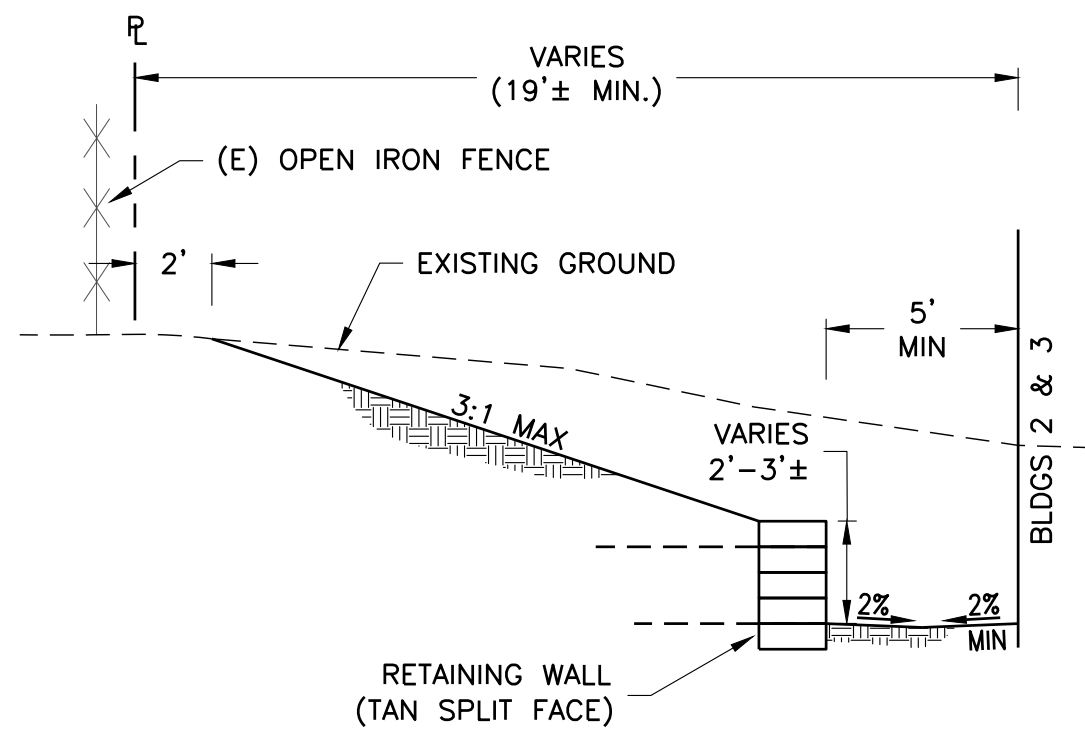
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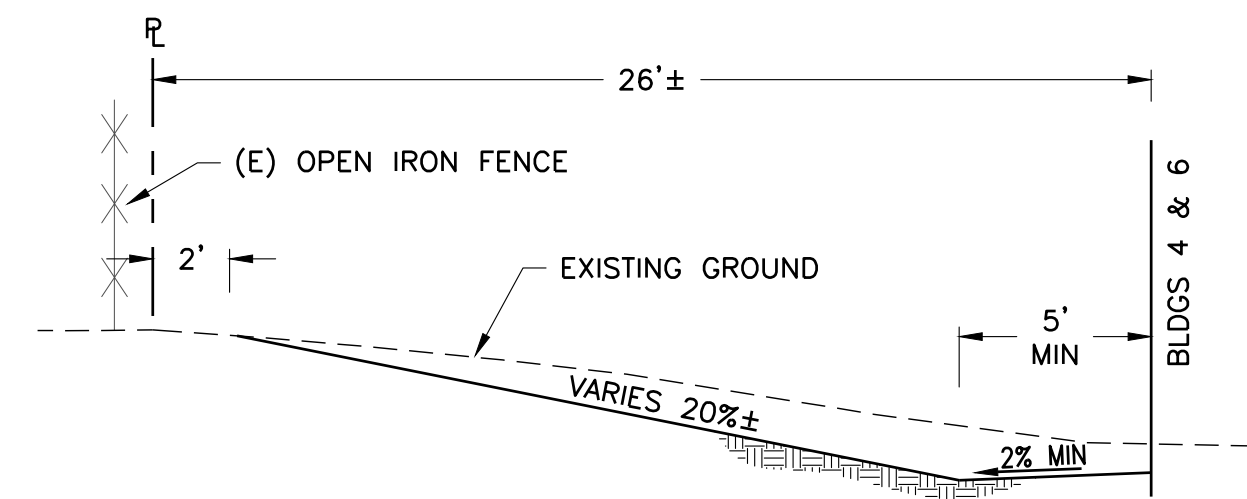
SECTION M

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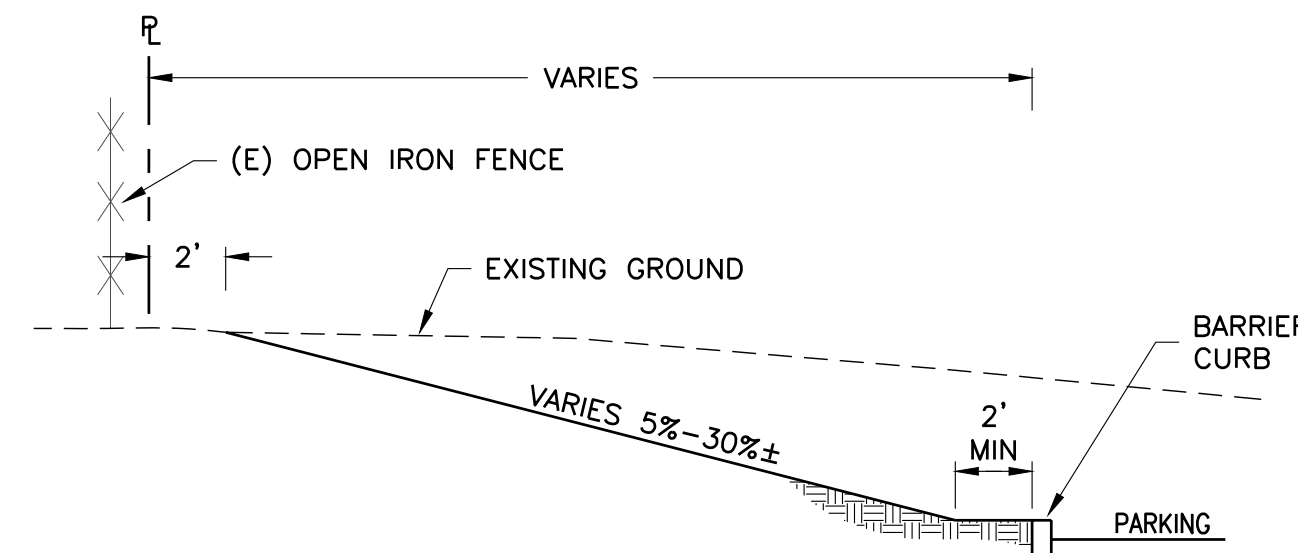
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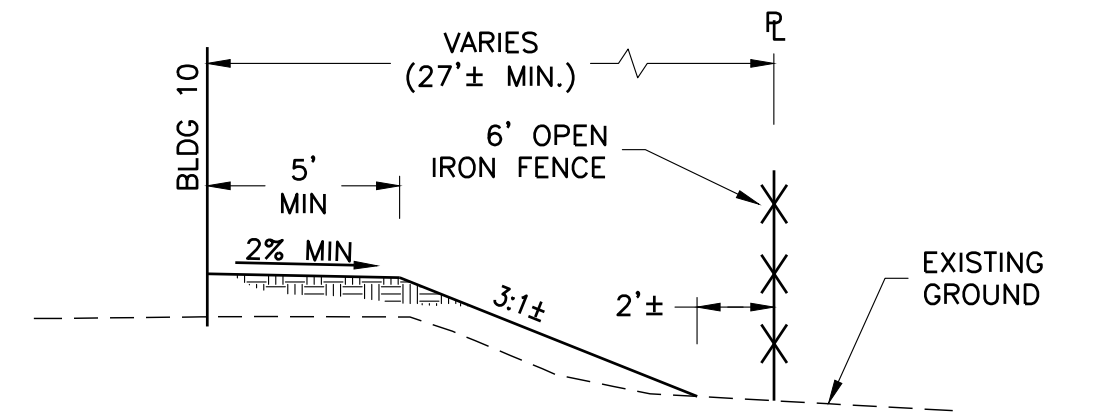
SECTION O

N.T.S.



SECTION P

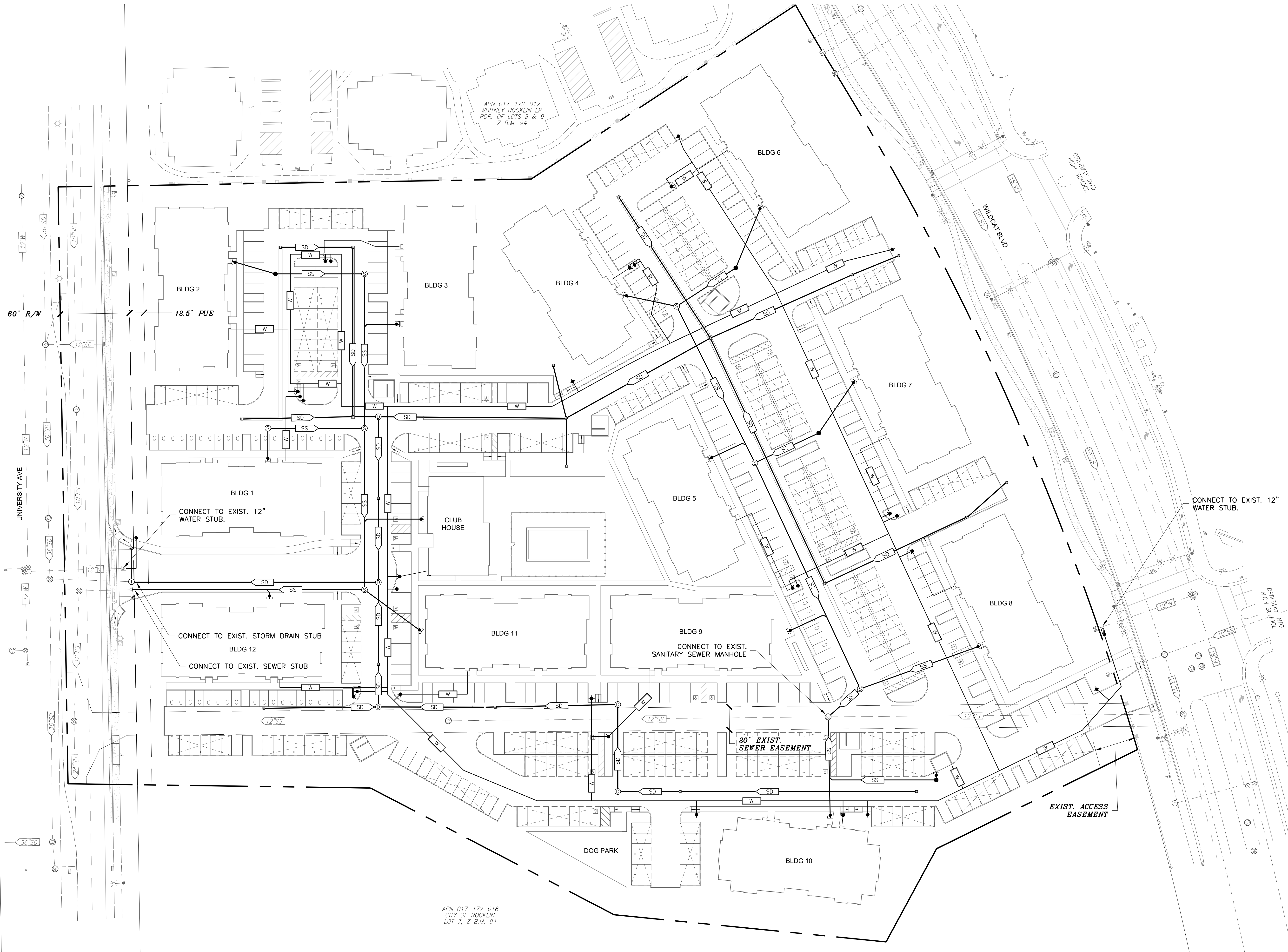
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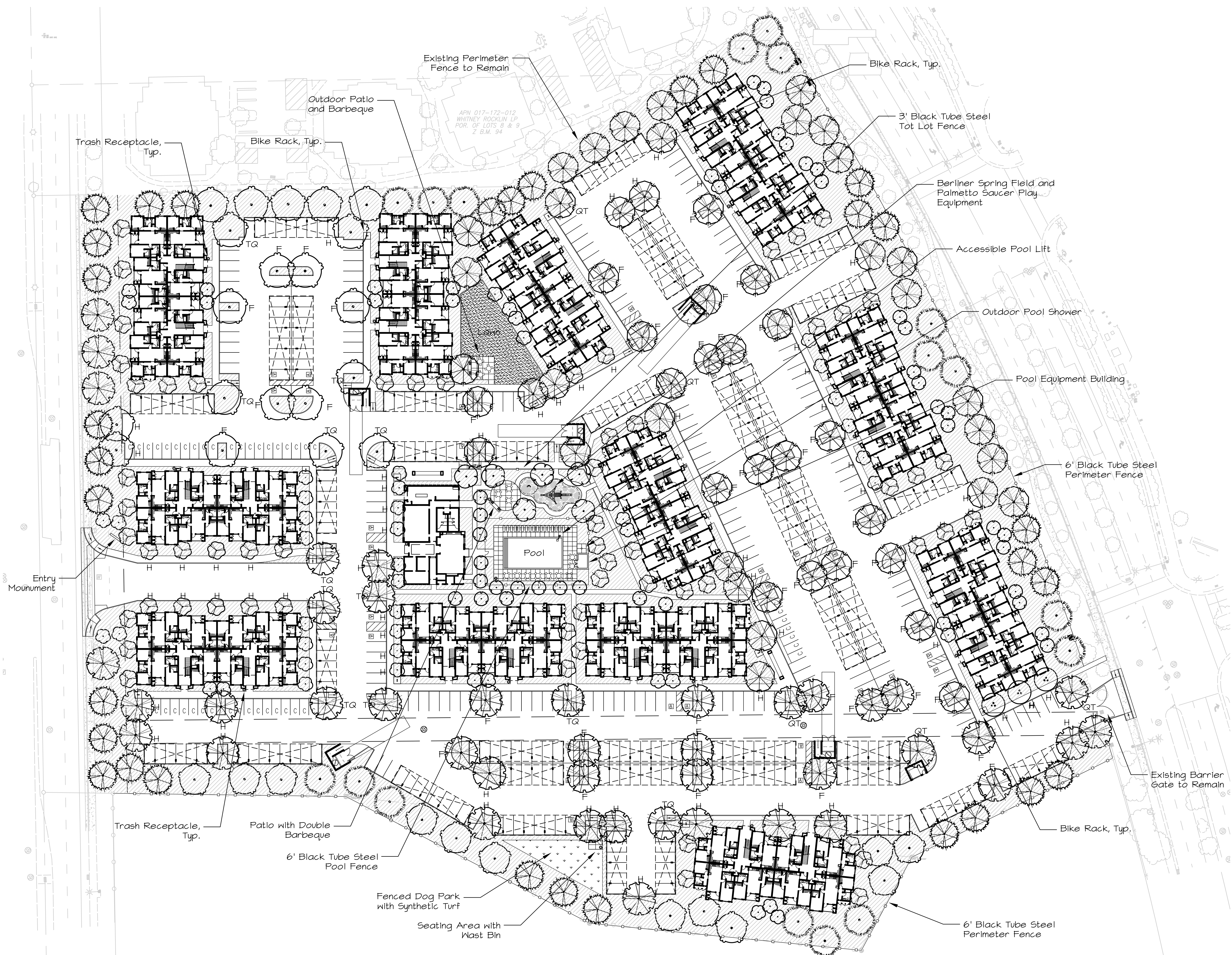
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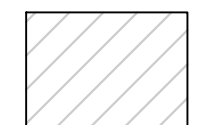

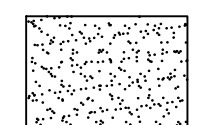
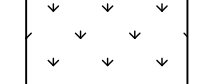

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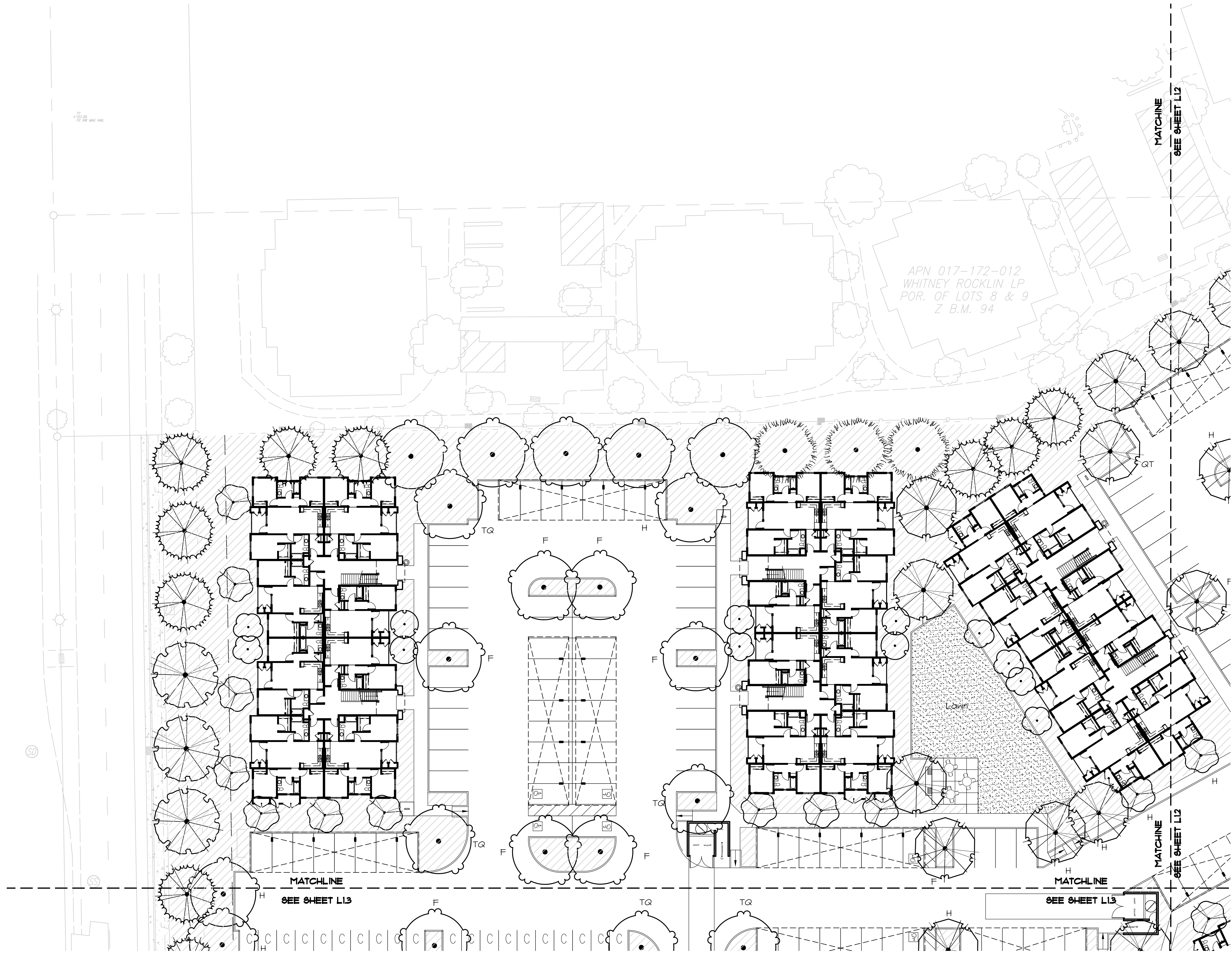


LEGEND:	EXISTING	PROPOSED
STORM DRAIN		
STORM DRAIN UNDER VALLEY GUTTER		
SEWER LINE		
WATER LINE		
SEWER MANHOLE		
SEWER SERVICE		
SEWER CLEAN OUT		
STORM DRAIN MANHOLE		
STORM WATER TREATMENT UNIT		
STORM DRAIN INLET		
BACK FLOW PREVENTER		
FIRE HYDRANT ASSEMBLY		
FIRE DEPT. CONNECTION		



PLANT SCHEDULE

TREES	COMMON NAME
	Autumn Blaze Maple
	Deodar Cedar
	Eastern Redbud
	Kousa Dogwood
	Grape Myrtle
	Dwarf Southern Magnolia
	Afghan Pine
	Chanticleer Gallery Pear
	Drake Elm
	Sawleaf Zelkova
	SHRUBS Sunset Manzanita Cast Iron Plant Green Beauty Boxwood Slim Weeping Bottlebrush Dwarf Weeping Bottlebrush Bottle Brush Camellia Rockrose Sageleaf Rockrose Orchid Rockrose Golden Breath Of Heaven African Iris Veitchii Gardenia Grevillea Spartan Juniper Silvery Sunproof Blue Lilyturf Razzleberry Fringe Flower Common Myrtle Heavenly Bamboo Dwarf Heavenly Bamboo New Zealand Flax Variegated New Zealand Flax Bright 'N Tight Carolina Laurel Dwarf Yedda Hawthorne Standard Rose Rosemary Mexican Blue Sage Cleveland Sage Furman's Red Salvia Spirea Germander Star Jasmine Trellis David Viburnum Morning Light Coast Rosemary Compact Xylosma
	GRASSES Muhly Hameln Dwarf Fountain Grass
	GROUND COVERS Manzanita 'Point Reyes' Lowfast Bearberry Cotoneaster Huntington Carpet Rosemary Periwinkle
	SOD Tall Fescue Bluegrass Mix 90/10
	SYNTHETIC TURF Synthetic Turf - See Hardscape Plans



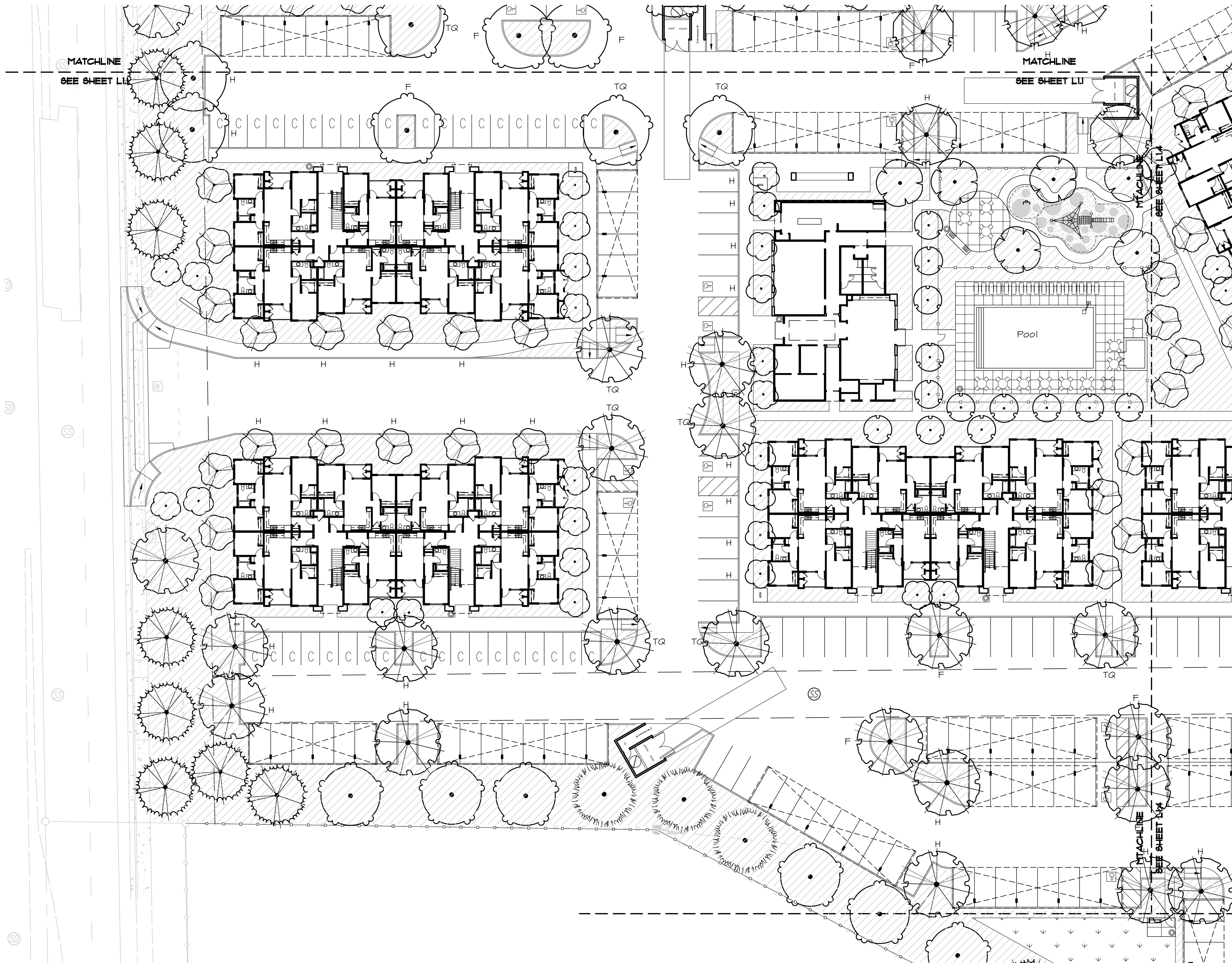
PLANT SCHEDULE

TREES	COMMON NAME
	Autumn Blaze Maple
	Deodar Cedar
	Eastern Redbud
	Kousa Dogwood
	Crape Myrtle
	Dwarf Southern Magnolia
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	Chanticleer Callery Pear
	Drake Elm
	Sawleaf Zelkova
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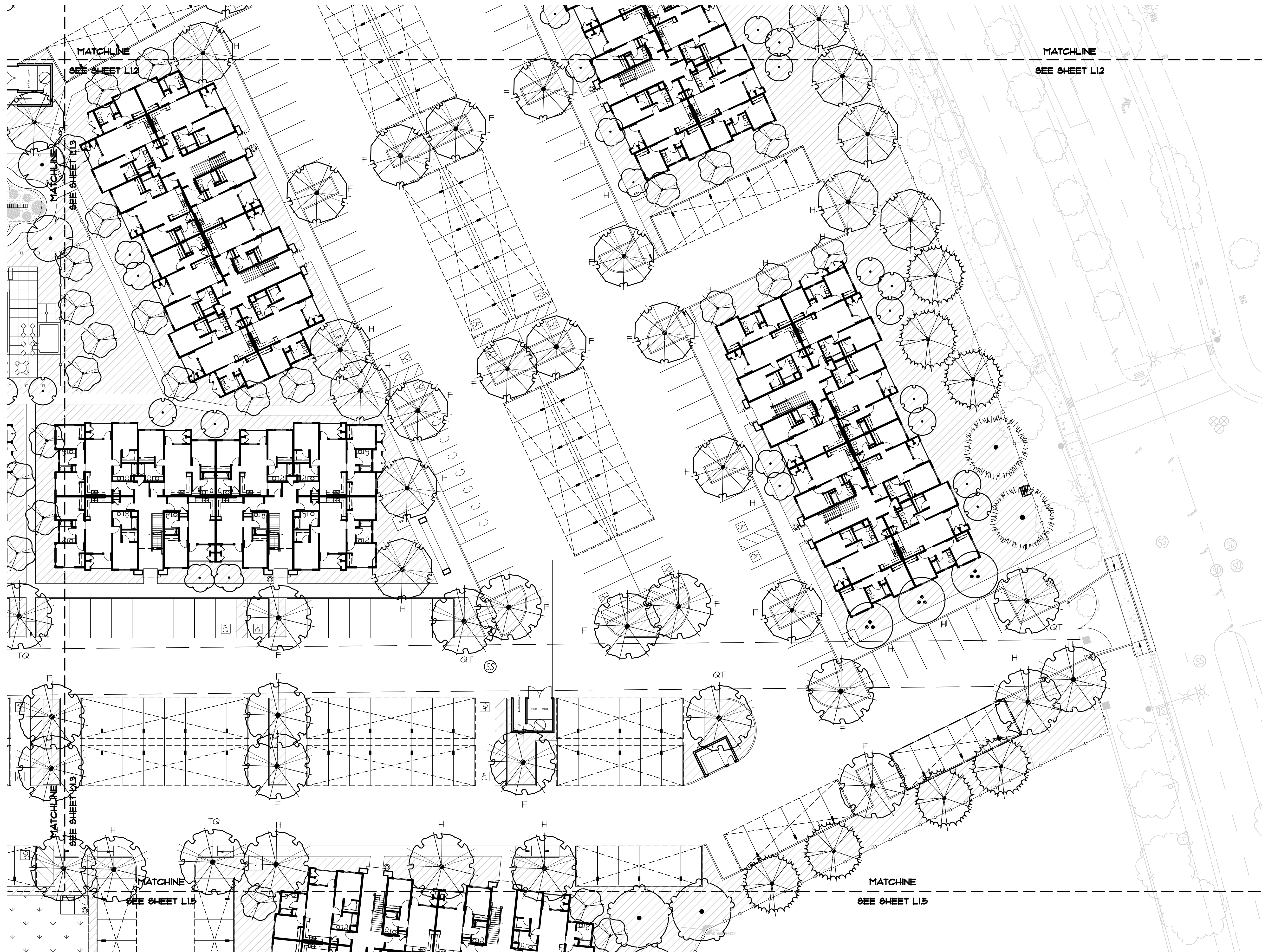
PLANT SCHEDULE

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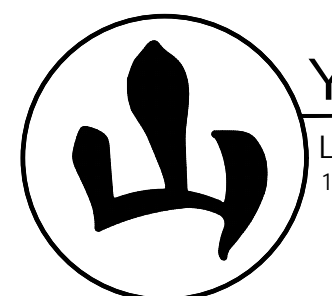
PLANT SCHEDULE

TREES	COMMON NAME
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	Chanticleer Callery Pear
	Drake Elm
	Sawleaf Zelkova
	SHRUBS Sunset Manzanita Cast Iron Plant Green Beauty Boxwood Slim Weeping Bottlebrush Dwarf Weeping Bottlebrush Bottle Brush Camellia Rockrose Sageleaf Rockrose Orchid Rockrose Golden Breath Of Heaven African Iris Veitchii Gardenia Grevillea Spartan Juniper Silvery Sunproof Blue Lillyturf Razzleberry Fringe Flower Common Myrtle Heavenly Bamboo Dwarf Heavenly Bamboo New Zealand Flax Variegated New Zealand Flax Bright 'N Tight Carolina Laurel Dwarf Yedda Hawthorne Standard Rose Rosemary Mexican Blue Sage Cleveland Sage Furman's Red Salvia Spirea Germander Star Jasmine Trellis David Viburnum Morning Light Coast Rosemary Compact Xylosma
	GRASSES Muhly Hameln Dwarf Fountain Grass
	GROUND COVERS Manzanita 'Point Reyes' Lowfast Bearberry Cotoneaster Huntington Carpet Rosemary Periwinkle
	SOD Tall Fescue Bluegrass Mix 90/10
	SYNTHETIC TURF Synthetic Turf - See Hardscape Plans



PLANT SCHEDULE

TREES	COMMON NAME
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	Dwarf Southern Magnolia
	Afghan Pine
	Chanticleer Gallery Pear
	Drake Elm
	Sawleaf Zelkova
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	Cast Iron Plant
	Green Beauty Boxwood
	Slim Weeping Bottlebrush
	Dwarf Weeping Bottlebrush
	Bottle Brush
	Camellia
	Rockrose
	Sageleaf Rockrose
	Orchid Rockrose
	Golden Breath Of Heaven
	African Iris
	Veitchii Gardenia
	Grevillea
	Spartan Juniper
	Silvery Sunproof Blue Lillyturf
	Razzleberry Fringe Flower
	Common Myrtle
	Heavenly Bamboo
	Dwarf Heavenly Bamboo
	New Zealand Flax
	Variegated New Zealand Flax
	Bright 'N Tight Carolina Laurel
	Dwarf Yedda Hawthorne Standard
	Rose
	Rosemary
	Mexican Blue Sage
	Cleveland Sage
	Furman's Red Salvia
	Spirea
	Germander
	Star Jasmine Trellis
	David Viburnum
	Morning Light Coast Rosemary
	Compact Xylosma
	GRASSES
	Muhly
	Hameln Dwarf Fountain Grass
	GROUND COVERS
	Manzanita 'Point Reyes'
	Lowfast Bearberry Cotoneaster
	Huntington Carpet Rosemary
	Periwinkle
	SOD
	Tall Fescue Bluegrass Mix 90/10
	SYNTHETIC TURF
	Synthetic Turf - See Hardscape Plans

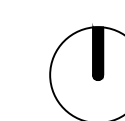


YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

USA PROPERTIES FUND, INC.
3200 Douglas Blvd., Ste. 200
Roseville, CA 95661

TERRACINA AT WHITNEY RANCH
ROCKLIN, CA

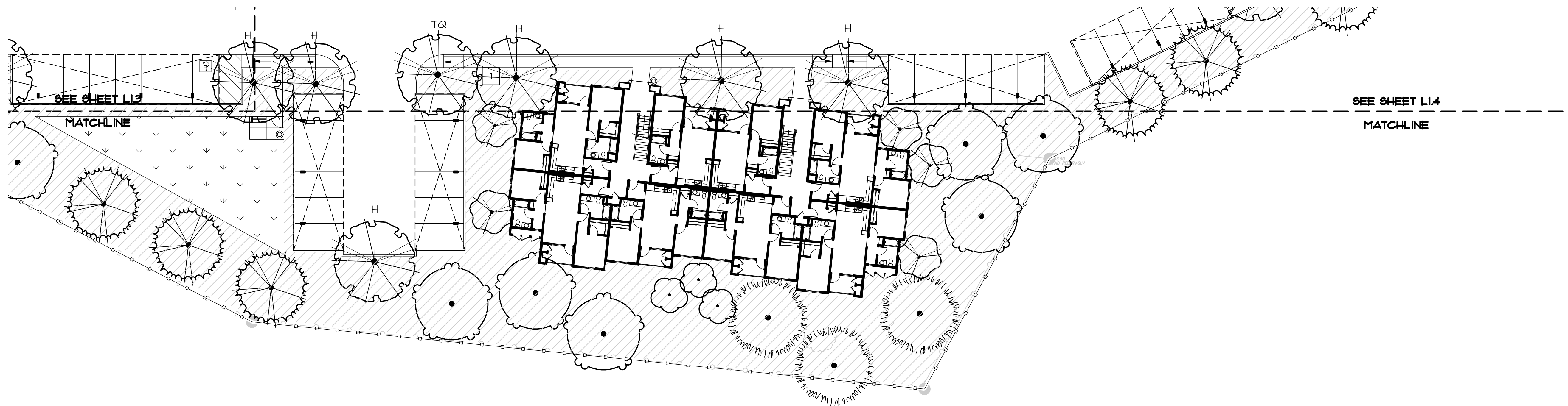
ENTITLEMENT DESIGN
JANUARY 28TH, 2021



0 10 20 40

PRELIMINARY LANDSCAPE PLAN
PARTIAL SITE PLAN

L1.4



PLANT SCHEDULE

TREES	COMMON NAME
	Autumn Blaze Maple
	Deodar Cedar
	Eastern Redbud
	Kousa Dogwood
	Crape Myrtle
	Dwarf Southern Magnolia
	Afghan Pine
	Chanticleer Callery Pear
	Drake Elm
	Sanleaf Zelkova
	SHRUBS Sunset Manzanita Cast Iron Plant Green Beauty Boxwood Slim Weeping Bottlebrush Dwarf Weeping Bottlebrush Bottle Brush Camellia Rockrose Sageleaf Rockrose Orchid Rockrose Golden Breath Of Heaven African Iris Veitchii Gardenia Grevillea Spartan Juniper Silvery Sunproof Blue Lillyturf Razzleberry Fringe Flower Common Myrtle Heavenly Bamboo Dwarf Heavenly Bamboo New Zealand Flax Variegated New Zealand Flax Bright 'N Tight Carolina Laurel Dwarf Yedda Hawthorne Standard Rose Rosemary Mexican Blue Sage Cleveland Sage Furman's Red Salvia Spirea Germander Star Jasmine Trellis David Viburnum Morning Light Coast Rosemary Compact Xylosma

	GRASSES Muhly Hameln Dwarf Fountain Grass
	GROUND COVERS Manzanita 'Point Reyes' Lowfast Bearberry Cotoneaster Huntington Carpet Rosemary Periwinkle

	SOD Tall Fescue Bluegrass Mix 90/10
--	---

	SYNTHETIC TURF Synthetic Turf - See Hardscape Plans
--	---

SHADE CALCULATION TABLE				
TREE SYMBOL	Count	PERCENT SHADE	SHADE AREA	TOTAL
ACE-FRE	10	75%	122	1220
ACE-FRE	10	50%	48	6253
ACE-FRE	15	100%	962	14430
LAG-NAT	15	50%	151	2355
MAG-LIT	3	50%	151	471
PYR-GHA	15	50%	246	3690
ULM-DRA	2	75%	122	1444
ULM-DRA	10	100%	962	17316
ULM-DRA	15	50%	481	7215
ZEL-VIL	7	100%	962	6734
ZEL-VIL	5	75%	122	3610
ZEL-VIL	3	50%	48	1443
			TOTAL	72181
PAVED AREA	146,620 sf.			
SHADE REQUIRED	98,314 sf.			
SHADE STRUCTURES	46,582 sf.			
SHADE TREES	12,181 sf.			
TOTAL SHADE PROVIDED	118,763 sf.			
PERCENT SHADE	60%			

TREES SCHEDULE

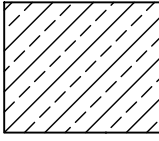
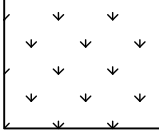
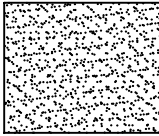
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ACE FRE	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	15 gal
	CED DEO	Cedrus deodara	Deodar Cedar	15 gal
	CER CAN	Cercis canadensis	Eastern Redbud	15 gal
	COR KOU	Cornus kousa	Kousa Dogwood	15 gal
	LAG NAT	Lagerstroemia x 'Natchez'	Grape Myrtle	15 gal
	MAG LIT	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal
	PIN ELD	Pinus eldarica	Afghan Pine	15 gal
	PYR CLE	Pyrus calleryana 'Cleveland Select'	Chanticleer Callery Pear	15 gal
	ULM DRA	Ulmus parvifolia 'Drake'	Drake Elm	15 gal
	ZEL VIL	Zelkova serrata 'Village Green'	Sawleaf Zelkova	15 gal

SHRUBS SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ARC SUN	Arctostaphylos x 'Sunset'	Sunset Manzanita	5 gal
	ASP ELA	Aspidistra elatior	Cast Iron Plant	5 gal
	BUX BEA	Buxus microphylla Japonica 'Green Beauty'	Green Beauty Boxwood	5 gal
	CAL SLM	Callistemon viminalis 'CVOI' TM	Slim Weeping Bottlebrush	5 gal
	CAL DWA	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal
	CAL SLB	Callistemon viminalis 'Slim'	Bottle Brush	5 gal
	CAM HIE	Camellia hiemalis 'Shishi Gashira'	Camellia	5 gal
	CIS CRI	Cistus crispatus 'Warley Rose'	Rockrose	5 gal
	CIS PRO	Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	15 gal
	CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal
	COL SUN	Coleonema pulchrum 'Sunset Gold'	Golden Breath Of Heaven	5 gal
	DIE VEG	Dietes vegeta	African Iris	1 gal
	GAR VEI	Gardenia augusta 'Veitchii'	Veitchii Gardenia	5 gal
	GRE NOE	Grevillea x 'Noellii'	Grevillea	5 gal
	JUN SPA	Juniperus chinensis 'Spartan'	Spartan Juniper	5 gal
	LIR SUN	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Blue Lilyturf	1 gal
	LOR FRI	Loropetalum chinense rubrum 'Razzleberri'	Razzleberri Fringe Flower	5 gal
	MYR COM	Myrtus communis	Common Myrtle	5 gal
	NAN GUL	Nandina domestica 'Gulf Stream' TM	Heavenly Bamboo	5 gal

NAN HAR	Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo	1 gal
PHO SPR	Phormium tenax 'Jack Spratt'	New Zealand Flax	1 gal
PHO VAR	Phormium tenax 'Variegatum'	Variegated New Zealand Flax	5 gal
PRU BRI	Prunus caroliniana 'Bright 'N Tight' TM	Bright 'N Tight Carolina Laurel	5 gal
RHA DWA	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne Standard	5 gal
ROS FLO	Rosa x 'Flower Carpet White'	Rose	5 gal
ROS COL	Rosmarinus officinalis 'Collingwood Ingram'	Rosemary	5 gal
SAL MEX	Salvia chamaedryoides	Mexican Blue Sage	5 gal
SAL WIN	Salvia clevelandii 'Winifred Gillman'	Cleveland Sage	5 gal
SAL SAL	Salvia greggii 'Furmans Red'	Furman's Red Salvia	5 gal
SPI BUM	Spiraea japonica 'Bumalda'	Spirea	5 gal
TEU CHA	Teucrium chamaedrys	Germander	5 gal
TRA ESP	Trachelospermum jasminoides	Star Jasmine Trellis	5 gal
VIB DAV	Viburnum davidii	David Viburnum	5 gal
WES MOR	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal
XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal
<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
MUH REG	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	1 gal
PEN HAM	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal


GRUNDCOVER SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARC REY	Arctostaphylos uva-ursi 'Point Reyes'	Manzanita 'Point Reyes'	1 gal	36" o.c.
	COT LOW	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	36" o.c.
	ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	36" o.c.
	VIN MAJ	Vinca major	Periwinkle	1 gal	24" o.c.
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TUR BIO	Biofiltration Sod	Drought Tolerant Grass Blend	sod	
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TUR SYN	Turf Synthetic	Synthetic Turf - See Hardscape Plans	Synthetic Turf	

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Bike Rack with a 3 in (76 mm) OD tubular steel post flanked by a 1 5/16 in (33 mm) tubular steel ring.

CAPACITY

2 bikes.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTION

Powder coat over galvanized finish. Surface mount. In-ground mount.

RETURN TO STANDARD VIEW

FEATURES

3-in (76 mm) Steel Tubing

MATERIAL

Tubular Steel


CAPACITY

2 Bikes

https://www.victorstanley.com/product/brbs-103/?view=print

1/3

BIKE RACK



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MOST DEPENDABLE FOUNTAINS, INC.

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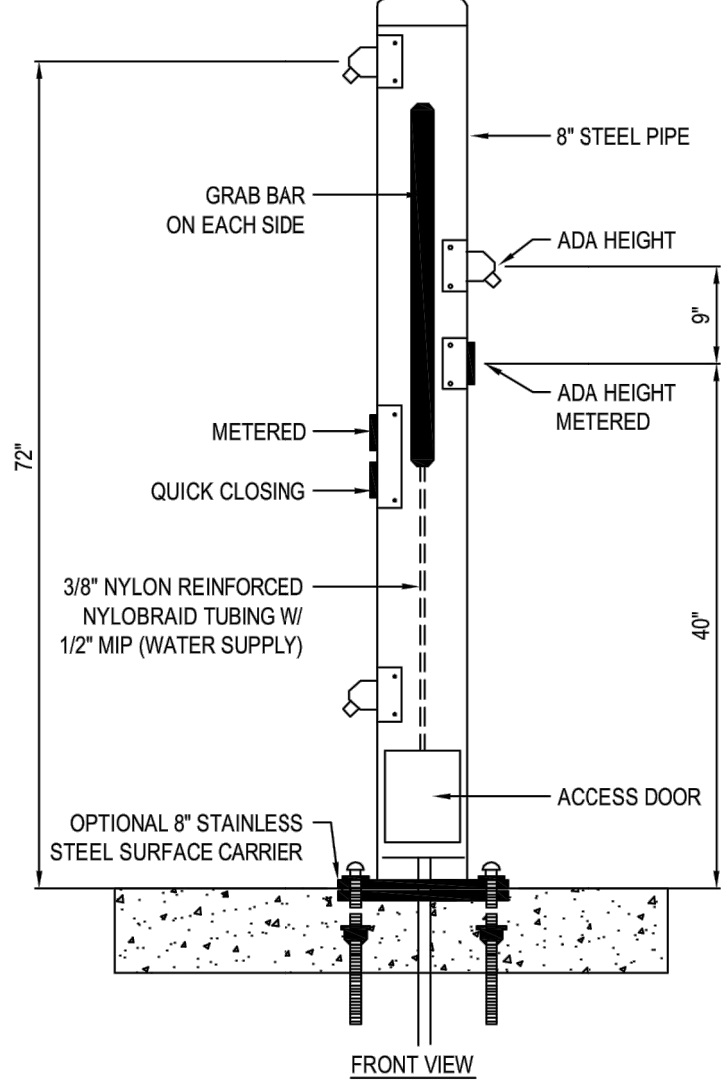
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FRONT VIEW

NOTES:

1. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED ON SURFACE MOUNT INSTALLATIONS.

2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. DO NOT SCALE DRAWING.

4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-10.00.

MODEL 564 SM

SHOWN W/ OPTIONAL 8" SS SURFACE CARRIER


3354-10.00

REVISION DATE 06/13/2016

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OUTDOOR POOL SHOWER



HIGH QUALITY TPV PLAYGROUND SURFACING


EnduraFlex is a superior poured-in-place rubber surface. It consists of two layers: a cushioned base and a surface layer of TPV granules (each granule being 1-4 mm). TPV is a vulcanized product, making it better equipped to withstand daily wear and tear and color fading from UV exposure.


EnduraFlex is a more durable product, suitable for all age play areas, and may be installed indoors or outdoors. The materials are mixed and applied on-site so that the thickness can be modified to meet varying critical fall heights.


EnduraFlex is ADA compliant and IPEMA certified.

COLORS:

EnduraFlex is offered in a wide array of colors. Colors may be mixed or designed side-by-side. More intricate design work, involving numerous colors and patterns, is also available.





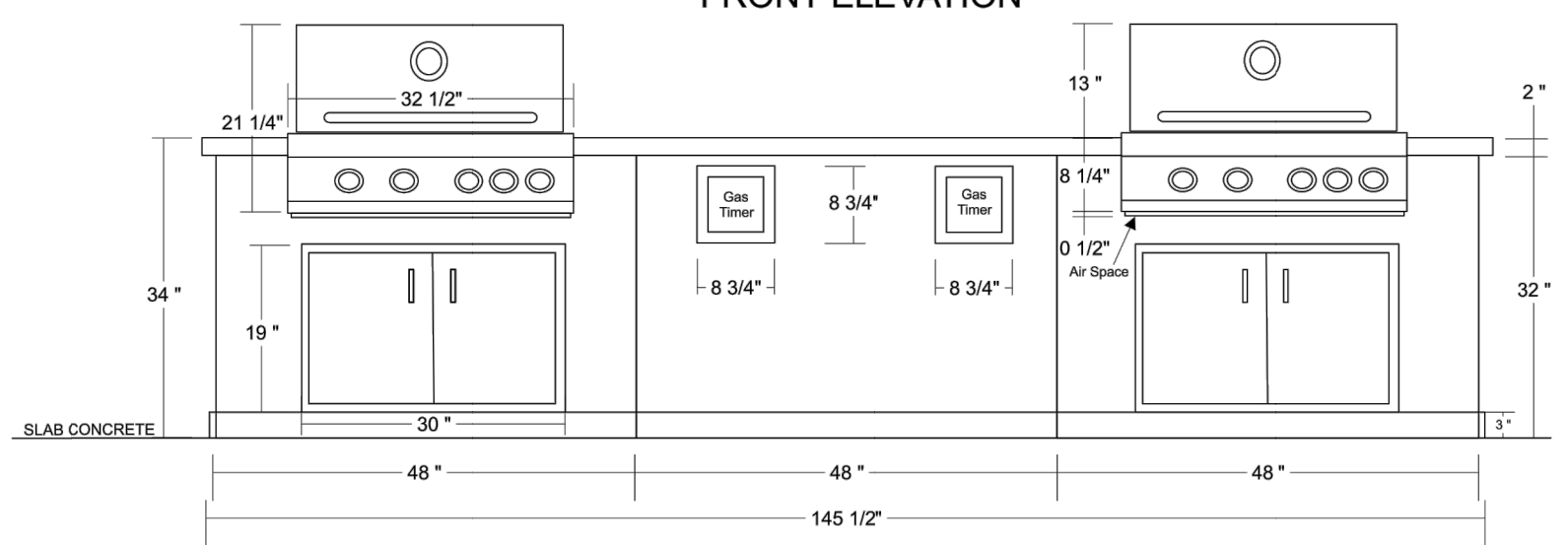


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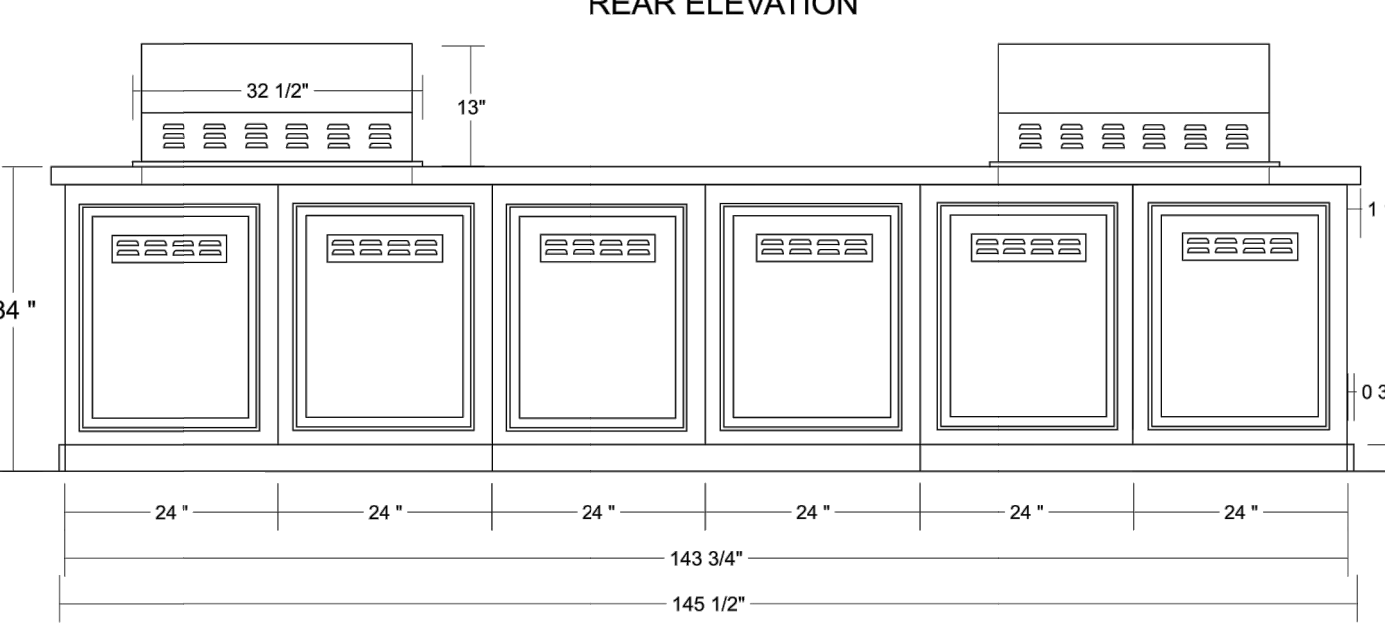
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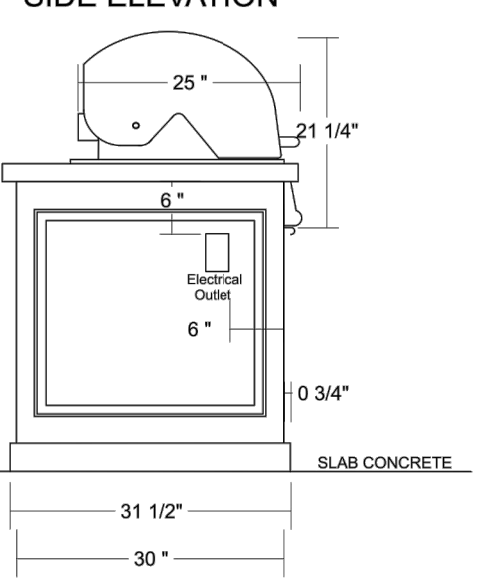
POURED IN PLACE PLAYGROUND SURFACING



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

APPROVED

Santiago del Rio 8/14/19

Pacific Hearth & Home

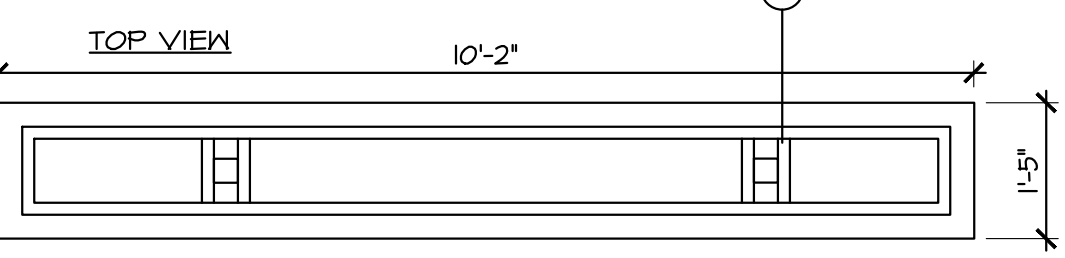
Product: GPRC Grill Structure, Scale 3/4" = 1'

Designed for: USA Televera, Broadstone, Folsom


Designer/Date: Matt Irvine / August 7, 2019

DOUBLE BARBEQUE

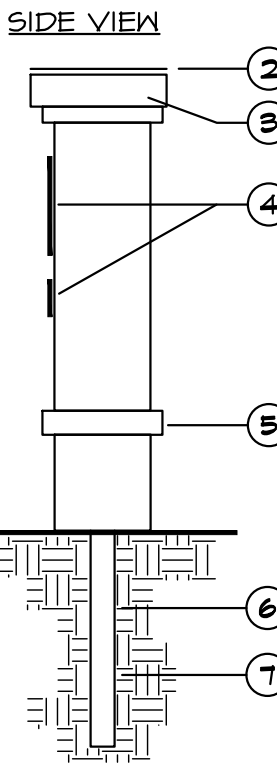
PAGE 1 of 2



TOP VIEW



FRONT VIEW



SIDE VIEW

LEGEND

1 ANGLE CROSS BRACES.

2 ALUMINUM ACCESS PLATE SET WITH ACCESS SCREWS AROUND PERIMETER.

3 4" x 2" ALUMINUM CAP.

4 ALUMINUM LETTERS CUT TO SHAPE AND STUD MOUNTED.

5 3" x1.5"ALUMINUM BAND

6 3" SQUARE STEEL POST SET IN CONCRETE FOOTING, PER SIGN BUILDER, NOT SHOWN.

7 90% COMPACTED SUBGRADE.

8 FINISHED GRADE.

NOTES:

ALL EXPOSED SURFACES SANDED AND PRIMED WITH EXPOXY PRIMER. FINISH WITH ELASTOMERIC PAINT.

ENTRY MONUMENT

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

ENT-MNT

Palmetto Saucer - Product Specification



Palmetto Saucer
Greenville is the newest award-winning creation of Berliner Seilfabrik.
As an accessible multi-user swing the Palmetto Saucer convinces through sharing fun. Heavy-duty engineering concealed behind a subtle, though striking design.

Palmetto Saucer - at a glance.			
Product Family:	Greenville	Number of Foundations:	2 pc
Item Number:	95.190.263	Concrete Volume C20/C25:	0.7 m³
Children's Age:	3 +	Number of skilled installers required:	2
Fall Height (DIN EN 1176):	1.45 m	Installation Time without foundation:	2 hours
Length x Width x Height:	2.5 m x 1.0 m x 2.1 m	Dimensions of largest part:	0.1 m x 0.1 m x 3.1 m
Protective Surfacing Area (DIN EN 1176):	8'3" x 3'4" x 6'11"	Weight of heaviest part:	41.2 kg
Protective Surfacing Area (ASTM 1487):	6.5 m x 2.5 m	Shipping Volume:	Upon request
Minimum space required DIN EN 1176:	5.9 m x 6.2 m	Spare part guarantee:	Lifelong
Minimum space required ASTM 1487:	19'-2" x 20'-2"		
	15.6 m²		
	25.2 m²		

Technical Data.
The following text can also be used for tenders.

Suspension ropes:
U-Rope®-round strand ropes with galvanized and covered wires; external strands with non-abrasive UV-resistant Polyester-yarn (no Polypropylene); rope-diameter Ø 16 mm (5/8")

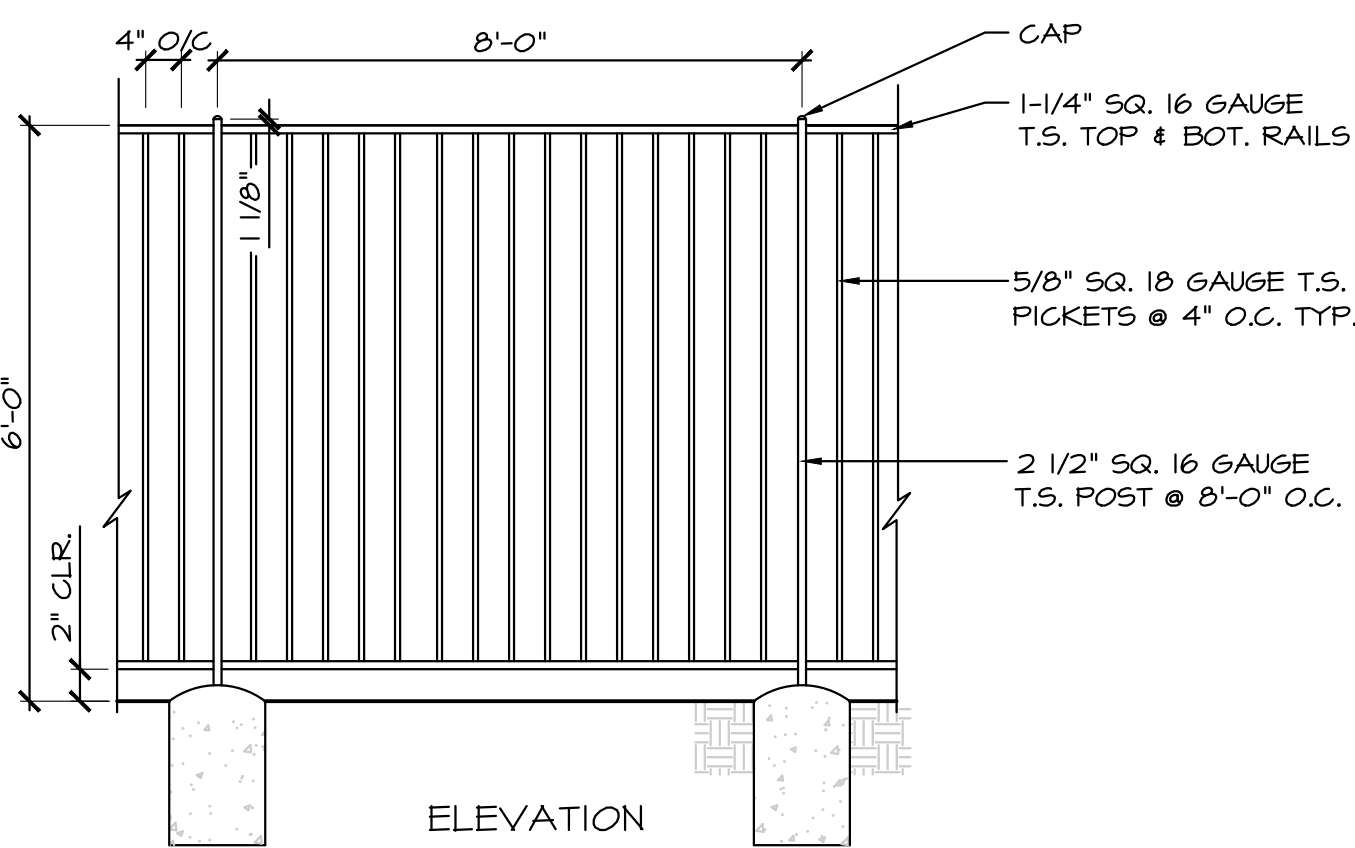
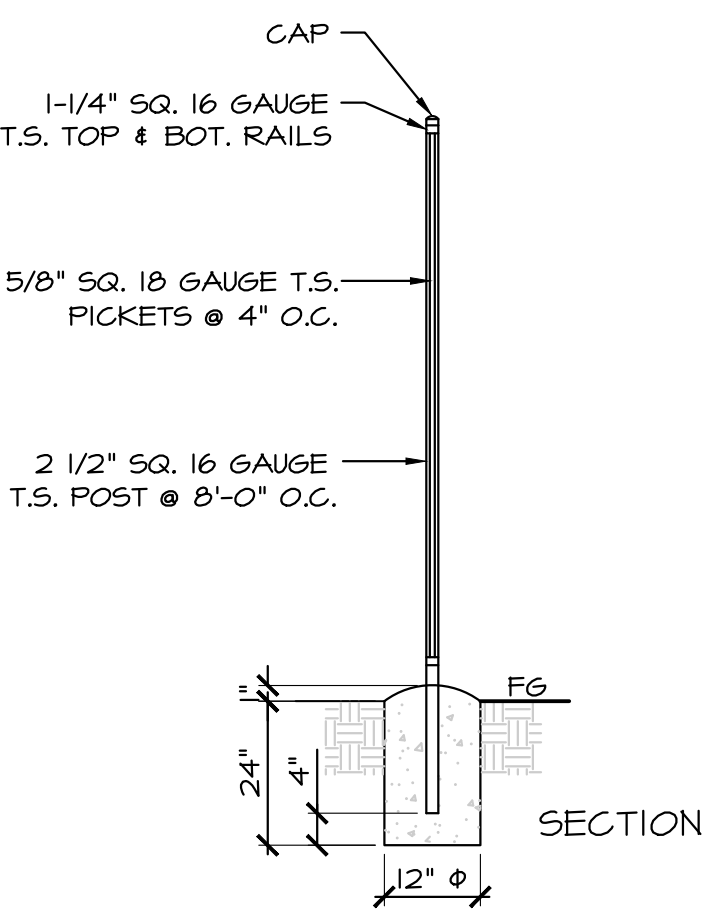
Post:
Steel pipes Ø 101.6 mm with a round cast aluminum post top; anti-corrosion treatment and color finish: sandblasting and solvent-free zinc-/ epoxy-/ polyester-process

Seat:
Ø 1.0 m (3'-3 3/8"); galvanized steel ring covered with shock-absorbing material and wrapped with fiber rope (Ø 20 mm); coil: 115 mm x 95 mm; tight-knit net made of Usacord rope (16 mm) is hung into the ring



Revision: March 2016 Page 1

PALMETTO SAUCER

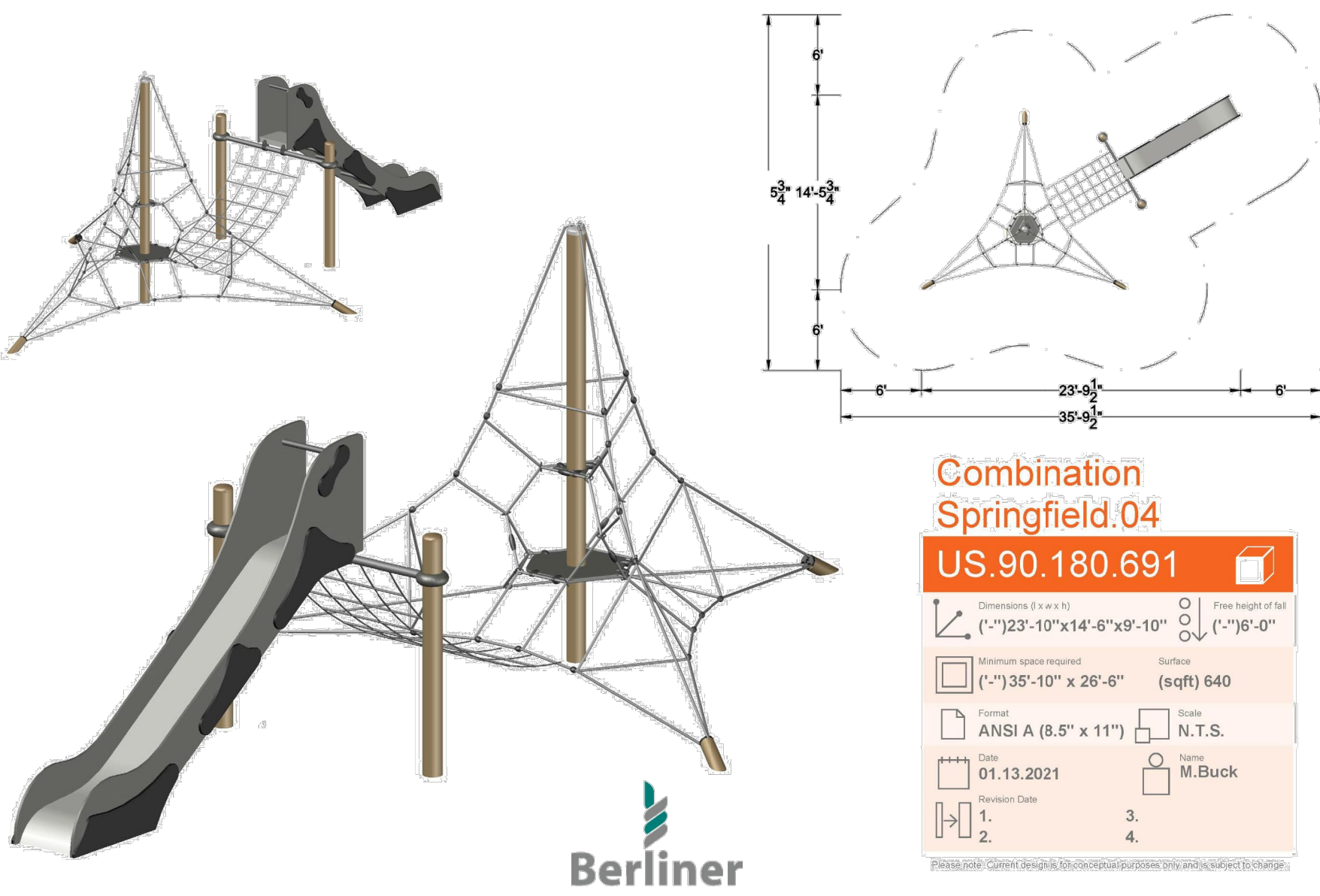


TUBE STEEL FENCE

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

FEN-STL

Berliner: Springfield.04



Combination Springfield.04			
US.90.180.691			
Dimensions (L x W x H)	(7'-7")23'-10"x14'-6"x9'-10"	Free height of fall	(1'-7")8'-0"
Minimum space required	(7'-7")35'-10" x 26'-6"	Surface	(sqft) 640
Frame	ANSI A (8.5" x 11")	Slide	N.T.S.
Date	01.13.2021	Drawn	M.Buck
Revision	1.	3.	
	2.	4.	

SPRINGFIELD TOT LOT