



Recommended for approval by the Planning Commission
On August 3, 2021 *David Mohlenbrok*

Project Team:

Owner/ Developer

USA Properties Fund, Inc.
32200 Douglas Blvd, Ste 200
Roseville, CA 95661
Contact: Larry McElwain

Architecture

KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

Civil

Ubora Engineering & Planning
2901 Douglas Blvd
Roseville, CA 95661
Contact: Joe Olsen

Landscape

Yamasaki Landscape Architecture
1223 High Street
Auburn, CA
Contact: Brian Pantiga

Service Providers:

Water:
Sewer:
Gas & Electric:
Telephone:
Cable TV:
Solid Waste:

Placer County Water Agency
South Placer Municipal Utility District
Pacific Gas & Electric
Various
Various
Recology

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



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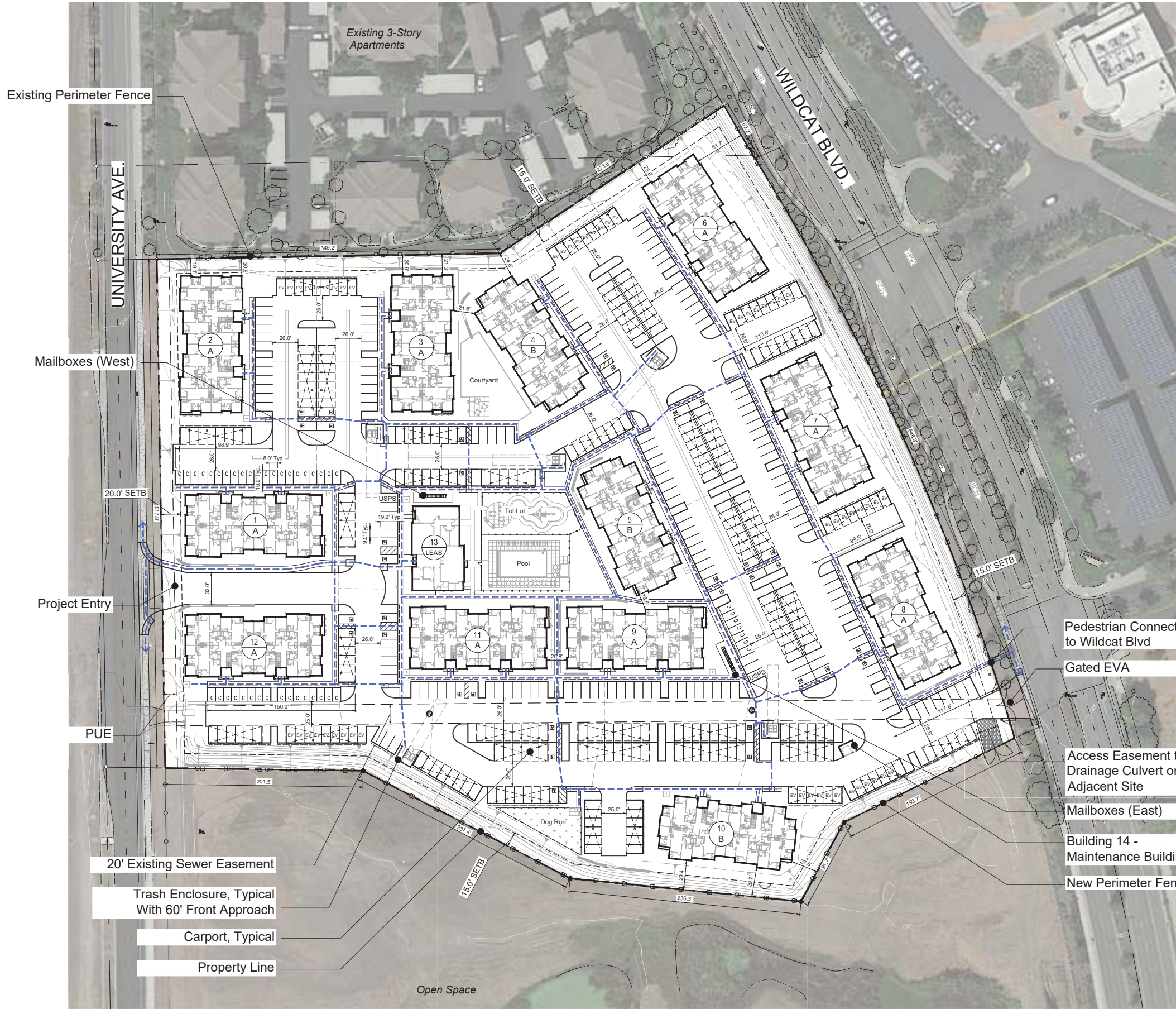
USA PROPERTIES FUND, INC.
3200 Douglas Blvd., Ste. 200
Roseville, CA 95661

TERRACINA AT WHITNEY RANCH
ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JUNE 28TH, 2021

COVER SHEET

A0.1



Site Summary		Unit Count	288 Units
Assessor Parcel Number	017-172-014-000	Gross Density	24.6 units/acre
Site Area	11.0 Acres (Net) 11.7 Acres (Gross)	General Plan Zoning	HDR (High Density Residential) PD-20

Residential Development Standards			
Required per Northwest Rocklin GDP Table 9 - Residential Development Standards		Proposed	
Max DU per Gross Acre	20 units/acre	Gross Density	24.6 units/ acre
Min Lot Area	2 acres	Lot Area	11.7 acres
Min Lot Width	70'	Lot Width	±518'
Min Setbacks:			
Front Yard	20'		
Side, Interior	15'		
Rear	15'		
Max Lot Coverage	60%	Lot Coverage	±97,447 SF (19.1%)
Max Building Height	35'	Building Height	±34'-10" (3 Stories)

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	1.5 space/ unit	216 spaces
3 Bedrooms	1.5 space/ unit	108 spaces
		396 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		043 spaces
Standard Open Parking		219 spaces
Total		550* spaces
		1.91 spaces/unit

1

A

Building No.

Building Type

Building Label

Accessible Path of Travel

EV

USPS

Pre-wired For Electric Vehicle Charging

Dedicated Parking For USPS

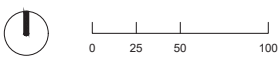


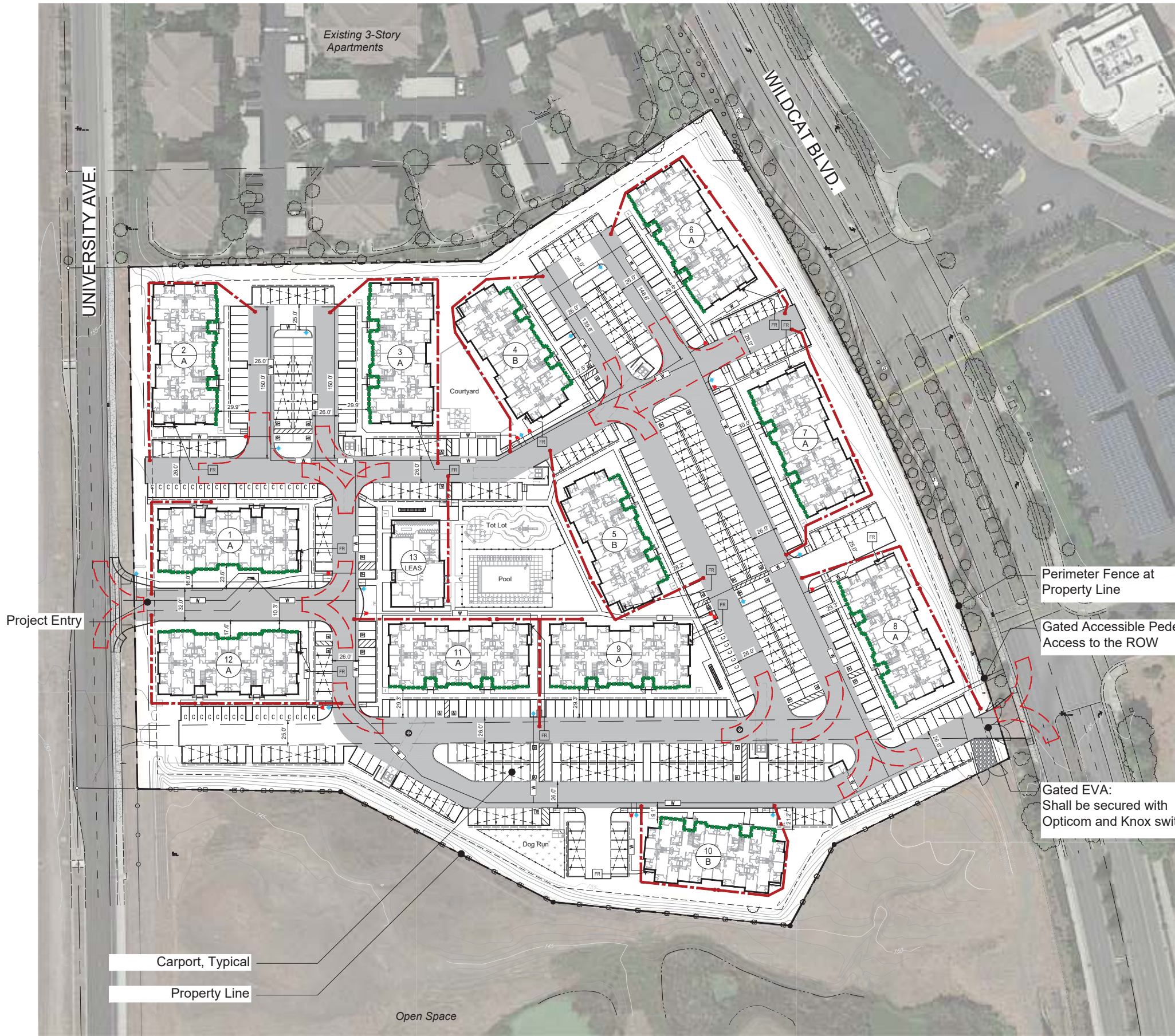
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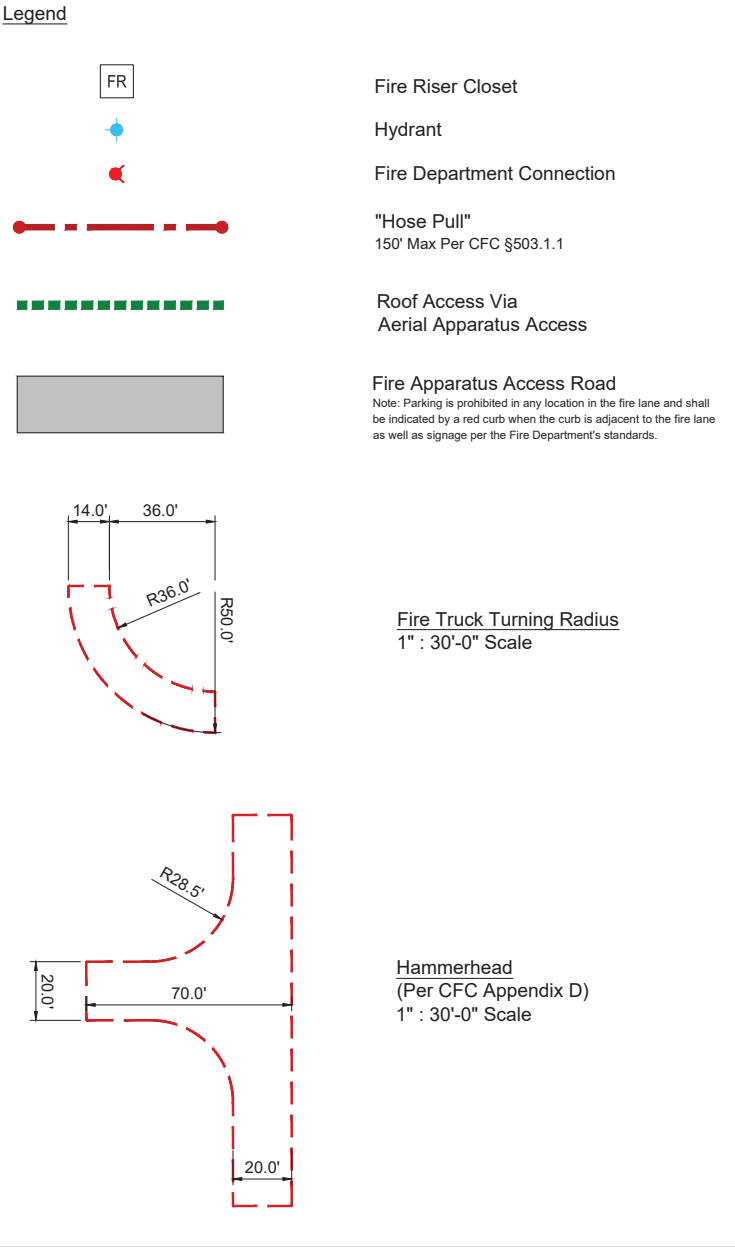
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JUNE 28TH, 2021





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
Building Height:	1 Story; ±19'-8"
Fire Sprinkler:	None Required per CFC 903.2.1.3

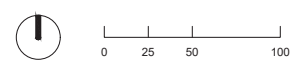


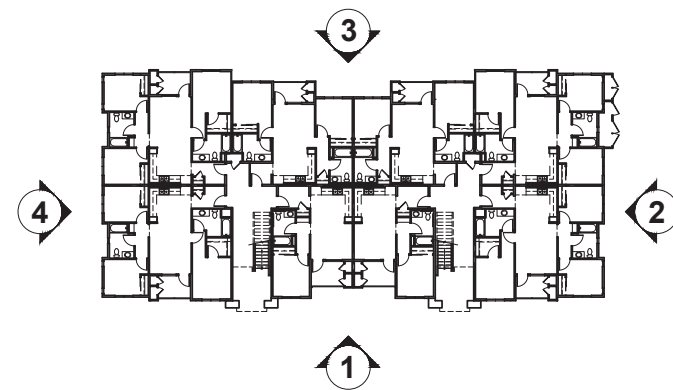
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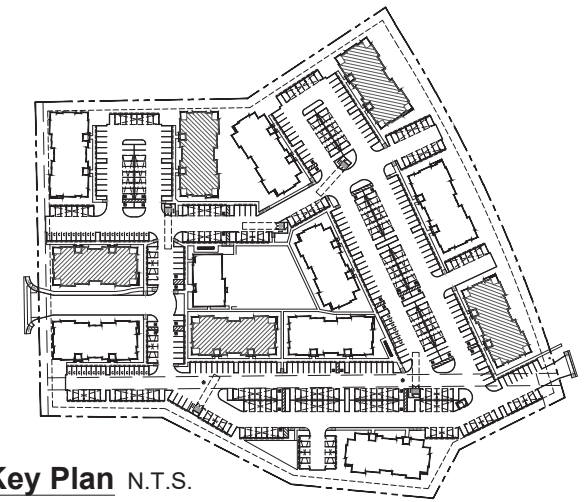




Building Key Plan N.T.S.

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.

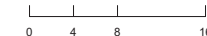


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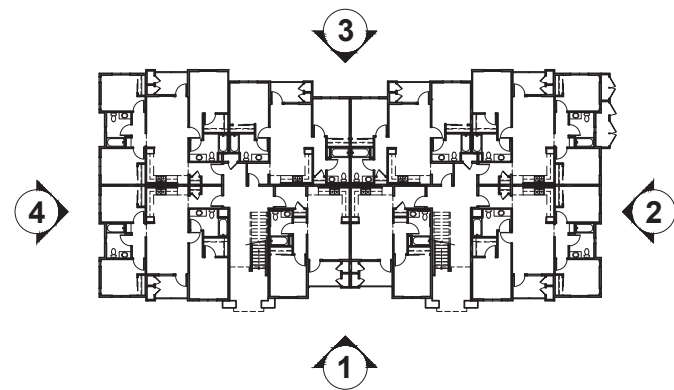
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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JUNE 28TH, 2021



BUILDING ELEVATIONS
BUILDING A - COLOR STYLE 1

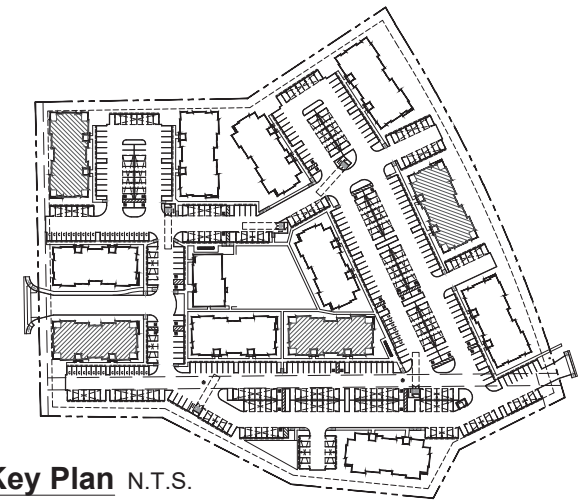
A2.1



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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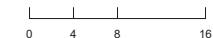


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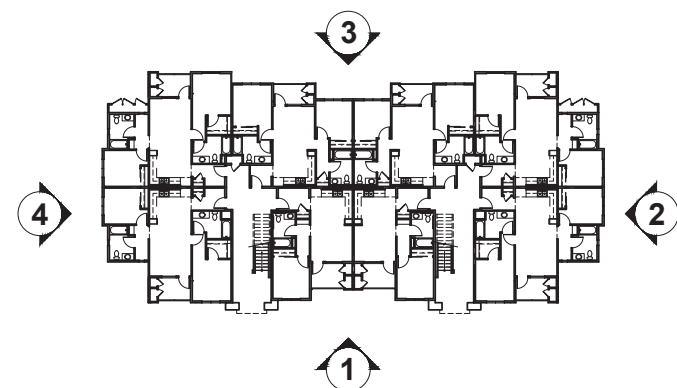
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ENTITLEMENT DESIGN
JUNE 28TH, 2021



BUILDING ELEVATIONS
BUILDING A - COLOR STYLE 2

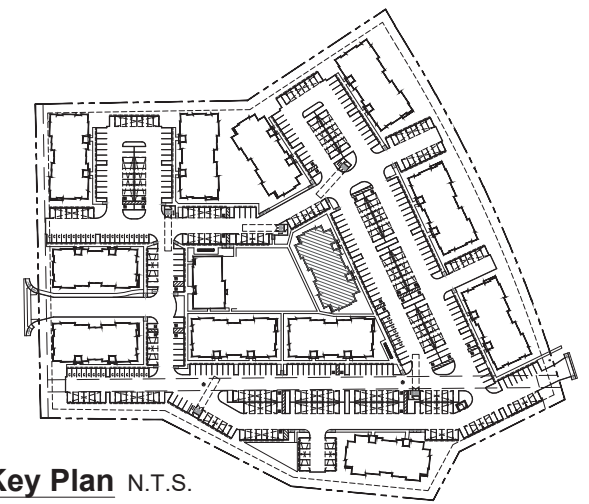
A2.2



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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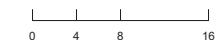


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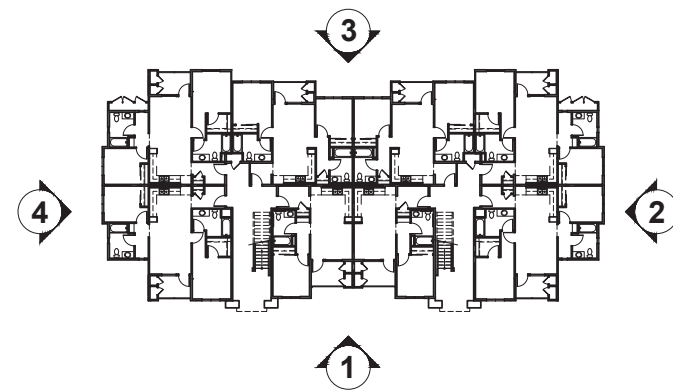
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ENTITLEMENT DESIGN
JUNE 28TH, 2021



BUILDING ELEVATIONS
BUILDING B - COLOR STYLE 1

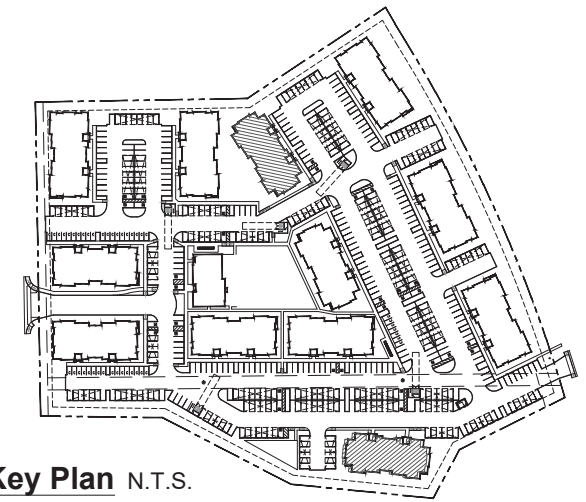
A2.3



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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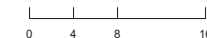


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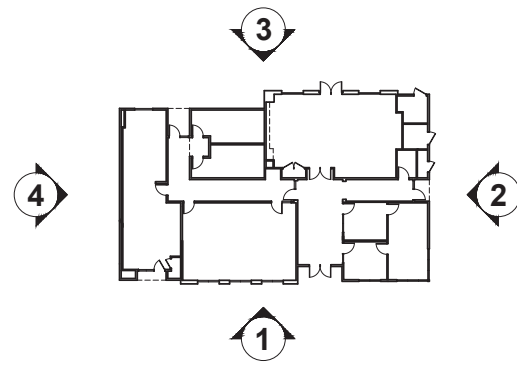
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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JUNE 28TH, 2021



BUILDING ELEVATIONS
BUILDING B - COLOR STYLE 2

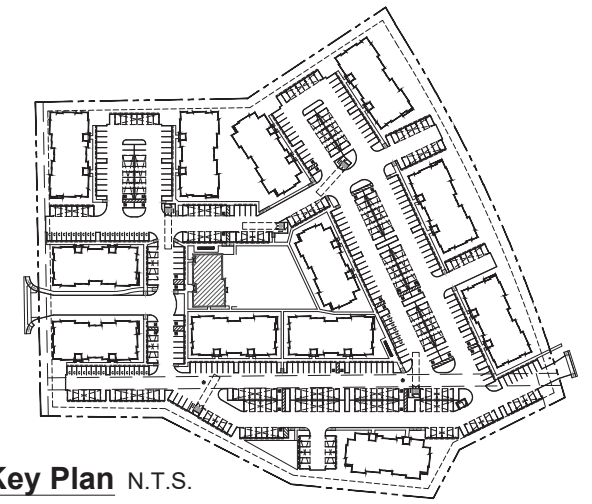
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Building Key Plan N.T.S.

Material Legend

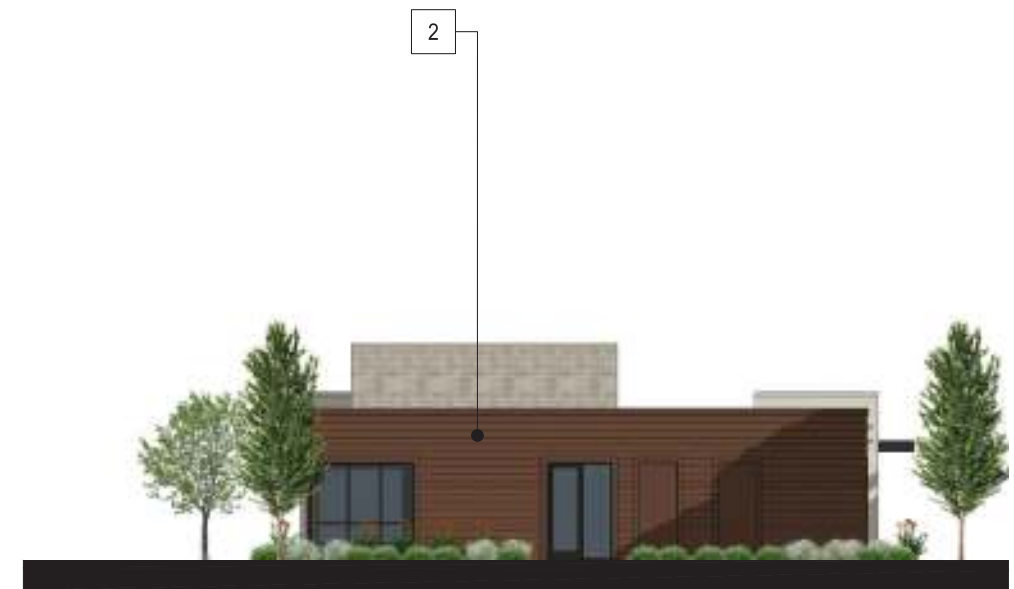
1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Vertical Metal Picket Railing
6. Decorative Light Fixture
7. Storefront
8. Solid Canopy



Site Key Plan N.T.S.



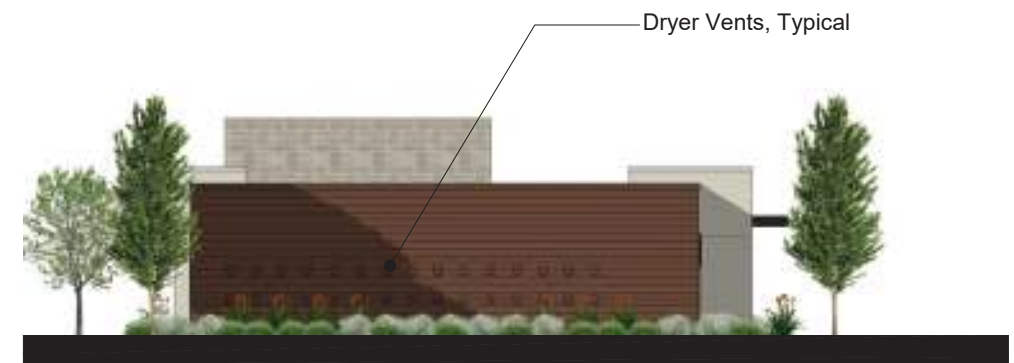
1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

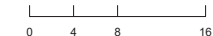


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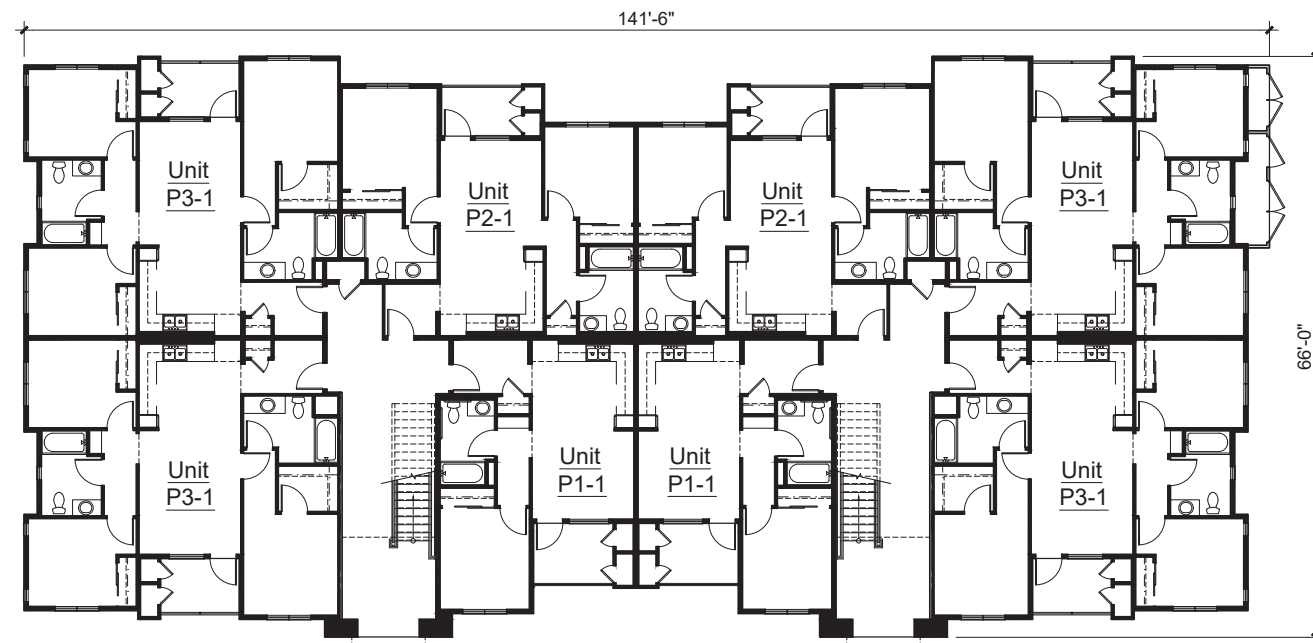
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JUNE 28TH, 2021

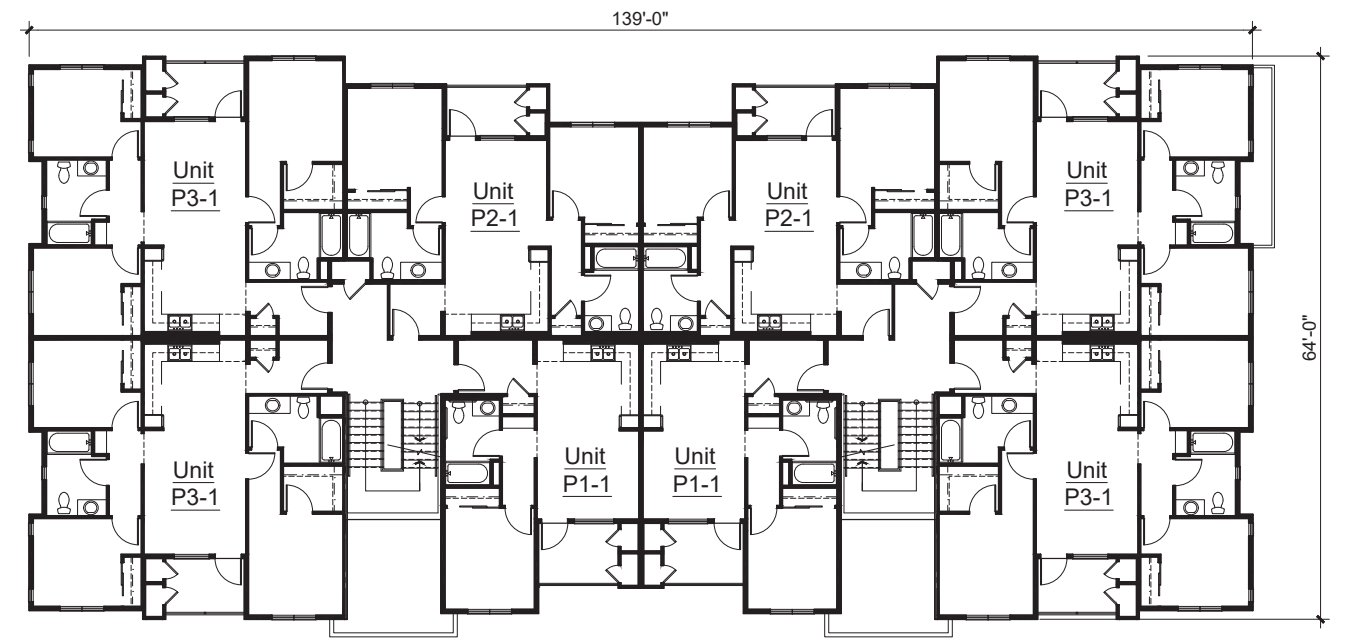


BUILDING ELEVATIONS
LEASING & AMENITY BUILDING

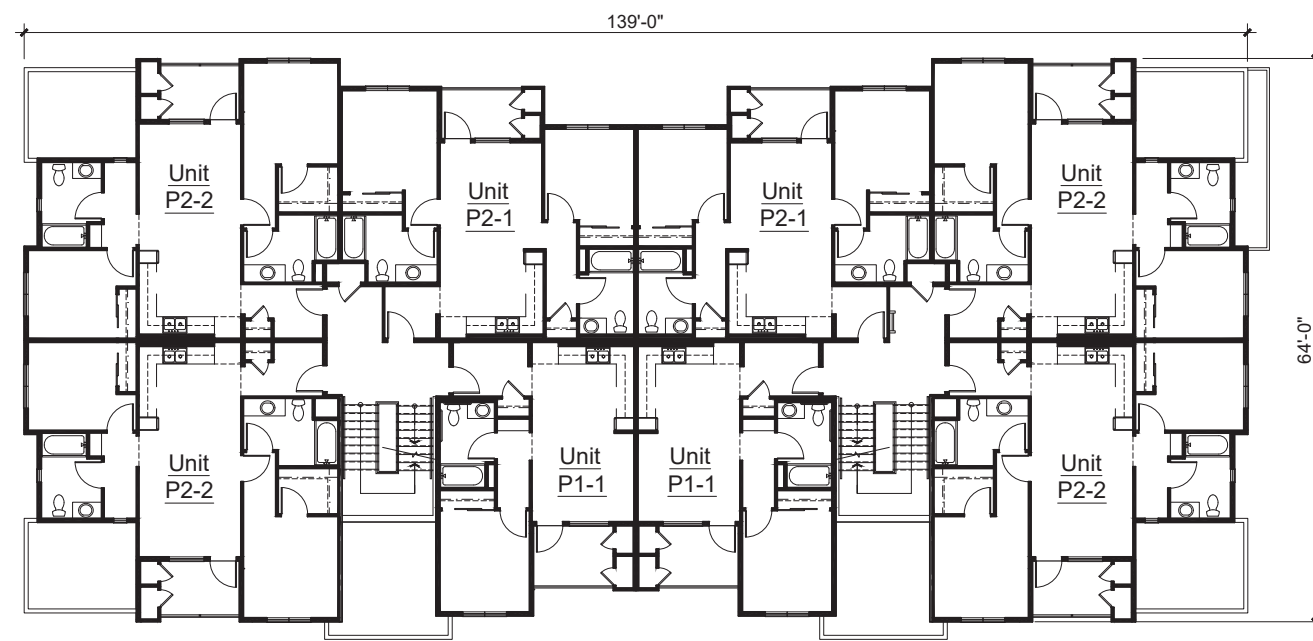
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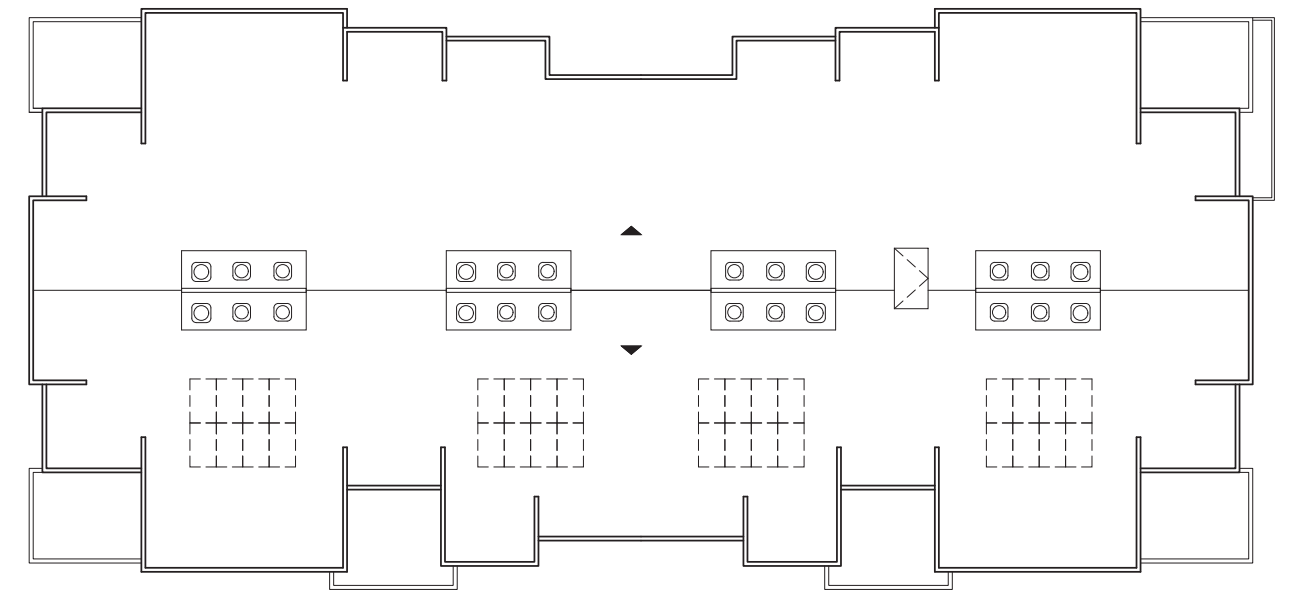
1st Floor



2nd Floor



3rd Floor



Roof Plan

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

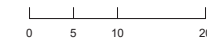


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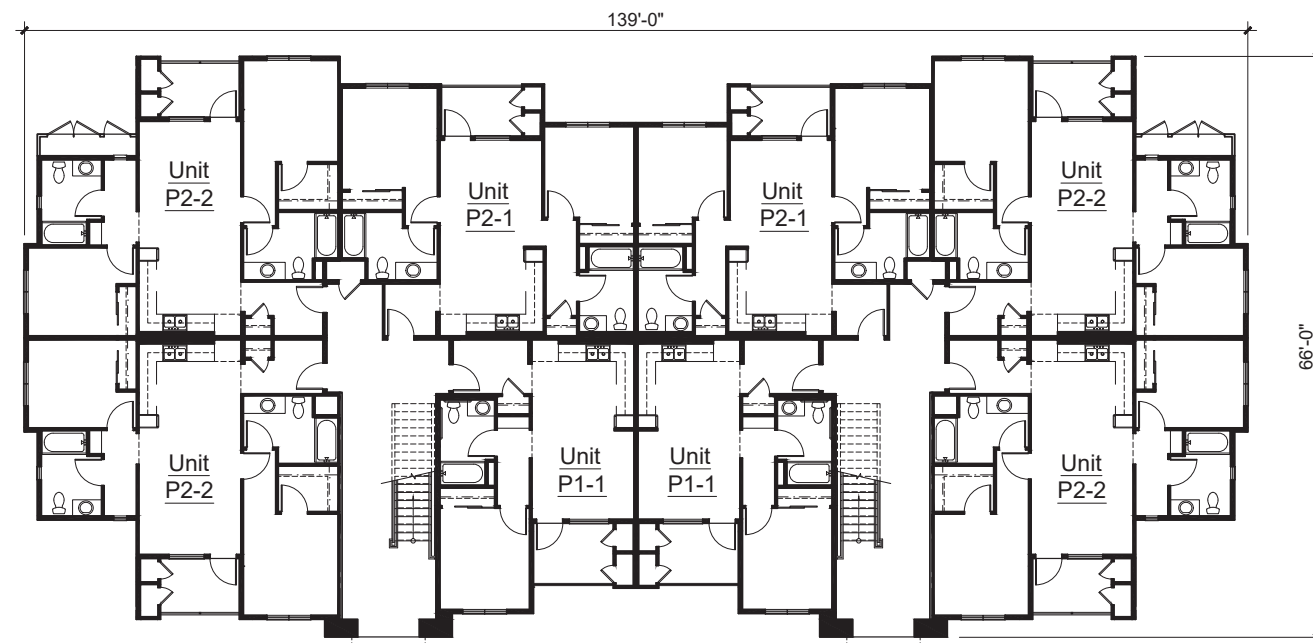
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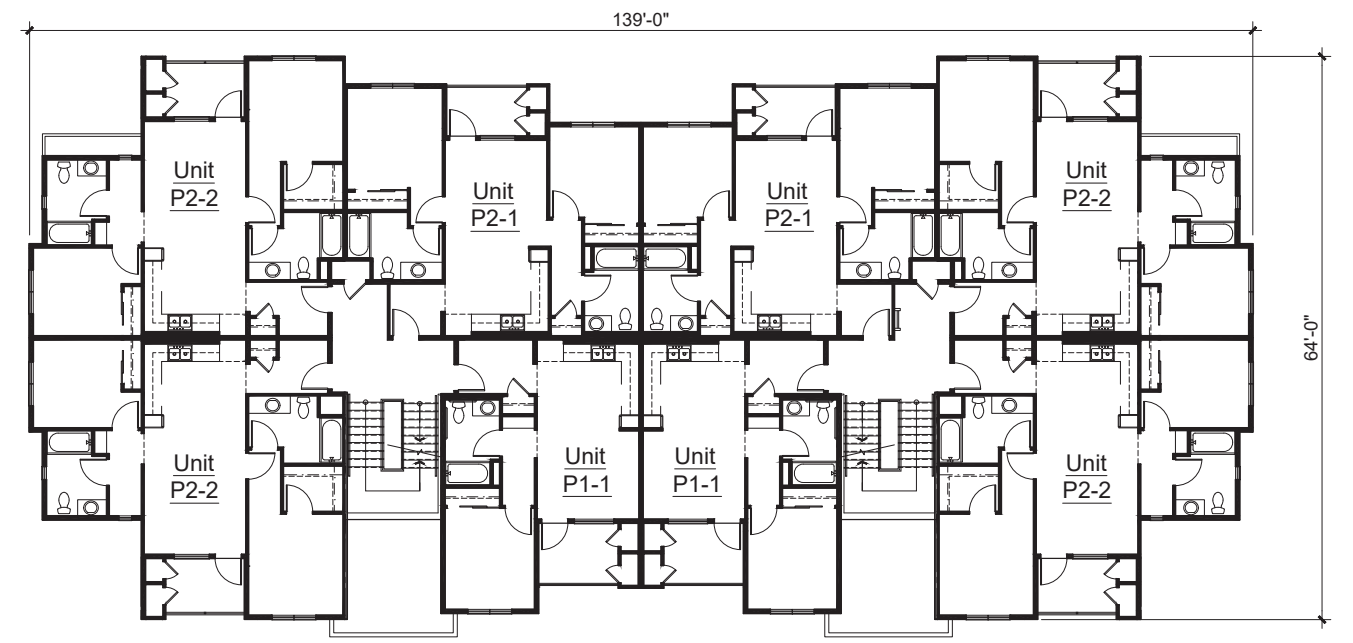


BUILDING PLANS
BUILDING A

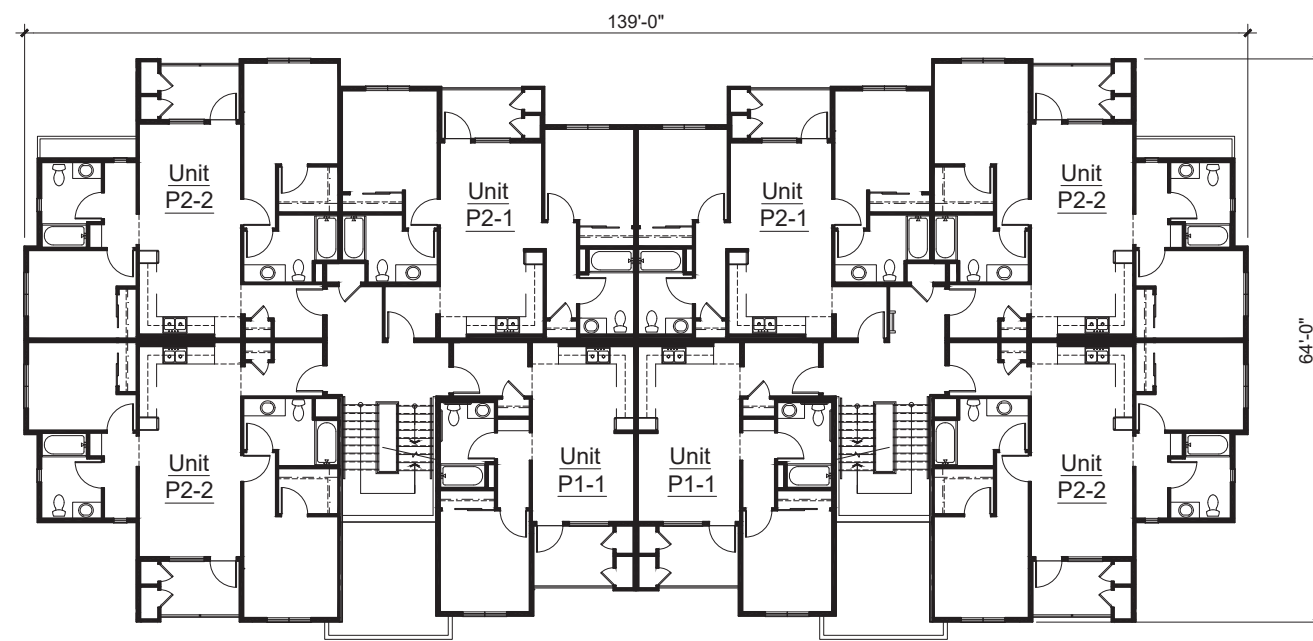
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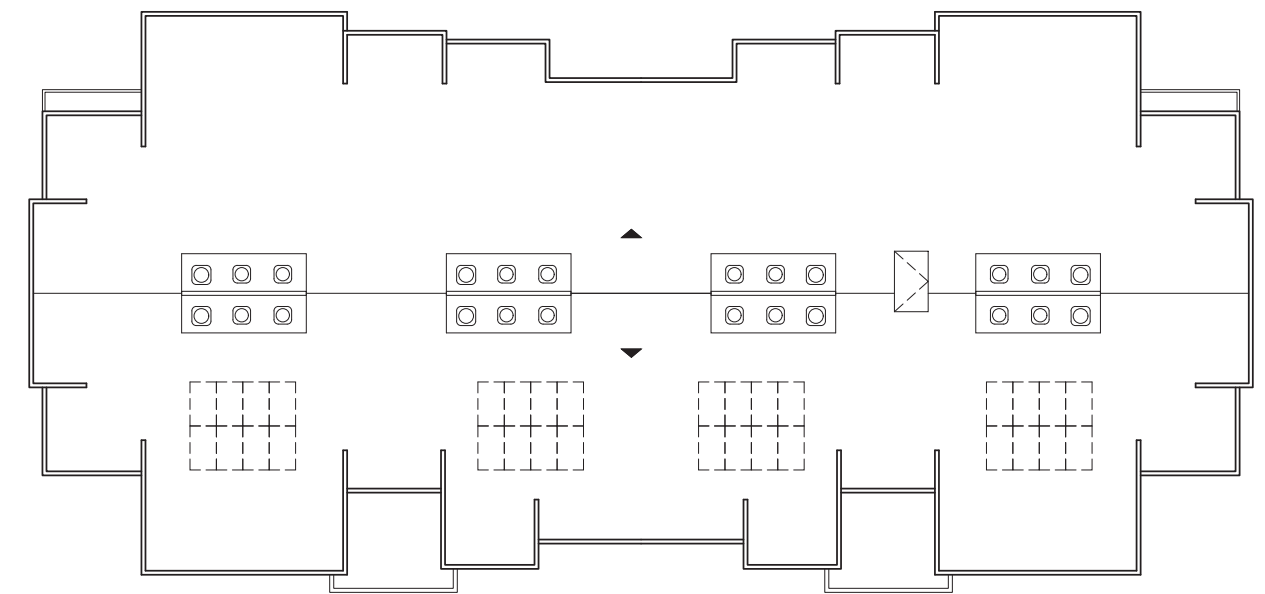
1st Floor



2nd Floor



3rd Floor



Roof Plan

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

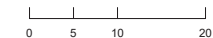


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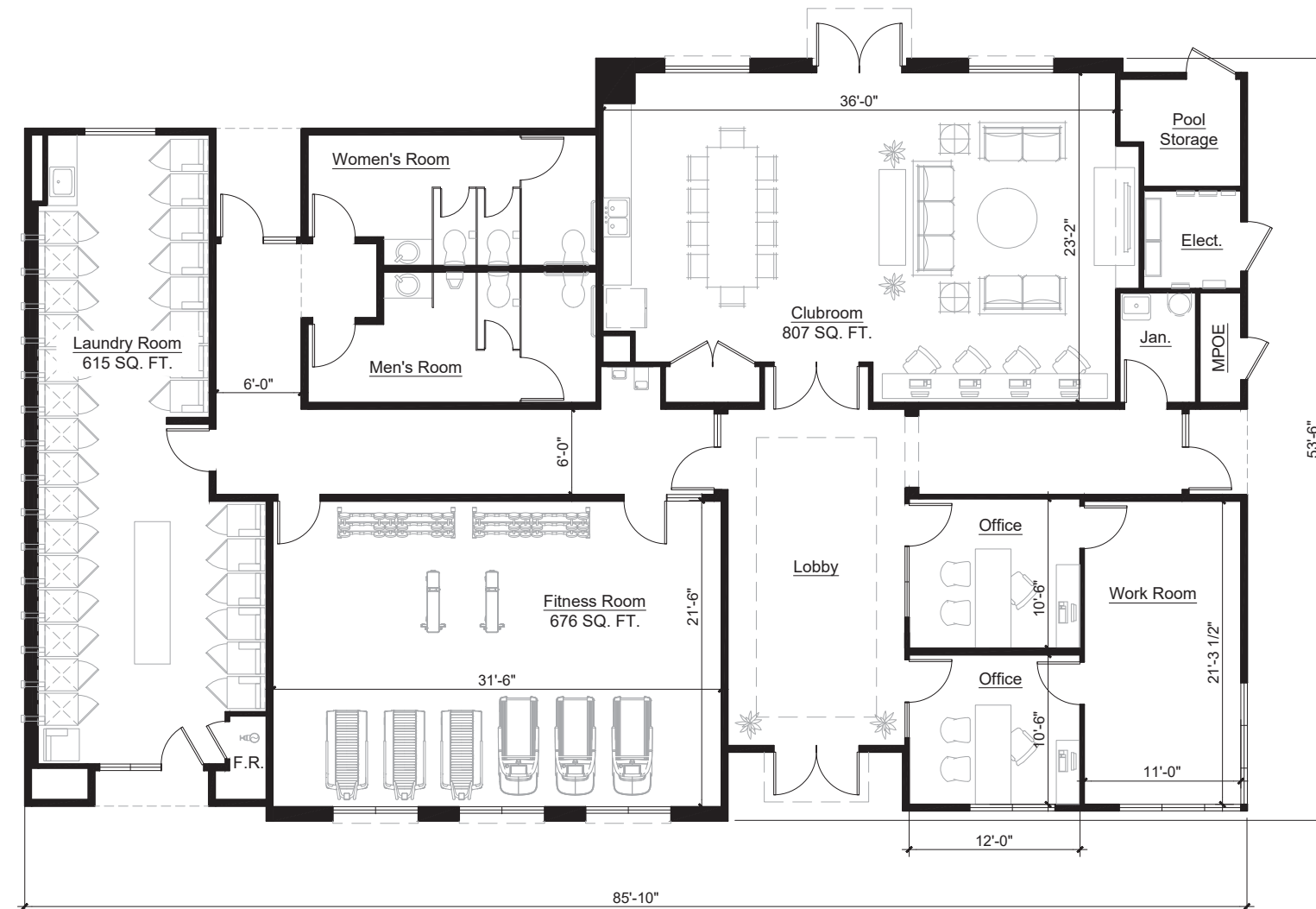
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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JUNE 28TH, 2021



BUILDING PLANS
BUILDING B

A3.2



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

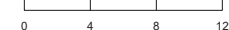


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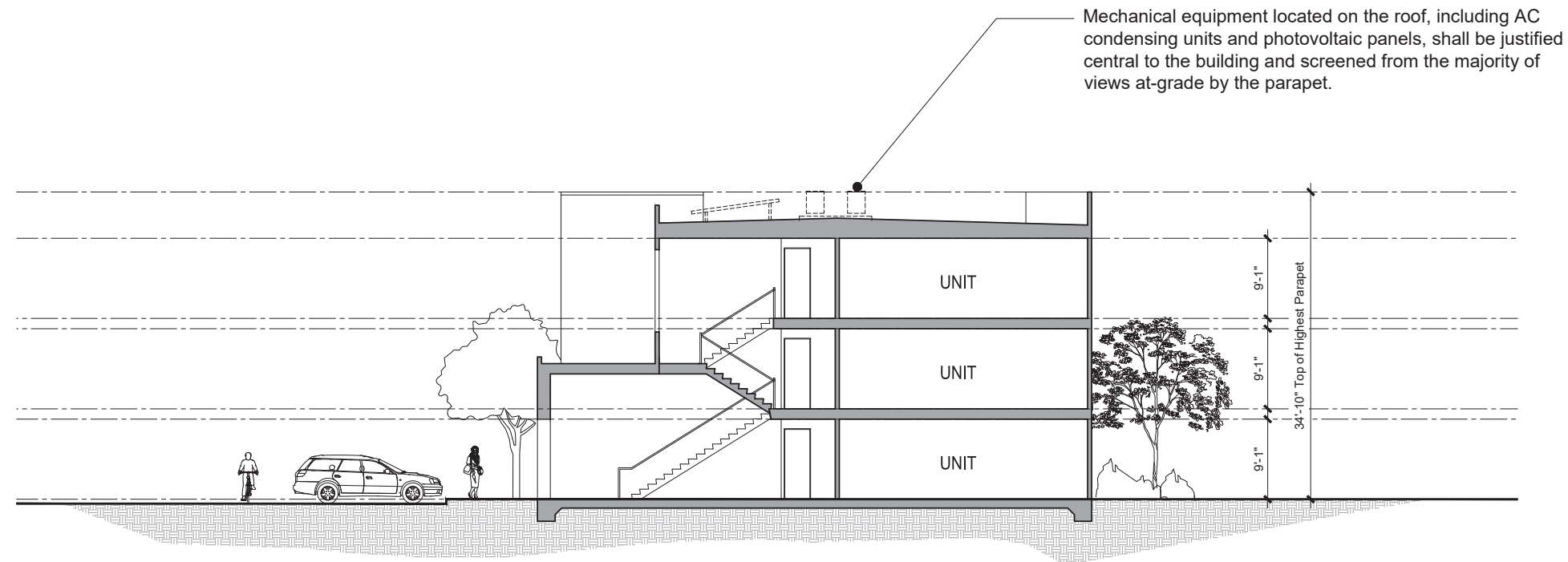
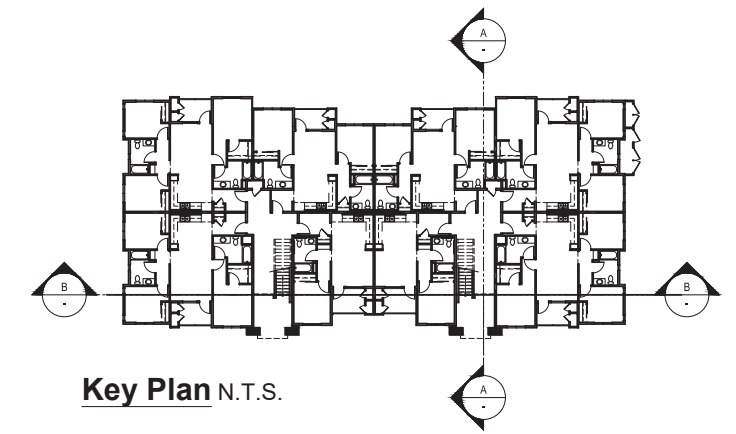
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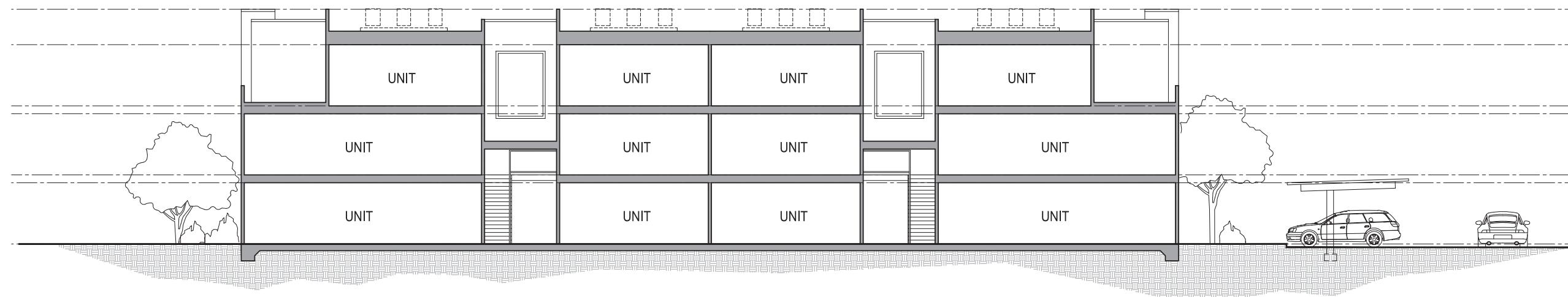


BUILDING PLANS
 LEASING & AMENITY BUILDING

A3.3



Section A



Section B

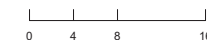


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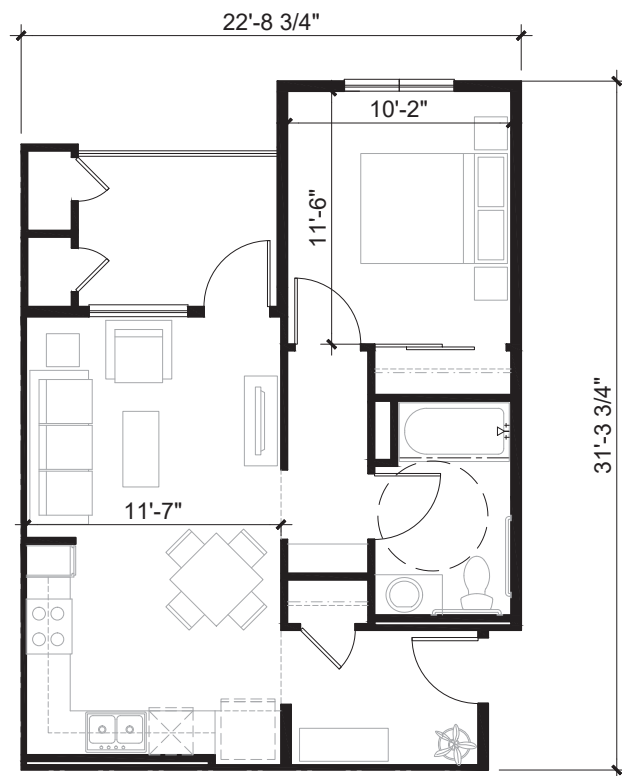
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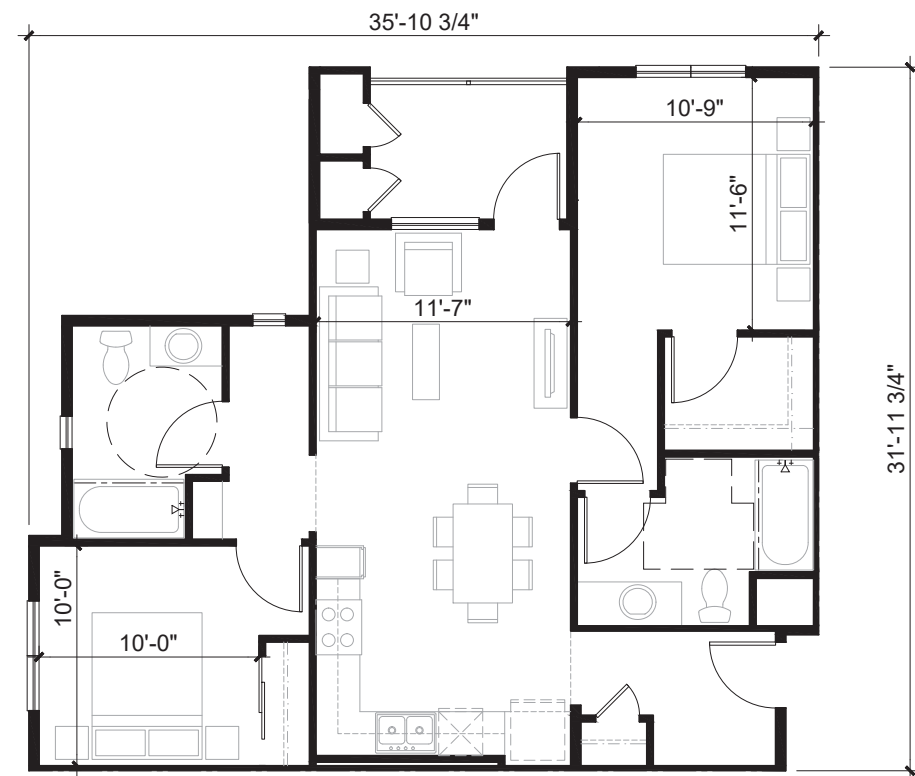


BUILDING SECTIONS
BUILDING A

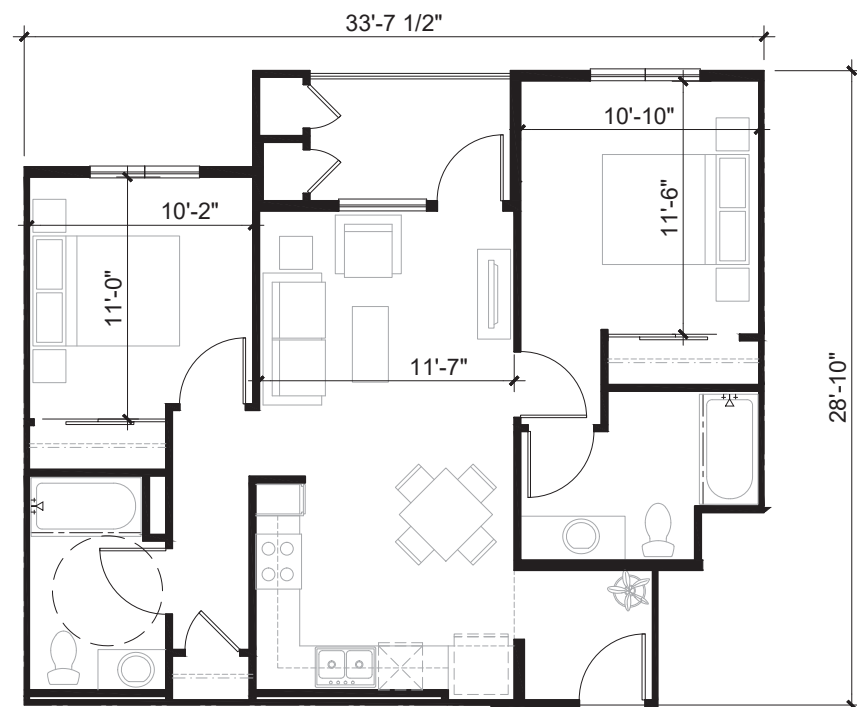
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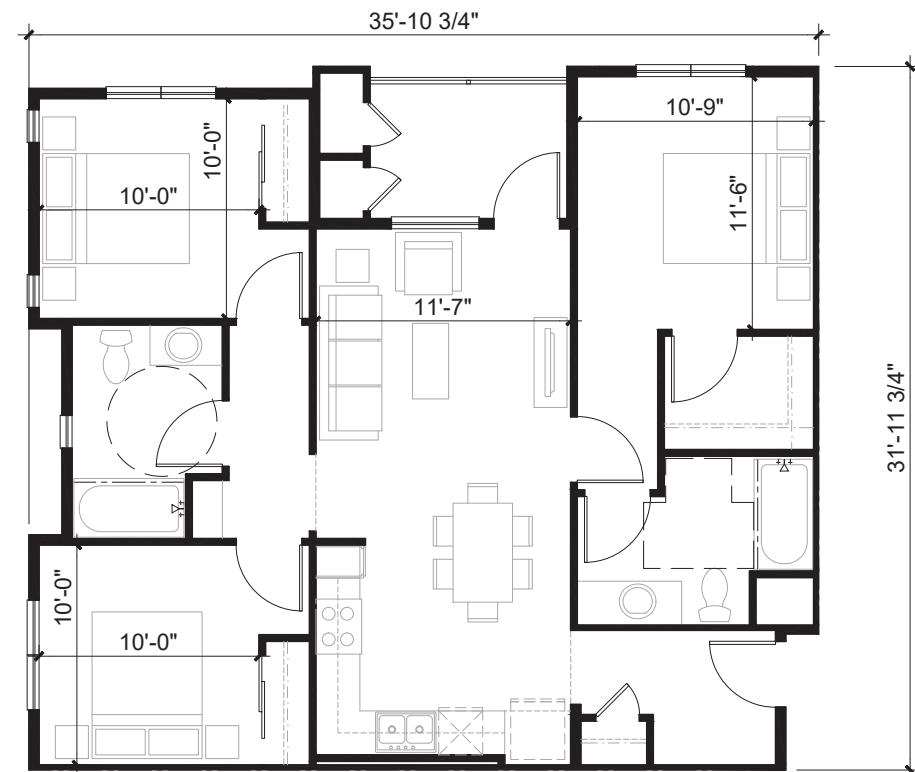
Unit Type 1-1
 1 Bedroom/ 1 Bathroom
 Net Area: 539 SQ. FT.
 Gross Area: 583 SQ. FT.



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.

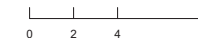


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 ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
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ENLARGED BUILDING PLANS
 UNIT PLANS

A5.0



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RENDERINGS
AERIAL VIEW OF PROJECT

A6.1



Note: Project signage is demonstrated conceptually, and will seek signage approval in a deferred submittal. Monument signage at the entry to the project will indicate the project's addresses and meet fire department addressing standards.



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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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ROCKLIN, CA # 2020-0943

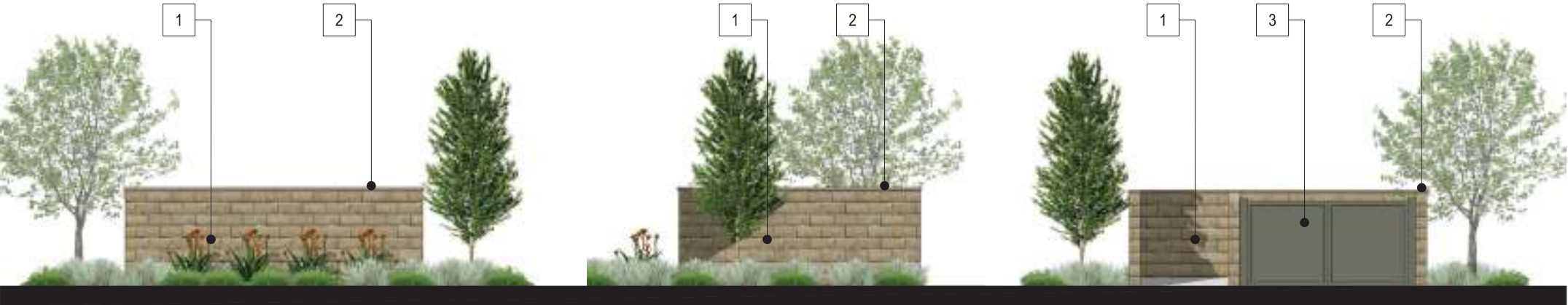
ENTITLEMENT DESIGN
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RENDERINGS
APARTMENT BUILDING

A6.4

Material Legend

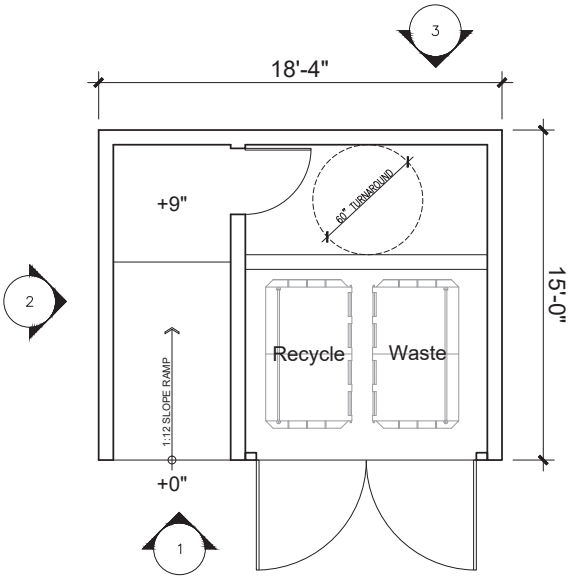
- 1. Tan Split Face CMU
- 2. Split Paver Cap
- 3. Painted Metal Door with Metal Posts
- 4. Stucco
- 5. Metal Door
- 6. Roll-up Door



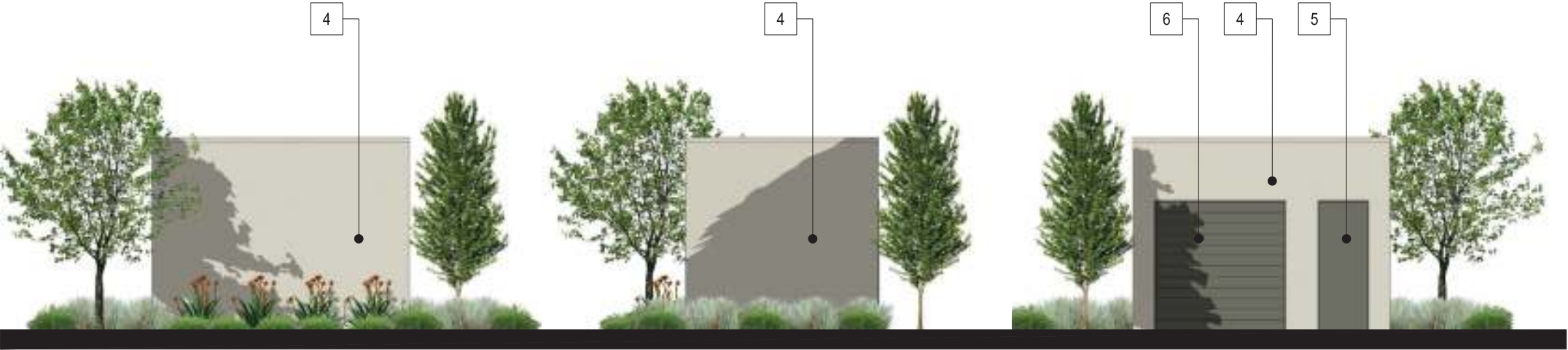
3. Rear Elevation

2. Side Elevation

1. Front Elevation



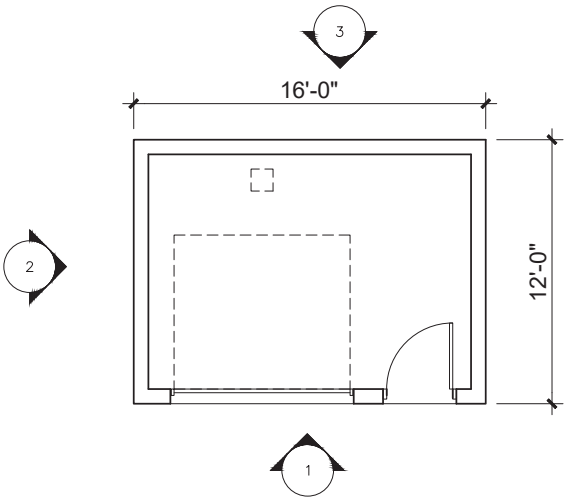
Trash Enclosure - Floor Plan



3. Rear Elevation

2. Side Elevation

1. Front Elevation



Maintenance Building - Floor Plan



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ROCKLIN, CA # 2020-0943

ENTITLEMENT DESIGN
JUNE 28TH, 2021

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TRASH ENCLOSURE &
MAINTENANCE BUILDING EXHIBIT
FLOOR PLANS & ELEVATIONS

A7.0

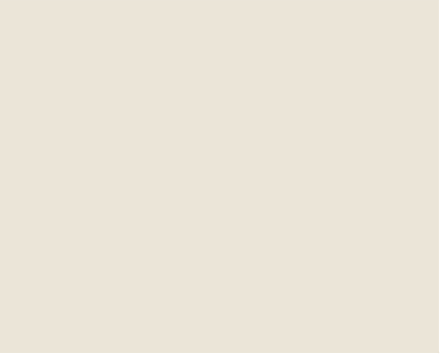


LEASING & AMENITY BUILDING



COLOR STYLE 1
BUILDING A SHOWN

COLOR STYLE 2
BUILDING A SHOWN



1. FIELD, STUCCO 1
Sherwin-Williams
SW 7013 - IVORY LACE



2. FIELD , STUCCO 2
Sherwin-Williams
SW 7045 - INTELLECTUAL GRAY



3. FIELD, SIDING 1
Sherwin-Williams
SW 6055 - FIERY BROWN



4. FIELD, SIDING 2
Sherwin-Williams
SW 6179 - ARTICHOKE



5. STONE VENEER
Cultured Stone
CAST-FIT - FRENCH GRAY



6. TRIM 1
Sherwin-Williams
SW 7048 - URBANE BRONZE



7. VINYL WINDOW
WHITE



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JUNE 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

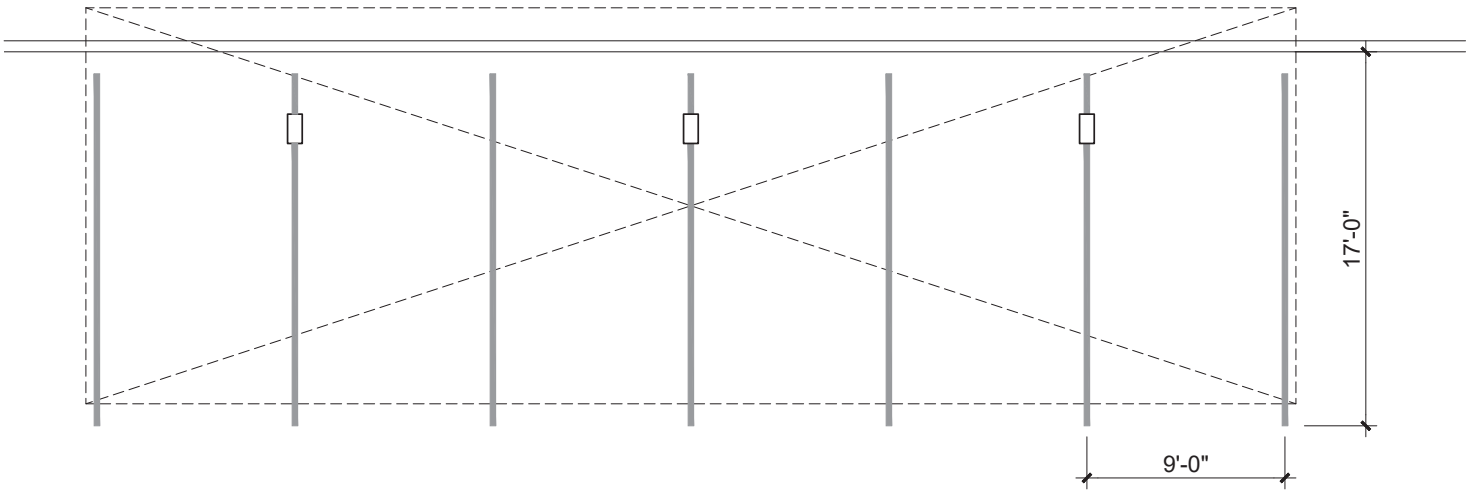


Wall-Mounted Site Lighting
Located at Apartment Building Exterior Walls

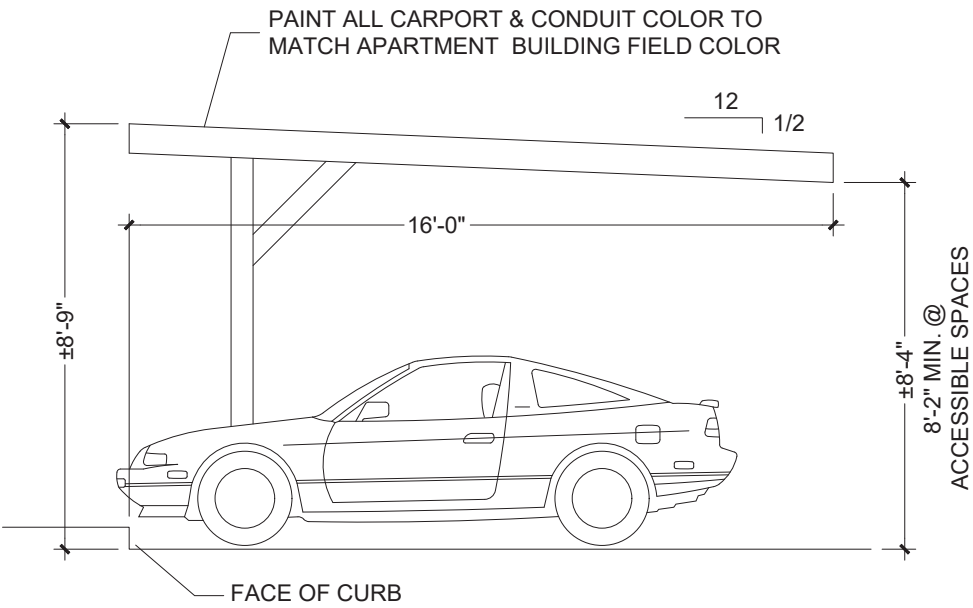
Note: The distribution of light fixtures across the site shall be determined by an electrical engineer's photometric site plan.



Example of a typical braced single post carport

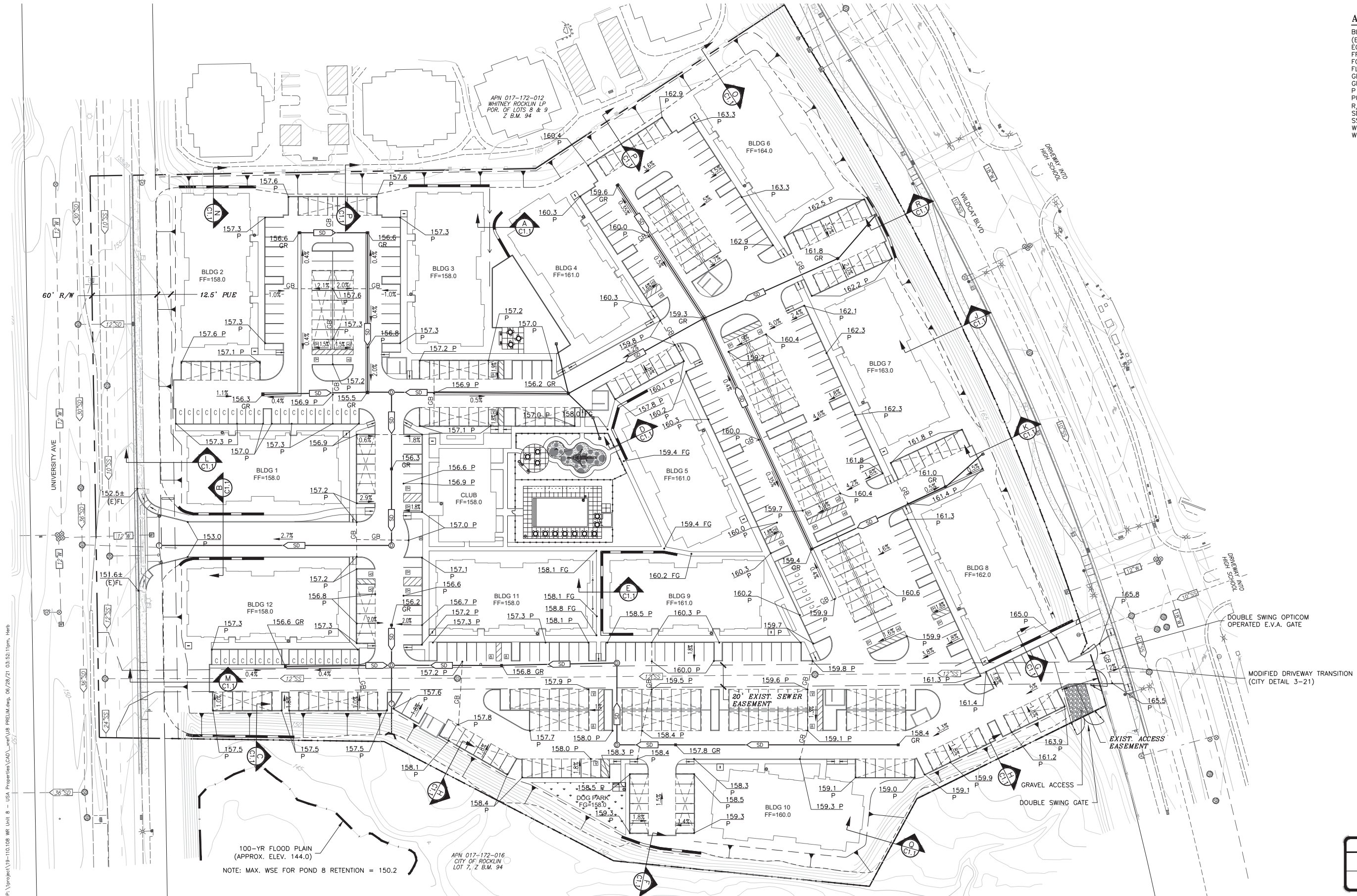


Floor Plan

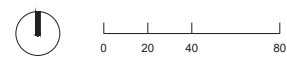


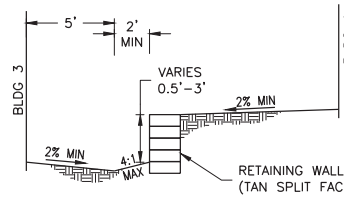
Elevation

- ABBREVIATIONS
- BLDG BUILDING
 - (E) EXISTING
 - EG EXISTING GROUND
 - FF FINISH FLOOR ELEVATION
 - FG FINISH GRADE ELEVATION
 - FL FLOWLINE ELEVATION
 - GB GRADE BREAK
 - GR GRATE 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

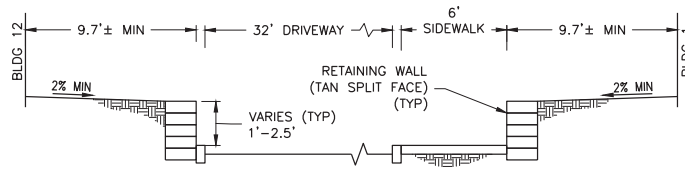


EARTHWORK QUANTITIES		
CUT	FILL	NET
10k cy	10k cy	Balance

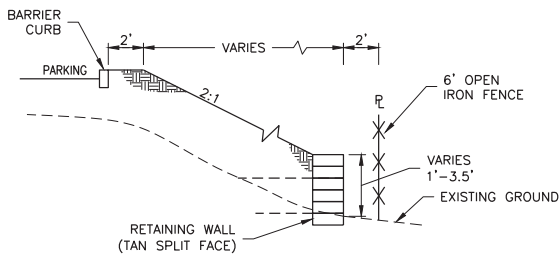




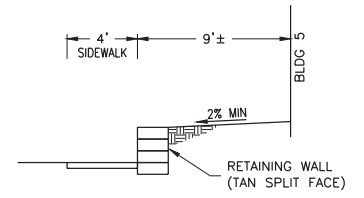
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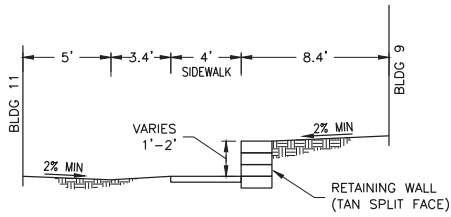
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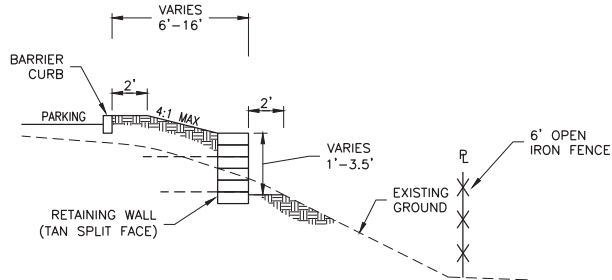
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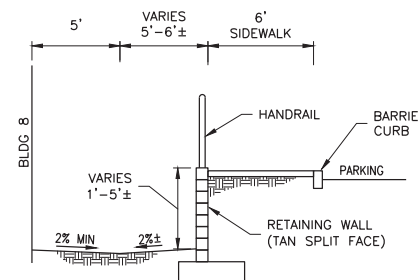
SECTION D
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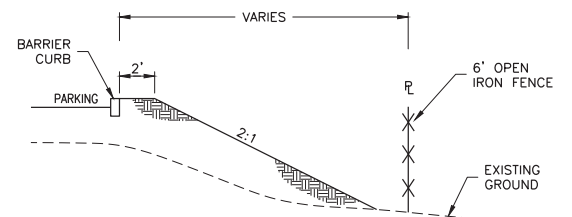
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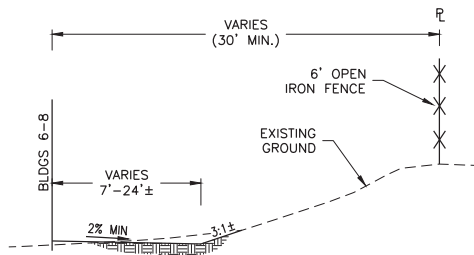
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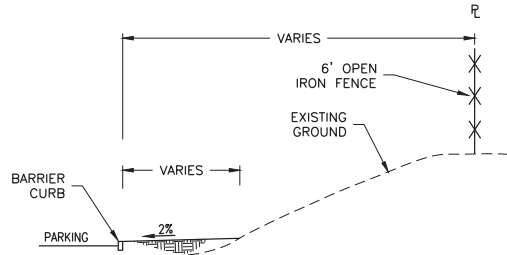
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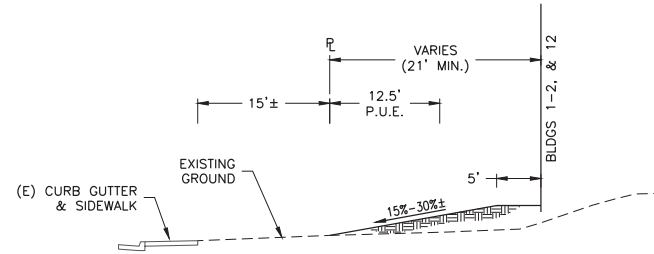
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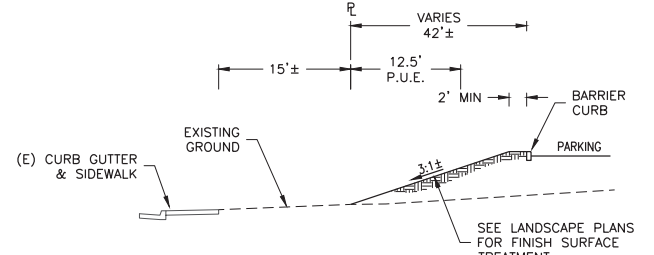
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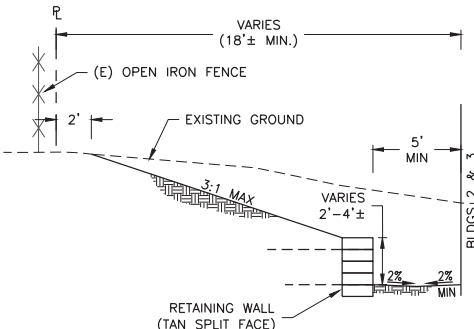
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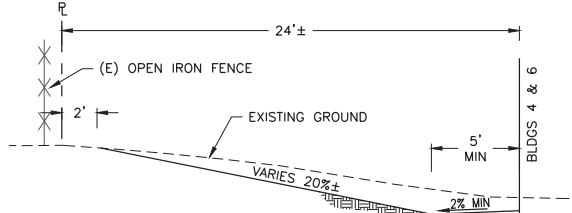
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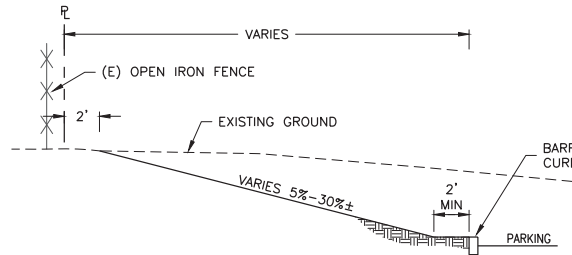
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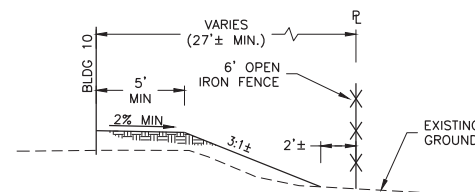
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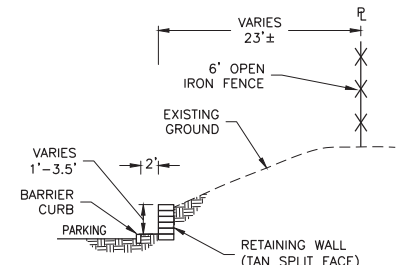
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SECTION P
N.T.S.



SECTION Q
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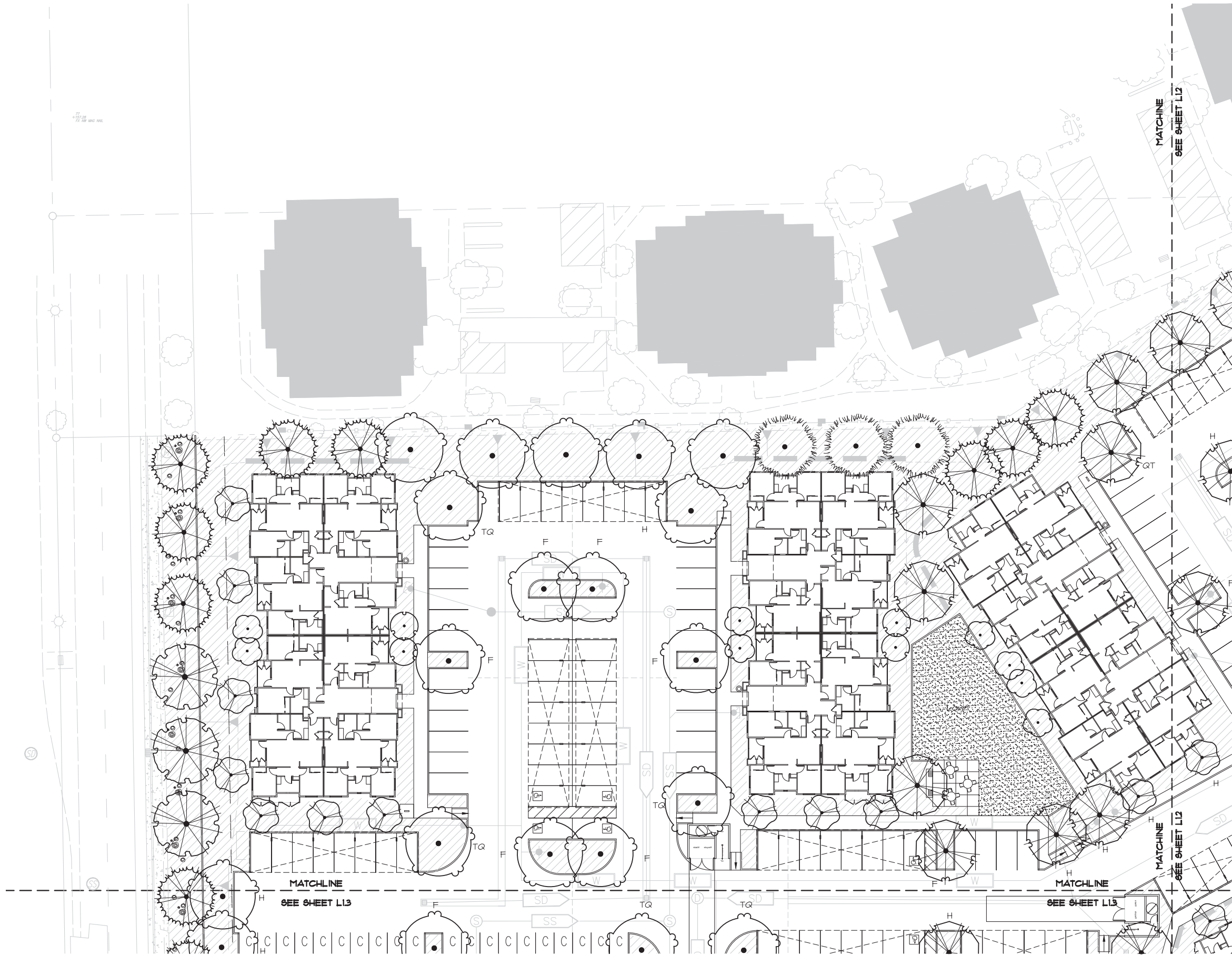
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N.T.S.

P:\project\19-110.08 MR Unit 8 - USA Properties\CAD\ref\US PRELIM.dwg, 06/28/21 03:52:54pm, Herb



PLANT SCHEDULE

TREES	COMMON NAME
	Autumn Blaze Maple
	Decodar Cedar
	Eastern Redbud
	Kousa Dogwood
	Grape Myrtle
	Dwarf Southern Magnolia
	African Pine
	Chanticleer Gallery Pear
	Drake Elm
	Savileaf Zelkova
SHRUBS	
	Sunset Manzanita
	Cost 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
	Velvich Gardenia
	Grevillea
	Spartan Juniper
	Silvery Sunroof Blue Lilyturf
	Rozzieberry Pringle Flower
	Common Myrtle
	Heavenly Bamboo
	Dwarf Heavenly Bamboo
	New Zealand Flax
	Variegated New Zealand Flax
	Bright N Tight Carolina Laurel
	Dwarf Yucca 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 Xylasma
GRASSES	
	Muhly
	Hemlock Dwarf Fountain Grass
GROUND COVERS	
	Manzanita Point Reyes
	Lowfast Bearberry Cotoneaster
	Huntington Carpet Rosemary
	Periwinkle
SOIL	
	Tall Fescue Bluegrass Mix 90/10
SYNTHETIC TURF	
	Synthetic Turf - See Hardscape Plans
BACK	
	Boulder, Typ.



PLANT SCHEDULE

TREES	COMMON NAME
	Autumn Blaze Maple
	Deodar Cedar
	Eastern Redbud
	Kousa Dogwood
	Crape 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 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
	Spiraea
	Germander
	Star Jasmine Trellis
	David Viburnum
	Morning Light Coast Rosemary
	Compact Xylosma
	GRASSES
	Muhly
	Hamel 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
	Rock
	Boulder, Typ.



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TERRACINA AT WHITNEY RANCH
ROCKLIN, CA

ENTITLEMENT DESIGN
JUNE 30TH, 2021



0 10 20 40

PRELIMINARY LANDSCAPE PLAN
PARTIAL SITE PLAN

L1.1



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 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 Spiraea 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
	Rock Boulder, Typ.

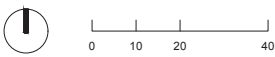


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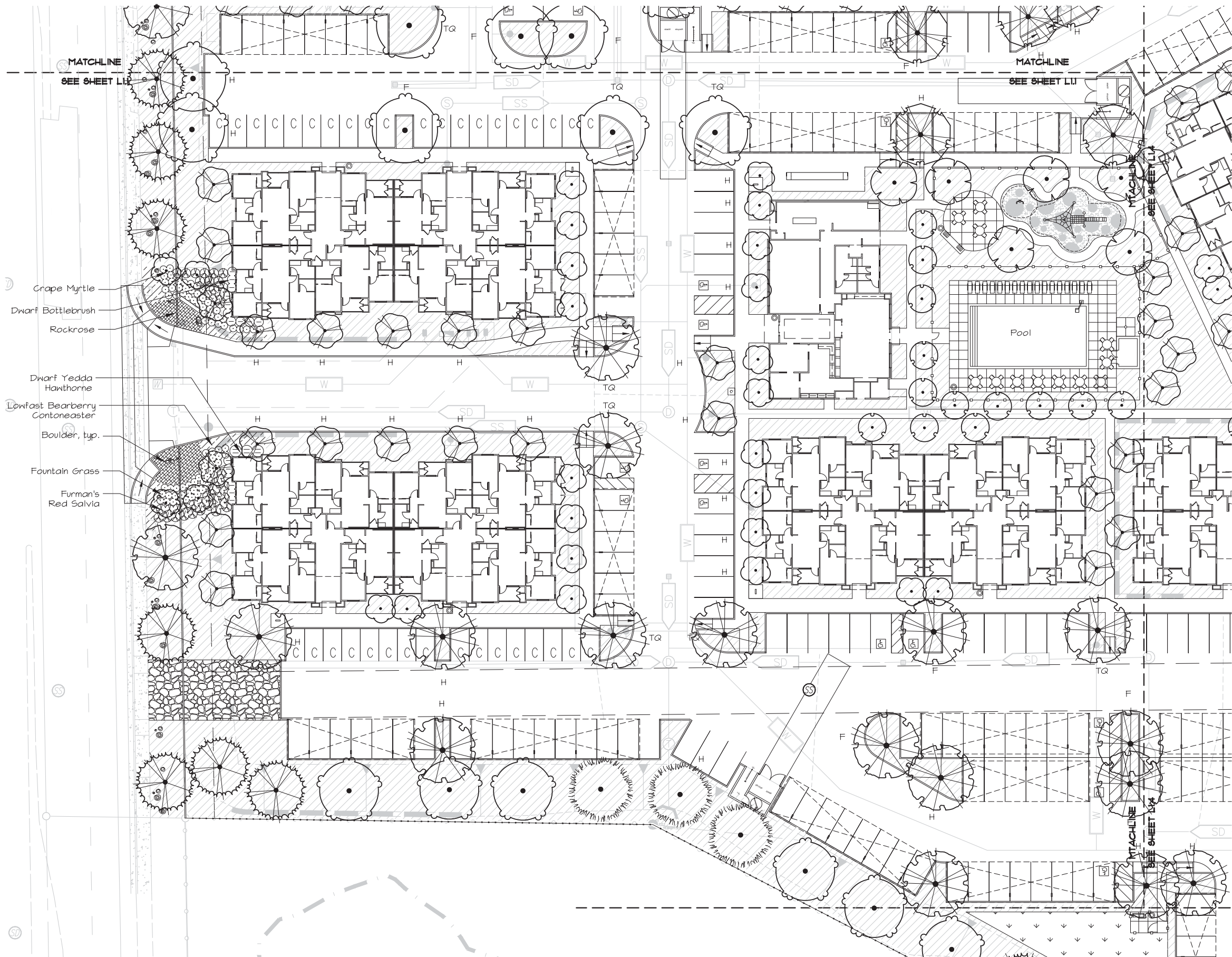
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ROCKLIN, CA

ENTITLEMENT DESIGN
JUNE 30TH, 2021



PRELIMINARY LANDSCAPE PLAN
PARTIAL SITE PLAN

L1.2



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 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
- Spiraea
- Germander
- Star Jasmine Trellis
- David Viburnum
- Morning Light Coast Rosemary
- Compact Xylosma

GRASSES

- Muhly
- Hamel 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



Rock

- Boulder, Typ.

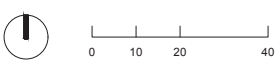


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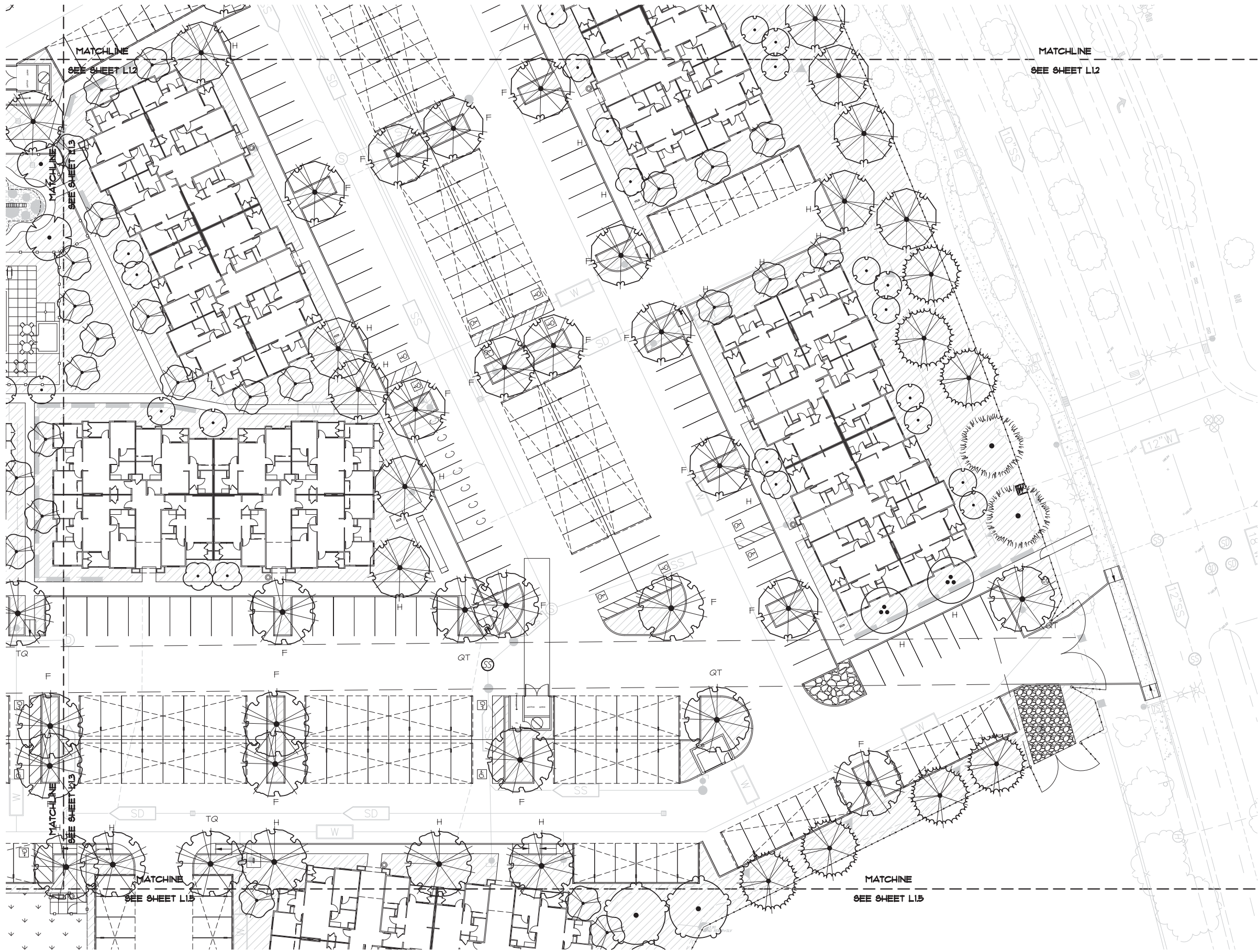
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PRELIMINARY LANDSCAPE PLAN
 PARTIAL SITE PLAN

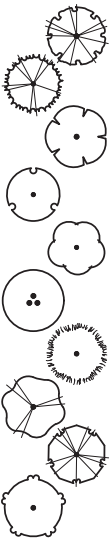
L1.3



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 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
- Spiraea
- Germander
- Star Jasmine Trellis
- David Viburnum
- Morning Light Coast Rosemary
- Compact Xylosma

GRASSES

- Muhly
- Hamel 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



Rock

- Boulder, Typ.



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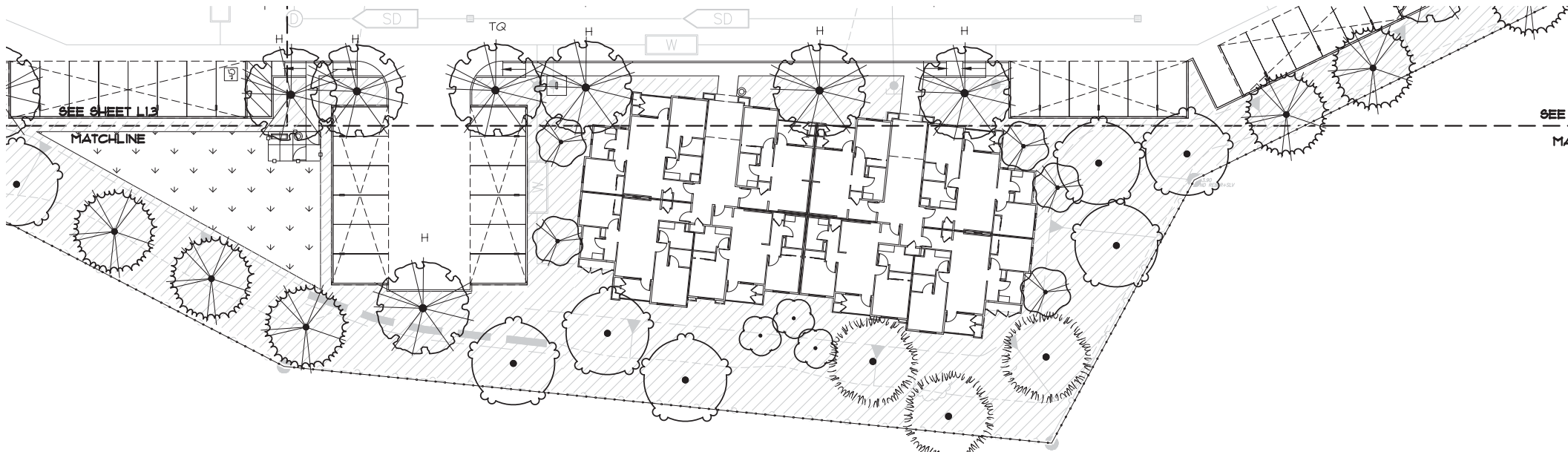
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JUNE 30TH, 2021



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

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 Lillyturf

Razzleberri 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
-
- Rock

Boulder, Typ.

SHADE CALCULATION TABLE				
TREE-SYMBOL	Count	PERCENT-SHADE	SHADE-AREA	TOTAL
ACE-FRE	8	50%	401	3040
ACE-FRE	4	75%	722	6440
ACE-FRE	13	100%	962	12506
LAG-NAT	15	50%	151	2355
MAG-LIT	2	50%	151	314
PIN-ELD	1	50%	246	246
PYR-CHA	17	50%	246	4182
ULM-DRA	2	75%	722	1444
ULM-DRA	10	100%	962	17316
ULM-DRA	15	50%	401	7215
ZEL-VIL	7	100%	962	6734
ZEL-VIL	5	75%	722	3610
ZEL-VIL	3	50%	401	1443
			TOTAL	67711
PAVED AREA		146,810 sf.		
SHADE REQUIRED		98,435 sf.		
SHADE STRUCTURES		41,183 sf.		
SHADE TREES		67,111 sf.		
TOTAL SHADE PROVIDED		115,026 sf.		
PERCENT SHADE		58%		

TREES SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
	ACE FRE	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	15 gal	8'
	CED DEO	Cedrus deodara	Deodar Cedar	15 gal	6'
	CER CAN	Cercis canadensis	Eastern Redbud	15 gal	6'
	COR KOU	Cornus kousa	Kousa Dogwood	15 gal	6'
	LAG NAT	Lagerstroemia x 'Natchez'	Grape Myrtle	15 gal	6'
	MAG LIT	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal	6'
	PIN ELD	Pinus eldarica	Afghan Pine	15 gal	6'
	PYR CLE	Pyrus calleryana 'Cleveland Select'	Chanticleer Callery Pear	15 gal	6'
	ULM DRA	Ulmus parvifolia 'Drake'	Drake Elm	15 gal	8'
	ZEL VIL	Zelkova serrata 'Village Green'	Sawleaf Zelkova	15 gal	8'

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	5 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	5 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	5 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	5 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	Raphiolepis 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 'Minifred 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>	<u>REMARKS</u>	<u>Very Low</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.
SYNTHETIC TURF	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TUR BIO	Biofiltration Sod	Drought Tolerant Grass Blend	sod	
	TUR SYN	Turf Synthetic	Synthetic Turf - See Hardscape Plans	Synthetic Turf	

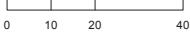


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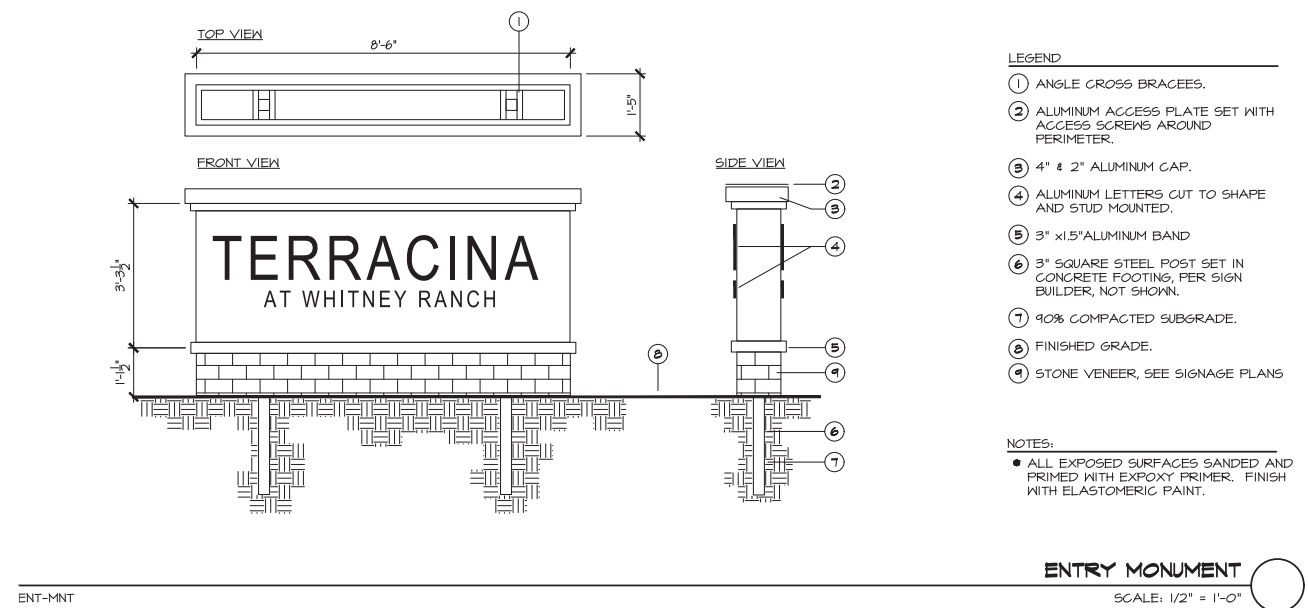
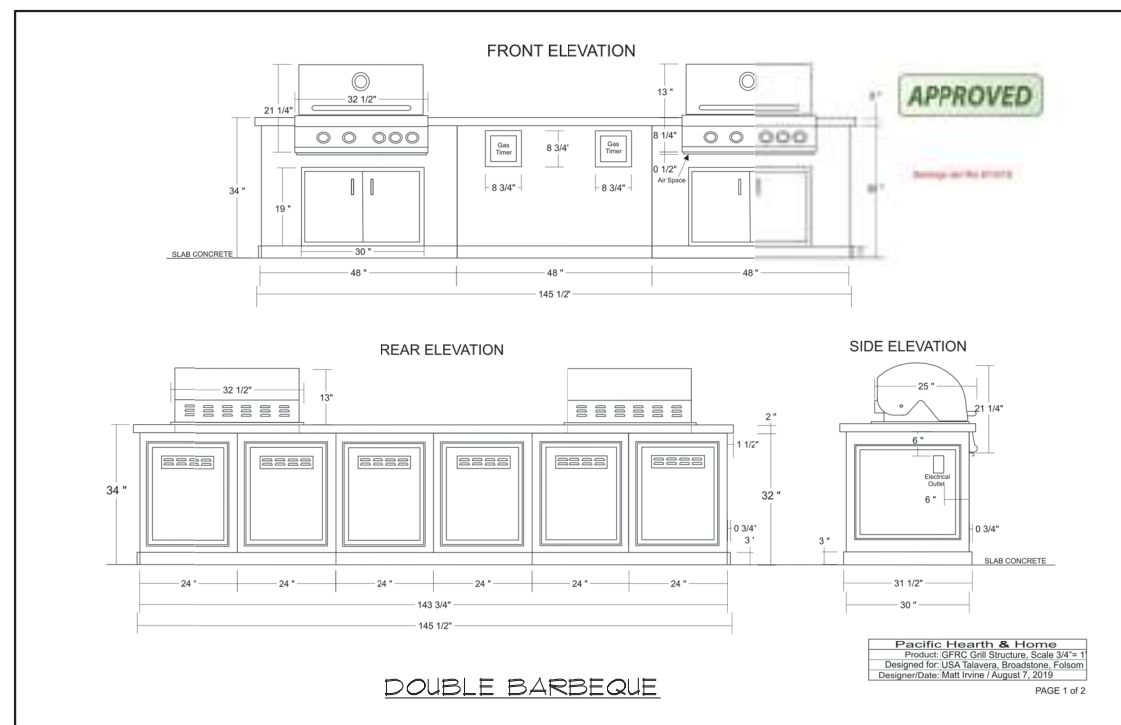
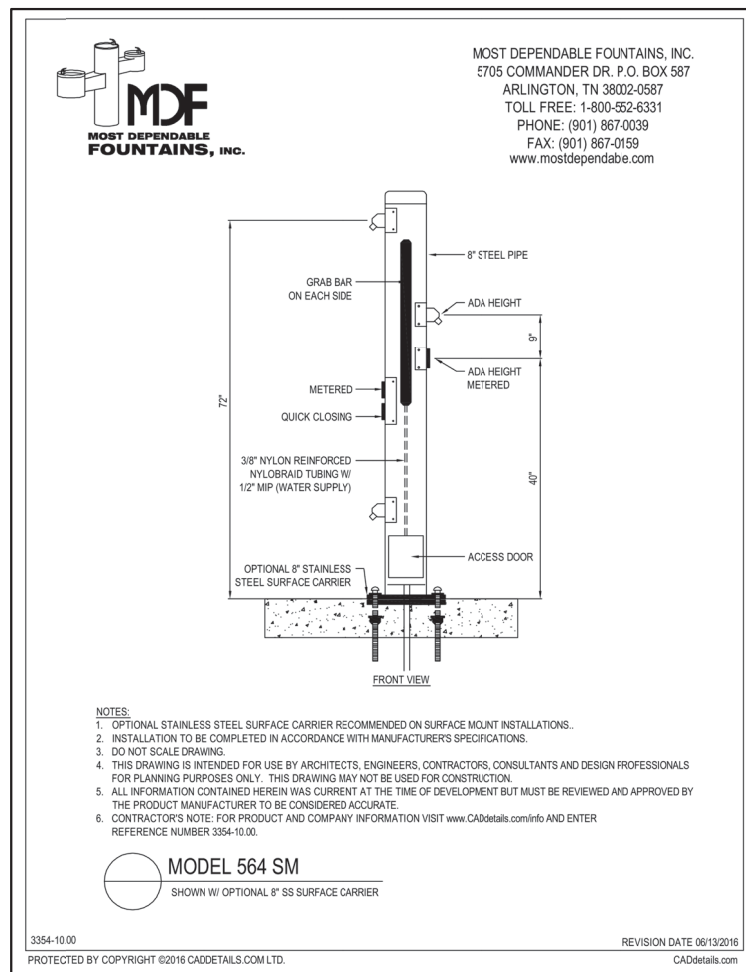
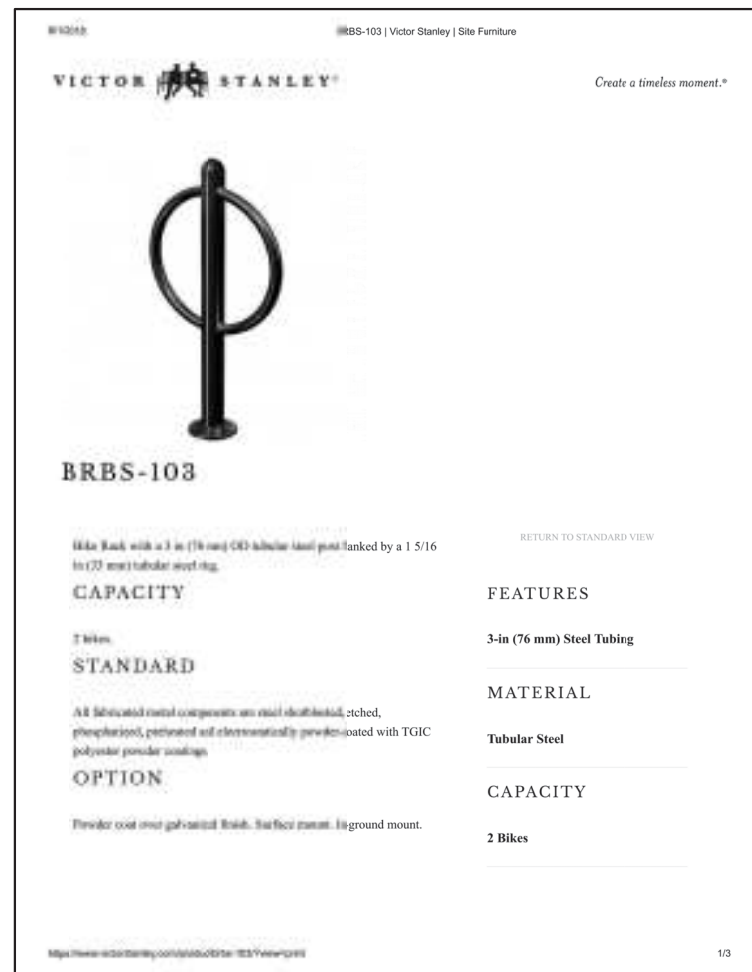
TERRACINA AT WHITNEY RANCH
ROCKLIN, CA

ENTITLEMENT DESIGN
JUNE 30TH, 2021



PRELIMINARY LANDSCAPE PLAN
PLANT SCHEDULE

L1.6



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TERRACINA AT WHITNEY RANCH
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PRELIMINARY LANDSCAPE PLAN
CUT SHEET

L1.7

