

# LONETREE COMMUNITY

## ROCKLIN, CA

### SERVICE PROVIDERS

**POWER AND NATURAL GAS**  
PACIFIC GAS AND ELECTRIC (PG&E)

**WATER**  
PLACER COUNTY WATER AUTHORITY  
144 FERGUSON RD  
AUBURN, CA, 95603  
PHONE: 530-823-4850

**SEWER**  
SPMUD  
5807 SPRINGVIEW DR  
ROCKLIN, CA 95677  
PHONE: 916-786-8555

**SOLID WASTE**  
RECOLOGY - AUBURN PLACER  
12305 SHALE RIDGE RD  
AUBURN, CA 95602  
PHONE: 530-885-3735

### PROJECT TEAM

**OWNER/ DEVELOPER**  
GTA LONETREE, LLC  
2600 DALLAS PARKWAY, STE. 370  
FRISCO TEXAS 75034

CONTACT: MARK TEKIN  
PHONE: 469-458-0485  
EMAIL: MARK.TEKIN@TEKINDEVELOPMENT.COM

**ARCHITECT**  
BSB DESIGN  
11211 GOLD COUNTRY BLVD. UNIT 101  
GOLD RIVER, CA 95670

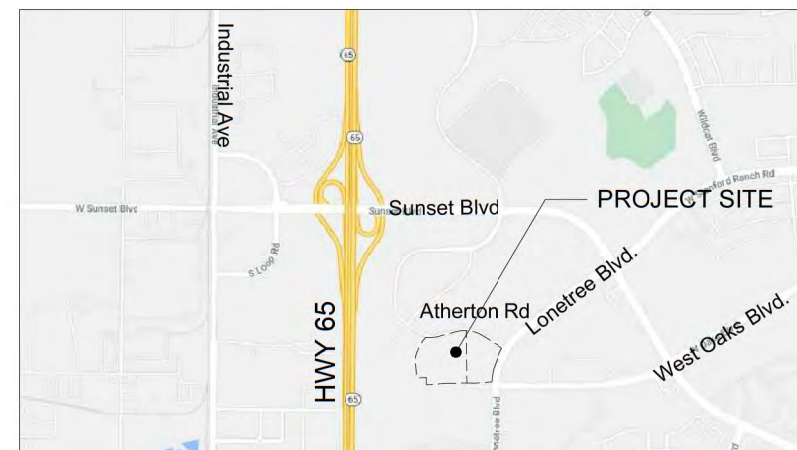
CONTACT: MAL MONTOYA  
PHONE: 916-550-9723  
EMAIL: MMONTOYA@BSBDESIGN.COM

**CIVIL ENGINEER**  
KIER WRIGHT  
2850 COLLIER CANYON RD  
LIVERMORE, CA 94551

CONTACT: ZICO SARYEDDEAN, PE  
PHONE: 245-8788 X 2022  
EMAIL: ZSARYEDDEAN@KIERWRIGHT.COM

**LANDSCAPE ARCHITECT**  
FUHRMAN LEAMY LAND GROUP  
2140 PROFESSIONAL DR, ST 115  
ROSEVILLE, CA 95661

CONTACT: STEVE FUHRMAN  
PHONE: 916-783-5263  
EMAIL: STEVEF@FLANDGROUP.COM



VICINITY MAP

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA ELECTRICAL CODE

### AUTHORITIES HAVING JURISDICTION

CITY OF ROCKLIN  
ROCKLIN FIRE DEPARTMENT

### SHEET INDEX

#### GENERAL

A0.00 - COVER SHEET  
A0.01 - CONCEPTUAL SITE PLAN  
A0.02 - FIRE ACCESS - SITE PLAN  
A0.03 - PROJECT DATA  
A0.04 - SITE LIGHTING PLAN  
A0.05 - SITE PERSPECTIVES  
A0.06 - SITE PERSPECTIVES  
A0.07 - SITE PERSPECTIVES  
A0.08 - SITE SIGNAGE  
A0.09 - SITE DETAILS - TRASH ENCLOSURE  
A0.10 - SITE DETAILS - COVERED CARPORT  
A0.11 - MATERIAL & COLOR BOARD

#### CIVIL

C1.0 - BOUNDARY AND TOPOGRAPHIC SURVEY  
C2.0 - FIRE TRUCK TURNING PLAN  
C3.0 - PRELIMINARY GRADING PLAN  
C3.1 - TYPICAL SECTIONS  
C4.0 - PRELIMINARY UTILITY PLAN  
C4.1 - ENLARGED PRELIMINARY UTILITY PLAN  
C4.1 - ENLARGED PRELIMINARY UTILITY PLAN  
C5.0 - PRELIMINARY SWQ CONTROL PLAN  
C6.0 - HORIZONTAL CONTROL PLAN

#### LANDSCAPE

PL1 - PRELIMINARY LANDSCAPE PLAN  
PL2 - PRELIMINARY LANDSCAPE AMENITIES  
PL3 - PRELIMINARY LANDSCAPE DETAILS  
PL4 - PRELIMINARY LANDSCAPE COLOR EXHIBIT

#### ARCHITECTURAL

A1.00 - EXTERIOR ELEVATIONS - BLDG 1 - 38-PLEX  
A1.01 - EXTERIOR ELEVATIONS - BLDG 1 - 38-PLEX  
A1.02 - EXTERIOR ELEVATIONS - BLDG 2 - 38-PLEX  
A1.03 - EXTERIOR ELEVATIONS - BLDG 2 - 38-PLEX  
A1.04 - 1ST AND 2ND FLOOR PLAN - BLDGS 1 & 2 - 38-PLEX  
A1.05 - 3RD FLOOR AND ROOF PLAN - BLDGS 1 & 2 - 38-PLEX  
A1.06 - BUILDING SECTIONS - BLDGS 1 & 2 - 38-PLEX

A2.00 - EXTERIOR ELEVATIONS - BLDGS 3 & 4 - 20-PLEX  
A2.01 - EXTERIOR ELEVATIONS - BLDGS 3 & 4 - 20-PLEX  
A2.02 - 1ST AND 2ND FLOOR PLAN - BLDGS 3 & 4 - 20-PLEX  
A2.03 - 3RD FLOOR AND ROOF PLAN - BLDGS 3 & 4 - 20-PLEX  
A2.04 - BUILDING SECTIONS - BLDGS 3 & 4 - 20-PLEX

A3.01 - EXTERIOR ELEVATIONS - BLDG 5 - 8-PLEX  
A3.02 - EXTERIOR ELEVATIONS - BLDG 5 - 8-PLEX  
A3.03 - EXTERIOR ELEVATIONS - BLDG 6 - 8-PLEX  
A3.04 - EXTERIOR ELEVATIONS - BLDG 6 - 8-PLEX  
A3.05 - EXTERIOR ELEVATIONS - BLDG 7 - 8-PLEX  
A3.06 - EXTERIOR ELEVATIONS - BLDG 7 - 8-PLEX  
A3.07 - EXTERIOR ELEVATIONS - BLDG 8 - 8-PLEX  
A3.08 - EXTERIOR ELEVATIONS - BLDG 8 - 8-PLEX  
A3.09 - EXTERIOR ELEVATIONS - BLDG 9 - 8-PLEX  
A3.10 - EXTERIOR ELEVATIONS - BLDG 9 - 8-PLEX  
A3.11 - EXTERIOR ELEVATIONS - BLDG 10 - 8-PLEX  
A3.12 - EXTERIOR ELEVATIONS - BLDG 10 - 8-PLEX  
A3.13 - EXTERIOR ELEVATIONS - BLDG 11 - 7-PLEX  
A3.14 - EXTERIOR ELEVATIONS - BLDG 11 - 7-PLEX  
A3.15 - EXTERIOR ELEVATIONS - BLDG 12 - 8-PLEX  
A3.16 - EXTERIOR ELEVATIONS - BLDG 12 - 8-PLEX  
A3.17 - EXTERIOR ELEVATIONS - BLDG 13 - 9-PLEX  
A3.18 - EXTERIOR ELEVATIONS - BLDG 13 - 9-PLEX

A3.19 - EXTERIOR ELEVATIONS - BLDG 14 - 10-PLEX  
A3.20 - EXTERIOR ELEVATIONS - BLDG 14 - 10-PLEX  
A3.21 - EXTERIOR ELEVATIONS - BLDG 15 - 10-PLEX  
A3.22 - EXTERIOR ELEVATIONS - BLDG 15 - 10-PLEX  
A3.23 - EXTERIOR ELEVATIONS - BLDG 16 - 10-PLEX  
A3.24 - EXTERIOR ELEVATIONS - BLDG 16 - 10-PLEX  
A3.25 - EXTERIOR ELEVATIONS - BLDG 17 - 11-PLEX  
A3.26 - EXTERIOR ELEVATIONS - BLDG 17 - 11-PLEX  
A3.27 - EXTERIOR ELEVATIONS - BLDG 18 - 11-PLEX  
A3.28 - EXTERIOR ELEVATIONS - BLDG 18 - 11-PLEX  
A3.29 - 1ST FLOOR PLAN - BLDGS 5 & 6  
A3.30 - 2ND FLOOR PLAN - BLDGS 5 & 6  
A3.31 - 3RD FLOOR PLAN - BLDGS 5 & 6  
A3.32 - ROOF PLAN - BLDGS 5 & 6  
A3.33 - 1ST FLOOR PLAN - BLDGS 17 & 18  
A3.34 - 2ND FLOOR PLAN - BLDGS 17 & 18  
A3.35 - 3RD FLOOR PLAN - BLDGS 17 & 18  
A3.36 - ROOF PLAN - BLDGS 17 & 18  
A3.37 - BUILDING SECTIONS - TYPICAL - BLDGS 5-18

A4.00 - ENLARGED UNIT PLANS - 1 BEDROOM  
A4.01 - ENLARGED UNIT PLANS - 1 BEDROOM  
A4.02 - ENLARGED UNIT PLANS - 1 AND 2 BEDROOM  
A4.03 - ENLARGED UNIT PLANS - 2 BEDROOM  
A4.04 - ENLARGED UNIT PLANS - 2 BEDROOM  
A4.05 - ENLARGED MULTI-LEVEL PLANS - B1 - 2 BEDROOM  
A4.06 - ENLARGED MULTI-LEVEL PLANS - B2 - 2 BEDROOM  
A4.07 - ENLARGED MULTI-LEVEL PLANS - B3 - 2 BEDROOM  
A4.08 - ENLARGED MULTI-LEVEL PLANS - B4 - 2 BEDROOM  
A4.09 - ENLARGED MULTI-LEVEL PLANS - C1 - 3 BEDROOM

A5.01 - EXTERIOR ELEVATIONS - CLUBHOUSE BLDG.  
A5.02 - FIRST FLOOR PLAN - CLUBHOUSE BLDG.  
A5.03 - SECOND FLOOR PLAN - CLUBHOUSE BLDG.

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

Recommended for Approval by the Planning Commission  
on May 17, 2022 *David Mohlebrok*

LONETREE COMMUNITY  
ROCKLIN, CA.





**LONETREE PROJECT INFORMATION**

**APN :** 017-281-014-000, 017-281-015-000  
 GENERAL PLAN - HDR ZONING DESIGNATION PD-24+

**LOT 1 & 2 SUMMARY**

GROSS AREA	+/-10.43 ac
NET AREA	+/-9.70 ac
APARTMENT UNITS	116 units
MULTI-LEVEL UNITS	121 units
<b>TOTAL UNITS</b>	<b>237 units</b>
DENSITY (NET SITE AREA):	24.43 du/ac

**PARKING SUMMARY**

**PARKING REQUIRED ANALYSIS:**

1BED:	1.5 x 66 =	99	spaces
2+ BED:	2.0 x 171 =	342	spaces
Guest:	.25 x 237 =	59	spaces
<b>TOTAL REQUIRED:</b>		<b>500*</b>	<b>SPACES</b>
*including covered: 240 spaces			
<b>PARKING PROVIDED:</b>		<b>503</b>	<b>SPACES</b>

**PROVIDED PARKING ANALYSIS:**

Surface Parking Grand Total	239	spaces
Covered Parking Grand Total	264	spaces
<b>GRAND TOTAL</b>	<b>503</b>	<b>SPACES</b>

**PARKING RATIO:** 503 Stalls / 237 Units = 2.12

**BICYCLE PARKING PROVIDED:** 12

**PROVIDED PARKING ANALYSIS:**

<b>Covered Spaces</b>			
Multi-Level Unit Garages (covered):			
Standard	121 x 2	Garages	
<b>Total</b>	<b>242</b>	<b>spaces</b>	
<b>Apartments Garages (covered):</b>			
Standard	21	spaces	
Accessible	1	spaces	
<b>Total</b>	<b>22</b>	<b>spaces</b>	
<b>COVERED GRAND TOTAL</b>	<b>242 + 22 = 264</b>	<b>SPACES</b>	

<b>Surface Parking:</b>			
Standard:	117	spaces	
Standard Accessible:	6	spaces	
Carports (Standard):	80	spaces	
Carports Accessible:	2	spaces	
Compact	34	spaces	
<b>Total Accessible</b>	<b>8</b>	<b>spaces</b>	
<b>Total Compact</b>	<b>34</b>	<b>spaces</b>	
<b>Total Standard</b>	<b>197</b>	<b>spaces</b>	
<b>TOTAL SURFACE PARKING</b>	<b>239</b>	<b>SPACES</b>	

Compact Ratio : 34 / 239 Spaces 14 %  
 Covered Stalls Ratio: 82 / 239 Spaces 34 %

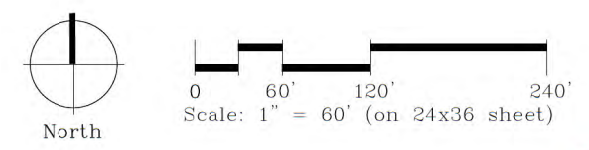
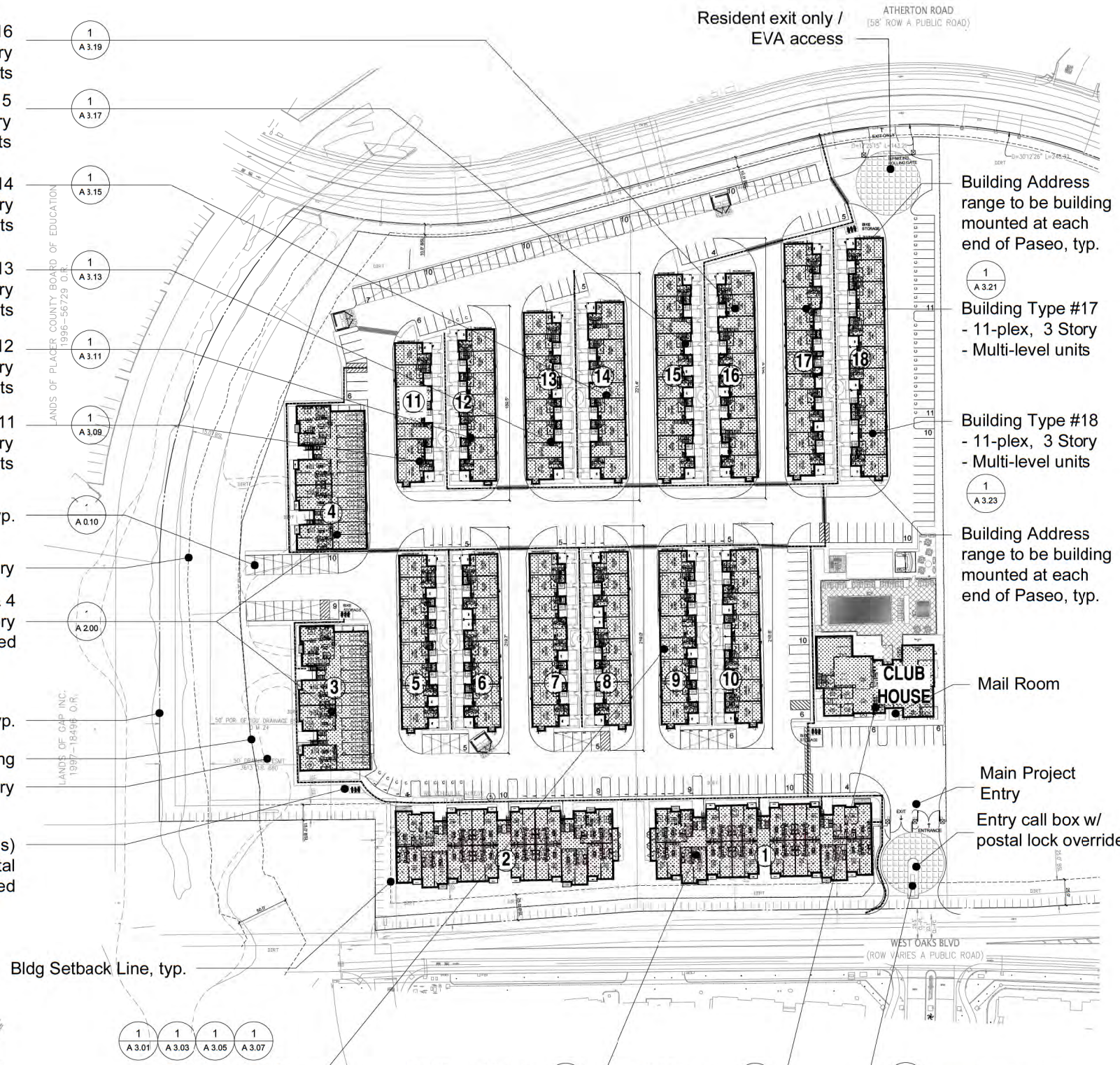
Lone Tree Apartments - Building Areas Summary									
	Conditioned Area (Gross)	Non-Conditioned Area* (Gross)	Garage Area	Deck / Patio Area	Yard Area	# of Dwellings	Occupancy Type	Type of Construction	Sprinklered
Building 1 - 38 Plex	38,229	4,633		1,517		38	R-2	V-A	Yes, NPFA 13
Building 2 - 38 Plex	38,229	4,633		1,517		38	R-2	V-A	Yes, NPFA 13
Building 3 - 20 Plex	20,335	3,215	4,120	778		20	R-2, U	V-A	Yes, NPFA 13
Building 4 - 20 Plex	20,335	3,215	4,120	778		20	R-2, U	V-A	Yes, NPFA 13
Building 5 - 8 plex	10,650	78	3,800	974	2,412	8	R-2, U	V-A	Yes, NPFA 13
Building 6 - 8 plex	10,921	78	3,810	950	2,422	8	R-2, U	V-A	Yes, NPFA 13
Building 7 - 8 plex	10,910	78	3,826	936	2,412	8	R-2, U	V-A	Yes, NPFA 13
Building 8 - 8 plex	10,921	78	3,810	950	2,422	8	R-2, U	V-A	Yes, NPFA 13
Building 9 - 8 plex	10,910	78	3,862	936	2,412	8	R-2, U	V-A	Yes, NPFA 13
Building 10 - 8 plex	10,661	78	3,784	988	2,422	8	R-2, U	V-A	Yes, NPFA 13
Building 11 - 7 plex	8,715	78	3,373	773	1,516	7	R-2, U	V-A	Yes, NPFA 13
Building 12 - 7 plex	8,467	78	3,332	826	2,114	7	R-2, U	V-A	Yes, NPFA 13
Building 13 - 8 plex	10,582	78	3,853	894	2,114	8	R-2, U	V-A	Yes, NPFA 13
Building 14 - 9 plex	11,369	78	4,401	920	1,816	9	R-2, U	V-A	Yes, NPFA 13
Building 15 - 10 plex	13,140	78	4,868	1,072	2,412	10	R-2, U	V-A	Yes, NPFA 13
Building 16 - 10 plex	13,140	78	4,868	1,072	2,412	10	R-2, U	V-A	Yes, NPFA 13
Building 17 - 11 plex	14,594	78	5,293	1,252	3,022	11	R-2, U	V-A	Yes, NPFA 13
Building 18 - 11 plex	14,390	78	5,182	1,386	3,342	11	R-2, U	V-A	Yes, NPFA 13
Clubhouse	7,897			987			A-3	V-B	Yes, NPFA 13
<b>Total (Site)</b>	<b>285,395</b>	<b>16,788</b>	<b>66,302</b>	<b>19,506</b>		<b>237</b>			

\* Non-Conditioned Areas include Stairs, Stair Lobbies, Utilities and exterior storage closets



**KEY MAP**  
SCALE: 1" = 250'

- Building Type #16 - 10-plex, 3 Story - Multi-level units
- Building Type #15 - 10-plex, 3 Story - Multi-level Units
- Building Type #14 - 10-plex, 3 Story - Multi-level Units
- Building Type #13 - 9-plex, 3 Story - Multi-level Units
- Building Type #12 - 8-plex, 3 Story - Multi-level Units
- Building Type #11 - 7-plex, 3 Story - Multi-level Units
- Covered Carport, typ.
- Riparian Boundary
- Buildings #3 & 4 - 20-plex - 3 Story - 2 Building Plotted
- Property Line, typ.
- Site Fencing
- FEMA Flood Boundary
- Bike Rack (4 spaces) - 12 spaces total - 3 racks plotted



**A0.01**  
**CONCEPTUAL SITE PLAN**

**LONETREE COMMUNITY**  
ROCKLIN, CA.



**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

March 24, 2022 | MR210137.00

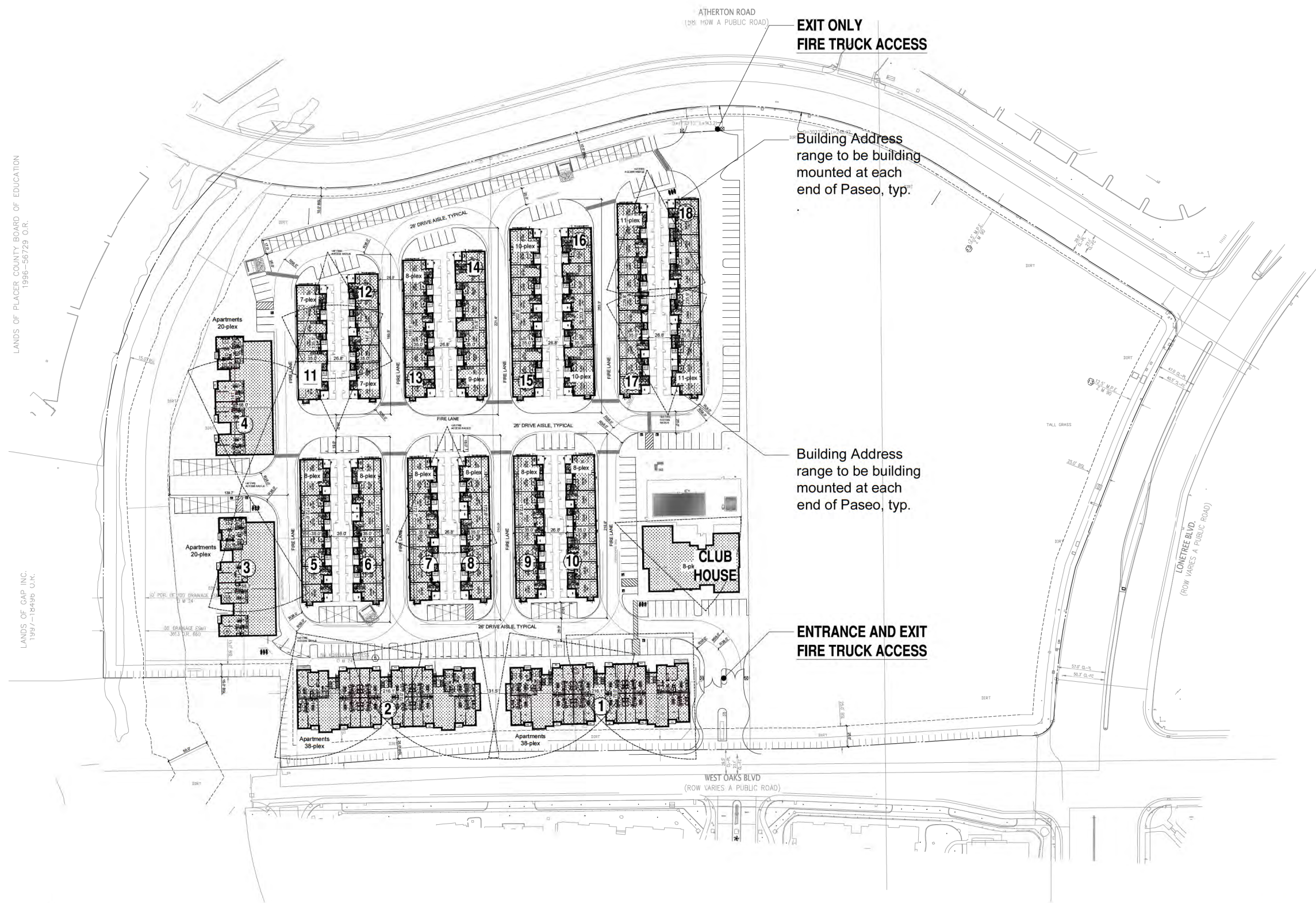


**LONETREE SITE SUMMARY**  
SEE A0.01 & A0.03 FOR MORE INFORMATION

<b>BUILDING 1 + 2</b>	
Apartment	38 Units
3 Story	
<b>BUILDING 3 + 4</b>	
Apartment	20 Units
3 Story	
<b>CLUBHOUSE</b>	
Assembly Space	+/- 8,500 SF
2 Story	
<b>BUILDING 5-10</b>	
Apartment	8-plex,
3 Story	
<b>BUILDING 11+12</b>	
Apartment	7-plex,
3 Story	
<b>BUILDING 13</b>	
Apartment	8-plex,
3 Story	
<b>BUILDING 14</b>	
Apartment	9-plex,
3 Story	
<b>BUILDING 15+16</b>	
Apartment	10-plex,
3 Story	
<b>BUILDING 17+18</b>	
Apartment	11-plex,
3 Story	

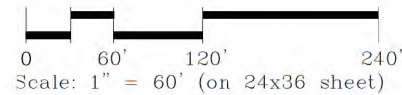
**FIRE DEPARTMENT NOTES**

1. OPTICOM DEVICE AND KNOX SWITCH ON THE VEHICULAR GATE(S) SHALL BE PROVIDED
2. ALL DRIVE LANES ARE 26' WIDE AND ALL PROVIDE MIN. CLEARANCE OF 20FT WIDE BY 13' IN HEIGHT.



LANDS OF PLACER COUNTY BOARD OF EDUCATION  
1996-56729 O.R.

LANDS OF GAP, INC.  
1997-18495 O.R.



**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX

**A0.02**  
**FIRE ACCESS - SITE PLAN**  
**LONETREE COMMUNITY**  
ROCKLIN, CA.





Lonetree Apartments - Building Areas and Unit Mix Analysis

APARTMENT BUILDING A - 38 PLEX									
Building Number	Quantity (Units)	Quantity / Bldg.	% / Unit Type	Net Unit Area (SF)	Gross Unit Area (SF)	Balcony Area (SF)	Total Balcony Area (SF)	Total Net Area (SF)	Total Gross Area (SF)
<b>Building 1 + 2</b>									
A-1 alt (Apartment 1x1)	2	21	55.26%	796	848	38	76	1,592	1,666
A-2 alt (Apartment 1x1)	13			789	837	38	494	10,257	10,981
A-3 alt (Apartment 1x1)	2			824	873	38	76	1,648	1,746
A-3 (Apartment 1x1)	4	17	44.74%	796	848	38	152	3,184	3,362
B-1 (Apartment 2x2)	5			1,194	1,254	40	200	5,970	6,270
B-1 alt (Apartment 2x2)	4			1,153	1,229	40	160	4,612	4,916
B-2 (Apartment 2x2)	1			1,192	1,257	79	79	1,192	1,257
B-3 (Apartment 2x2)	7			1,192	1,153	40	280	8,274	8,071
Garage Area									
Unconditioned Area									4,033
<b>TOTAL (ea. Building):</b>	<b>38</b>							<b>1,517</b>	<b>36,729</b>
<b>TOTAL (Project):</b>	<b>76</b>							<b>3,034</b>	<b>73,458</b>

APARTMENT BUILDING B - 20 PLEX									
Building Number	Quantity (Units)	Quantity / Bldg.	% / Unit Type	Net Unit Area (SF)	Gross Unit Area (SF)	Balcony Area (SF)	Total Balcony Area (SF)	Total Net Area (SF)	Total Gross Area (SF)
<b>Building 3 + 4</b>									
A-2 (Apartment 1x1)	9	11	55.00%	789	837	38	342	7,101	7,533
A-3 (Apartment 1x1)	2			796	848	38	76	1,592	1,666
B-1 (Apartment 2x2)	5	9	45.00%	1,194	1,254	40	200	5,970	6,270
B-3 alt (Apartment 2x2)	4			1,155	1,209	40	160	4,660	4,836
Garage Area									4,120
Unconditioned Area									3,215
<b>TOTAL (ea. Building):</b>	<b>20</b>						<b>778</b>	<b>19,323</b>	<b>27,670</b>
<b>TOTAL (Project):</b>	<b>40</b>						<b>1,566</b>	<b>38,646</b>	<b>55,340</b>

MULTI-LEVEL UNIT APARTMENT BUILDINGS									
Building Number	Quantity (Units)	Quantity / Bldg.	% / Unit Type	Net Unit Area (SF)	Gross Unit Area (SF)	Balcony Area (SF)	Total Balcony Area (SF)	Total Net Area (SF)	Total Gross Area (SF)
<b>Building 5 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	2	4	50.00%	1,169	1,279	234	600	962	2,338
B-2 (3rd Floor Deck - 2x2.5)	3			1,167	1,290	393	930	1,395	3,501
B-3 (Alley Deck - 2x2.5)	2			1,053	1,160	300	620	904	2,106
B-4 (Tandem - 2x2.5)	2			944	1,115				
C-1 (Typical - 3x2.5)	2	4	50.00%	1,321	1,443	220	596	988	2,642
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 5</b>	<b>8</b>					<b>974</b>	<b>2,412</b>	<b>3,800</b>	<b>9,728</b>
<b>TOTAL BLDG 5</b>	<b>8</b>							<b>9,728</b>	<b>10,728</b>

<b>Building 6 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	1	4	50.00%	1,169	1,279	117	300	481	1,169
B-2 (3rd Floor Deck - 2x2.5)	3			1,167	1,290	393	930	1,395	3,501
B-3 (Alley Deck - 2x2.5)	2			1,053	1,160	300	620	904	2,106
B-4 (Tandem - 2x2.5)	2			944	1,115				
C-1 (Typical - 3x2.5)	2	4	50.00%	1,321	1,443	220	596	988	2,642
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 6</b>	<b>8</b>					<b>950</b>	<b>2,422</b>	<b>3,810</b>	<b>9,954</b>
<b>TOTAL BLDG 6</b>	<b>8</b>							<b>9,954</b>	<b>10,999</b>

<b>Building 7 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	2	4	50.00%	1,169	1,279	234	600	962	2,338
B-2 (3rd Floor Deck - 2x2.5)	2			1,167	1,290	262	620	930	2,334
B-3 (Alley Deck - 2x2.5)				1,053	1,160				
B-4 (Tandem - 2x2.5)				944	1,115				
C-1 (Typical - 3x2.5)	2	4	50.00%	1,321	1,443	220	596	988	2,642
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 7</b>	<b>8</b>					<b>936</b>	<b>2,412</b>	<b>3,826</b>	<b>9,956</b>
<b>TOTAL BLDG 7</b>	<b>8</b>							<b>9,956</b>	<b>10,988</b>

<b>Building 8 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	1	4	50.00%	1,169	1,279	117	300	481	1,169
B-2 (3rd Floor Deck - 2x2.5)	3			1,167	1,290	393	930	1,395	3,501
B-3 (Alley Deck - 2x2.5)				1,053	1,160				
B-4 (Tandem - 2x2.5)				944	1,115				
C-1 (Typical - 3x2.5)	2	4	50.00%	1,321	1,443	220	596	988	2,642
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 8</b>	<b>8</b>					<b>950</b>	<b>2,422</b>	<b>3,810</b>	<b>9,954</b>
<b>TOTAL BLDG 8</b>	<b>8</b>							<b>9,954</b>	<b>10,999</b>

MULTI-LEVEL UNIT APARTMENT BUILDINGS									
Building Number	Quantity (Units)	Quantity / Bldg.	% / Unit Type	Net Unit Area (SF)	Gross Unit Area (SF)	Balcony Area (SF)	Total Balcony Area (SF)	Total Net Area (SF)	Total Gross Area (SF)
<b>Building 9 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	2	4	50.00%	1,169	1,279	234	600	962	2,338
B-2 (3rd Floor Deck - 2x2.5)	2			1,167	1,290	262	620	930	2,334
B-3 (Alley Deck - 2x2.5)				1,053	1,160				
B-4 (Tandem - 2x2.5)				944	1,115				
C-1 (Typical - 3x2.5)	2	4	50.00%	1,321	1,443	220	596	988	2,642
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 9</b>	<b>8</b>					<b>936</b>	<b>2,412</b>	<b>3,826</b>	<b>9,956</b>
<b>TOTAL BLDG 9</b>	<b>8</b>							<b>9,956</b>	<b>10,988</b>

<b>Building 10 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	1	4	50.00%	1,137	1,279	117	300	481	1,137
B-2 (3rd Floor Deck - 2x2.5)	1			1,170	1,290	131	310	465	1,170
B-3 (Alley Deck - 2x2.5)	2			1,034	1,160	300	620	904	2,068
B-4 (Tandem - 2x2.5)	2			943	1,115				
C-1 (Typical - 3x2.5)	2	4	50.00%	1,287	1,443	220	596	988	2,574
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,287	1,443	110	298	452	1,287
C-3 (End Unit Roof Access - 3x2.5)	1			1,287	1,443	110	298	494	1,287
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 10</b>	<b>8</b>					<b>988</b>	<b>2,422</b>	<b>3,784</b>	<b>9,523</b>
<b>TOTAL BLDG 10</b>	<b>8</b>							<b>9,523</b>	<b>10,739</b>

<b>Building 11 - 7 Plex</b>									
B-1 (Typical - 2x2.5)	1	5	71.43%	1,169	1,279	117	300	481	1,169
B-2 (3rd Floor Deck - 2x2.5)	1			1,167	1,290				
B-3 (Alley Deck - 2x2.5)	2			1,053	1,160	300	620	904	2,106
B-4 (Tandem - 2x2.5)	2			944	1,115	136	1,042	1,888	2,320
C-1 (Typical - 3x2.5)	1	2	28.57%	1,321	1,443	110	298	452	1,321
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 11</b>	<b>7</b>					<b>773</b>	<b>1,516</b>	<b>3,373</b>	<b>7,805</b>
<b>TOTAL BLDG 11</b>	<b>7</b>							<b>7,805</b>	<b>8,783</b>

<b>Building 12 - 7 Plex</b>									
B-1 (Typical - 2x2.5)	2	4	57.14%	1,169	1,279	234	600	962	2,338
B-2 (3rd Floor Deck - 2x2.5)	2			1,167	1,290	262	620	930	2,334
B-3 (Alley Deck - 2x2.5)				1,053	1,160				
B-4 (Tandem - 2x2.5)				944	1,115				
C-1 (Typical - 3x2.5)	1	3	42.86%	1,321	1,443	110	298	494	1,321
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 12</b>	<b>7</b>					<b>826</b>	<b>2,114</b>	<b>3,332</b>	<b>8,635</b>
<b>TOTAL BLDG 12</b>	<b>7</b>							<b>8,635</b>	<b>9,545</b>

<b>Building 13 - 8 Plex</b>									
B-1 (Typical - 2x2.5)	2	5	62.50%	1,169	1,279	234	600	962	2,338
B-2 (3rd Floor Deck - 2x2.5)	2			1,167	1,290	262	620	930	2,334
B-3 (Alley Deck - 2x2.5)				1,053	1,160				
B-4 (Tandem - 2x2.5)				944	1,115	66	521	944	1,115
C-1 (Typical - 3x2.5)	1	3	37.50%	1,321	1,443	110	298	494	1,321
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,443	110	298	452	1,321
C-3 (End Unit Roof Access - 3x2.5)	1			1,321	1,443	110	298	494	1,321
Fire Riser / Roof Access Room									
<b>SUBTOTAL BLDG 13</b>	<b>8</b>					<b>894</b>	<b>2,114</b>	<b>3,853</b>	<b>9,579</b>
<b>TOTAL BLDG 13</b>	<b>8</b>							<b>9,579</b>	<b>10,600</b>

<b>Building 14 - 9 Plex</b>									
B-1 (Typical - 2x2.5)	2	7	77.78%	1,169	1,279	234	600	962	2,338
B-2 (3rd Floor Deck - 2x2.5)	2			1,167	1,290	262	620	930	2,334
B-3 (Alley Deck - 2x2.5)				1,053	1,160				
B-4 (Tandem - 2x2.5)				944	1,115	204	1,563	2,832	3,345
C-1 (Typical - 3x2.5)	1	2	22.22%	1,321	1,443	110	298	452	1,321
C-2 (Fire Riser Gnd Floor - 3x2.5)	1			1,321	1,				



SITE LIGHTING					
FIXTURE	IMAGE REFERENCE	MANUFACTURER	MODEL	DESCRIPTION	MOUNTING
L1		LUMARK	PREVAIL	PARKING LIGHTING - SINGLE OR DOUBLE HEADED - 26" X 14" HEAD	POLE - 20 FT A.F.F.
L2		PERFORMANCE IN LIGHTING	SHIELD+1 TYPE III	WALL SCENCE - 8" X 9"	WALL MOUNTED - 7 FT A.F.F.
L3		PERFORMANCE IN LIGHTING	BLIZ ROUND 30 HF	UNDER CANOPY LIGHTING @ CARPORTS - 12" DIAMETER	SURFACE MOUNT - 8 FT A.F.F.
L4		WAC LIGHTING	VEGA	WALL SCENCE - UNIT ENTRY, BALCONY LIGHT - 6" X 9"	WALL MOUNTED - 7 FT A.F.F.



PARTIAL ELEVATION - CLUBHOUSE



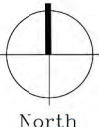
PARTIAL ELEVATION



PARTIAL ELEVATION

LANDS OF PLACER COUNTY BOARD OF EDUCATION  
1996-56729 O.R.

LANDS OF GAP INC.  
1997-16496 O.R.



Scale: 1" = 60' (on 24x36 sheet)

NOT FOR CONSTRUCTION



A0.04

SITE LIGHTING PLAN

LONETREE COMMUNITY

ROCKLIN, CA.



TEKIN & ASSOCIATES, LLC.  
Frisco, TX





VIEW 1 - SITE CONTEXT AERIAL



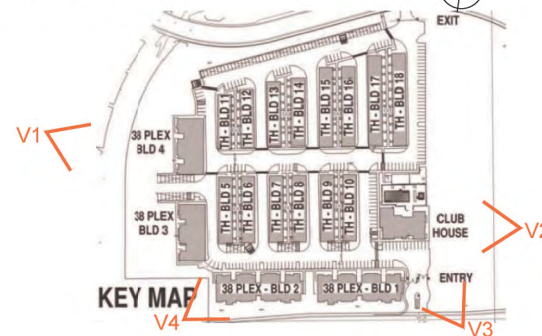
VIEW 2 - SITE CONTEXT AERIAL



VIEW 3 - AERIAL LOOKING NORTH-WEST



VIEW 4 - AERIAL LOOKING NORTH-EAST



TEKIN & ASSOCIATES, LLC.  
Frisco, TX

**A0.05**  
SITE PERSPECTIVES  
**LONETREE COMMUNITY**  
ROCKLIN, CA.







VIEW 5 - CLUBHOUSE AMENITY SPACE



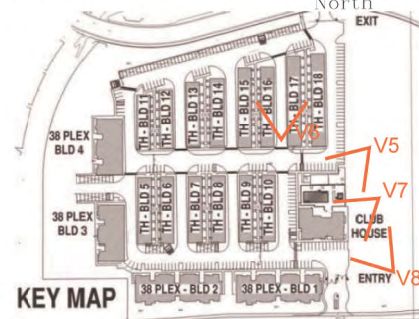
VIEW 6 - ALLEY VIEW



VIEW 7 - 38 PLEX APARTMENT ELEVATION



VIEW 8 - CLUBHOUSE ENTRY



TEKIN & ASSOCIATES, LLC.  
Frisco, TX

A0.06  
SITE PERSPECTIVES  
LONETREE COMMUNITY  
ROCKLIN, CA.







VIEW 9 - PASEO WALKWAY



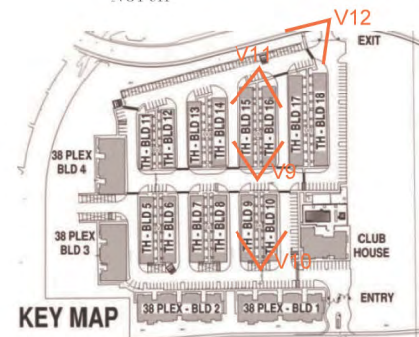
VIEW 10 - PASEO WALKWAY



VIEW 11 - PASEO WALKWAY AERIAL



VIEW 12 - ATHERTON STREET VIEW

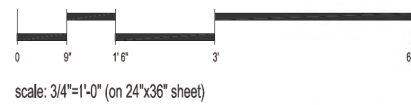
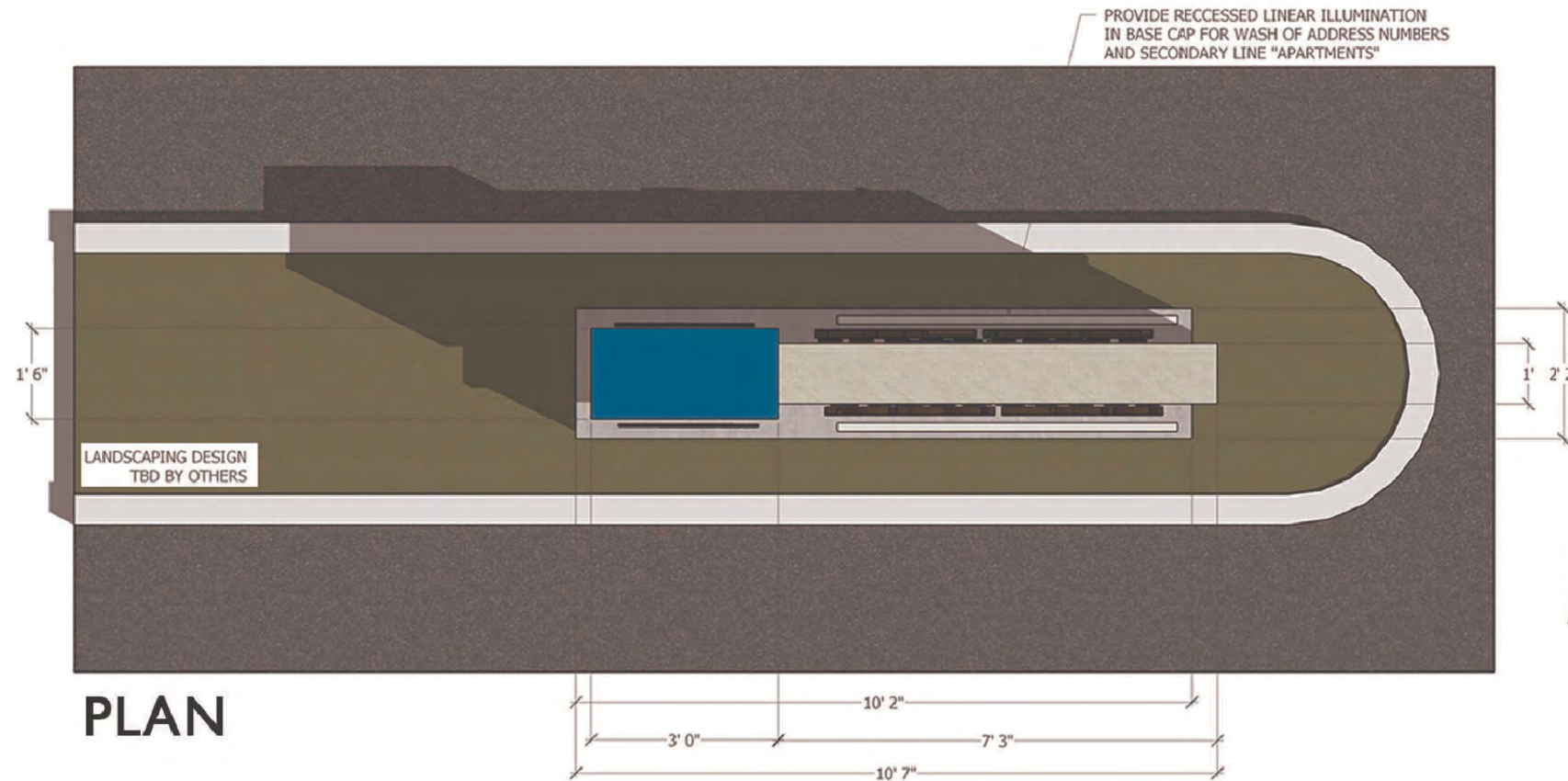
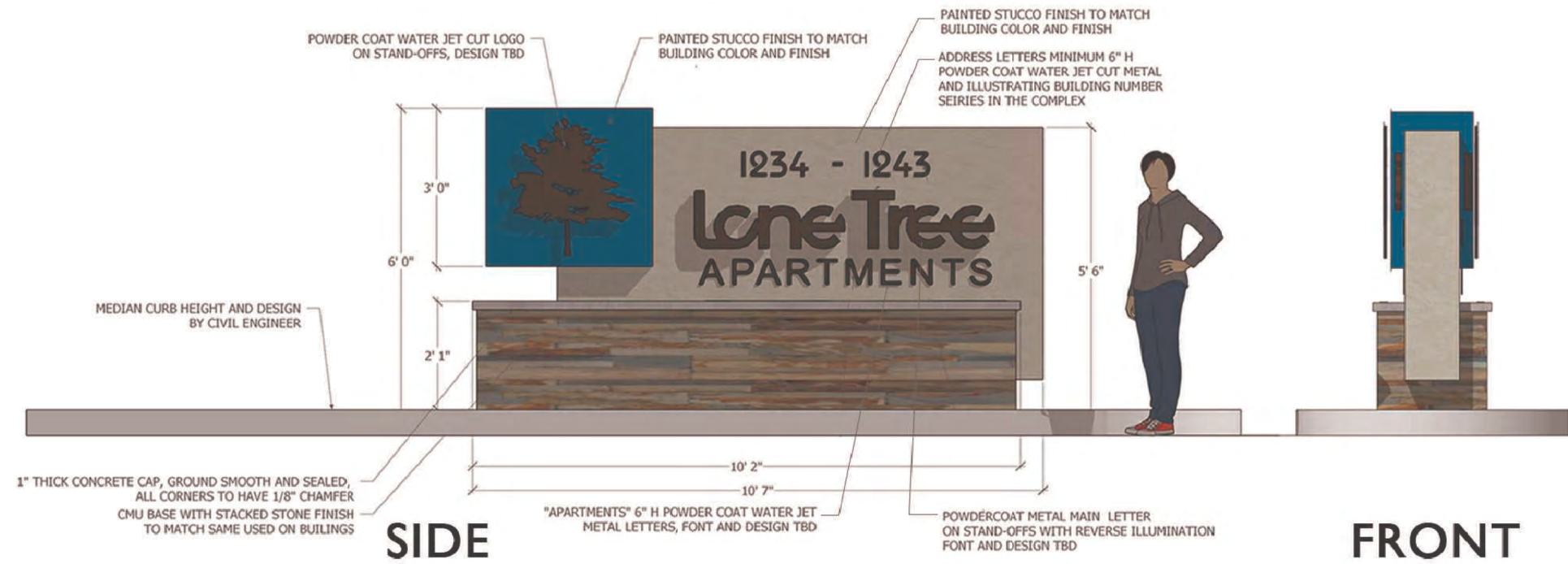


TEKIN & ASSOCIATES, LLC.  
Frisco, TX

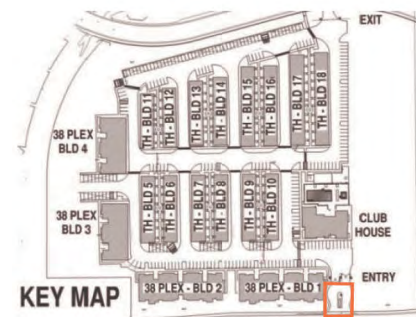
**A0.07**  
SITE PERSPECTIVES  
**LONETREE COMMUNITY**  
ROCKLIN, CA.







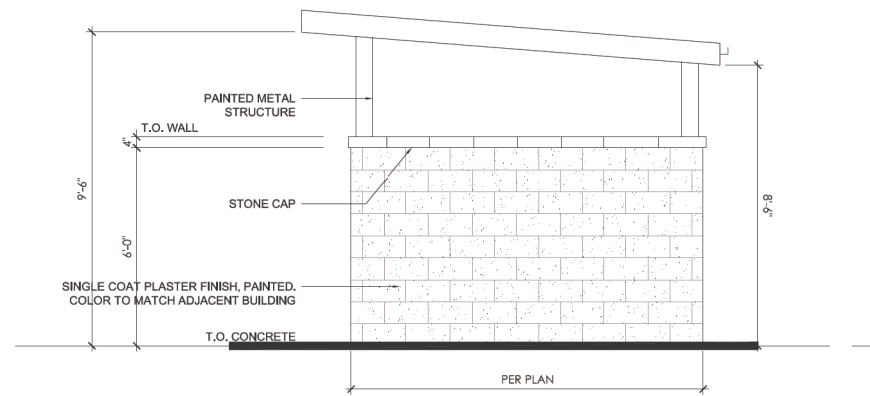
**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX



**A0.08**  
**SITE SIGNAGE**  
**LONETREE COMMUNITY**  
ROCKLIN, CA.



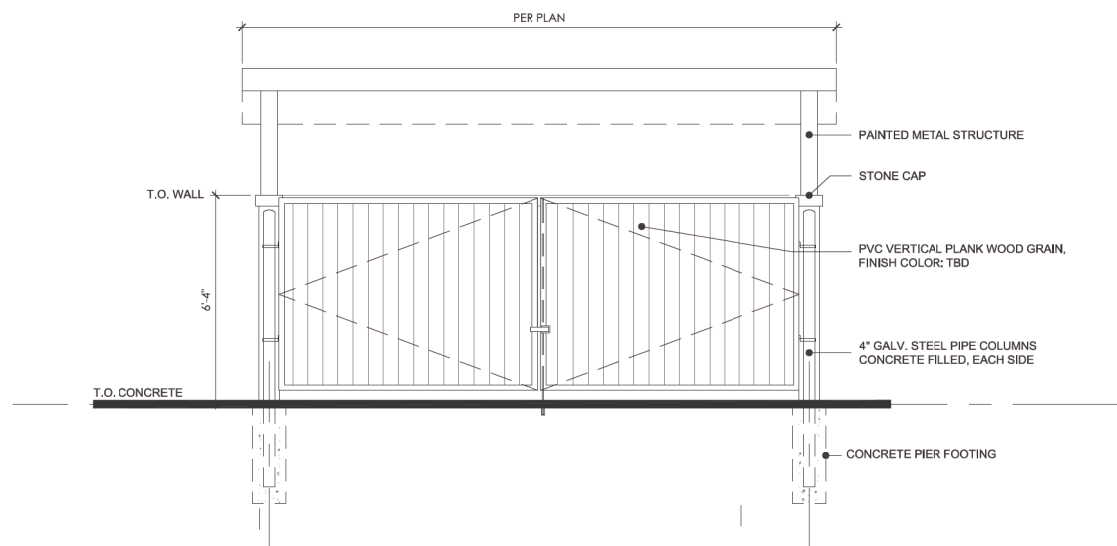




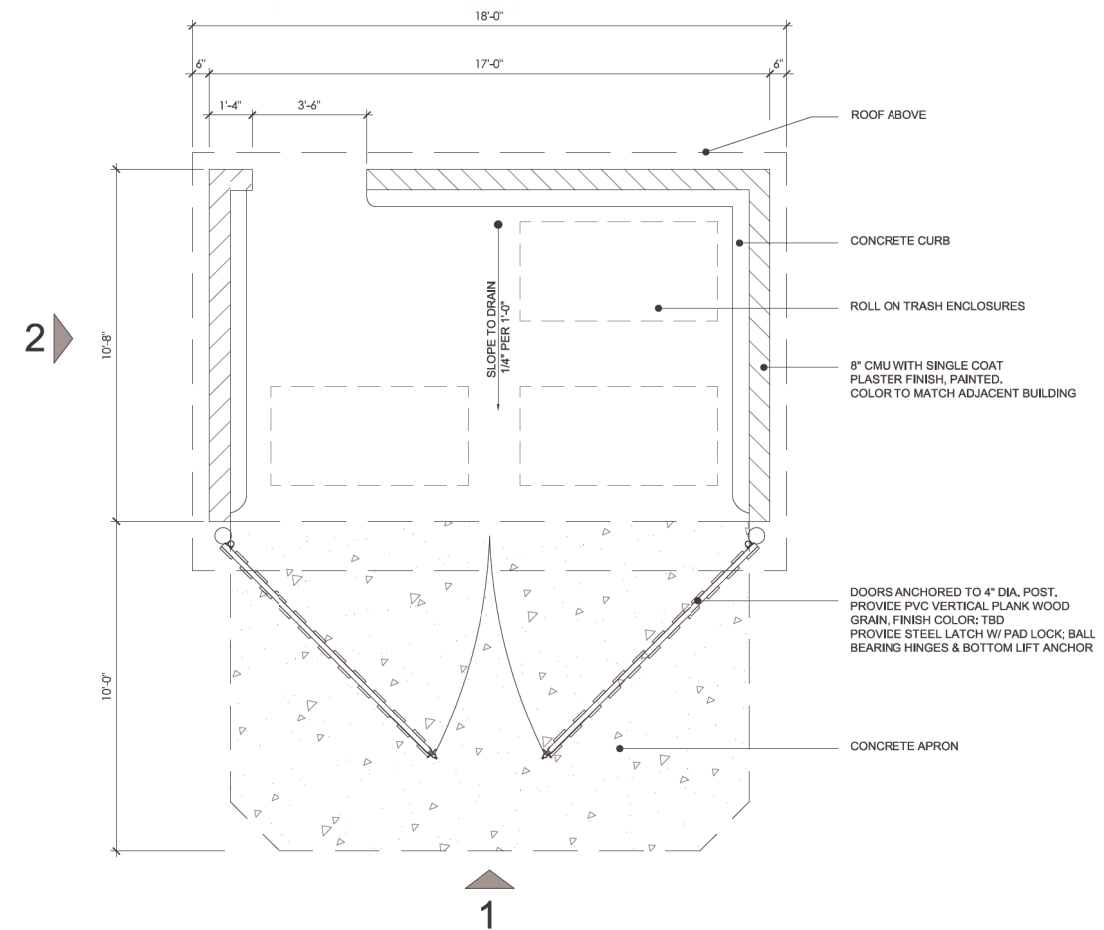
**SIDE ELEVATION - 2**  
SCALE: 3/8"=1'-0"



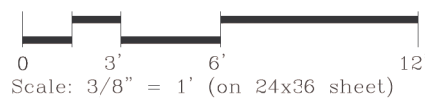
**TRASH PERSPECTIVE**  
SCALE: NOT TO SCALE



**FRONT ELEVATION - 1**  
SCALE: 3/8"=1'-0"



**FLOOR PLAN**  
SCALE: 3/8"=1'-0"

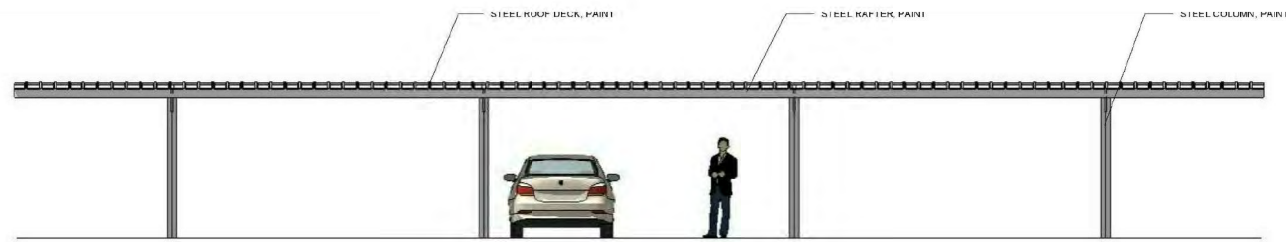


**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX

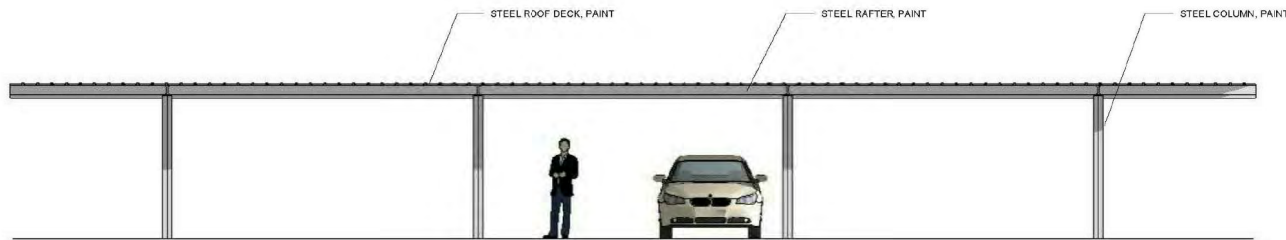
**A0.09**  
**SITE DETAILS- TRASH ENCLOSURE**  
**LONE TREE COMMUNITY**  
ROCKLIN, CA.



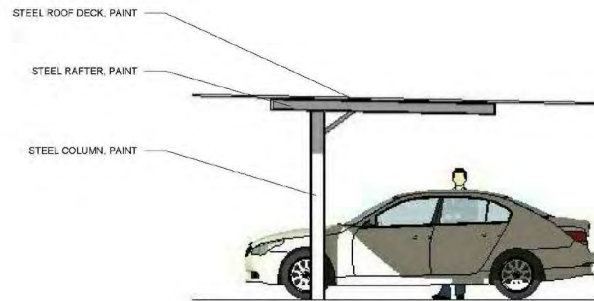




1 FRONT ELEVATION - CARPORT  
NTS



2 REAR ELEVATION - CARPORT  
NTS

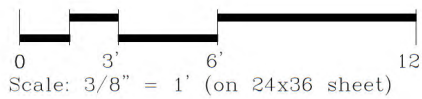


3 TYPICAL SIDE ELEVATION - CARPORT  
NTS

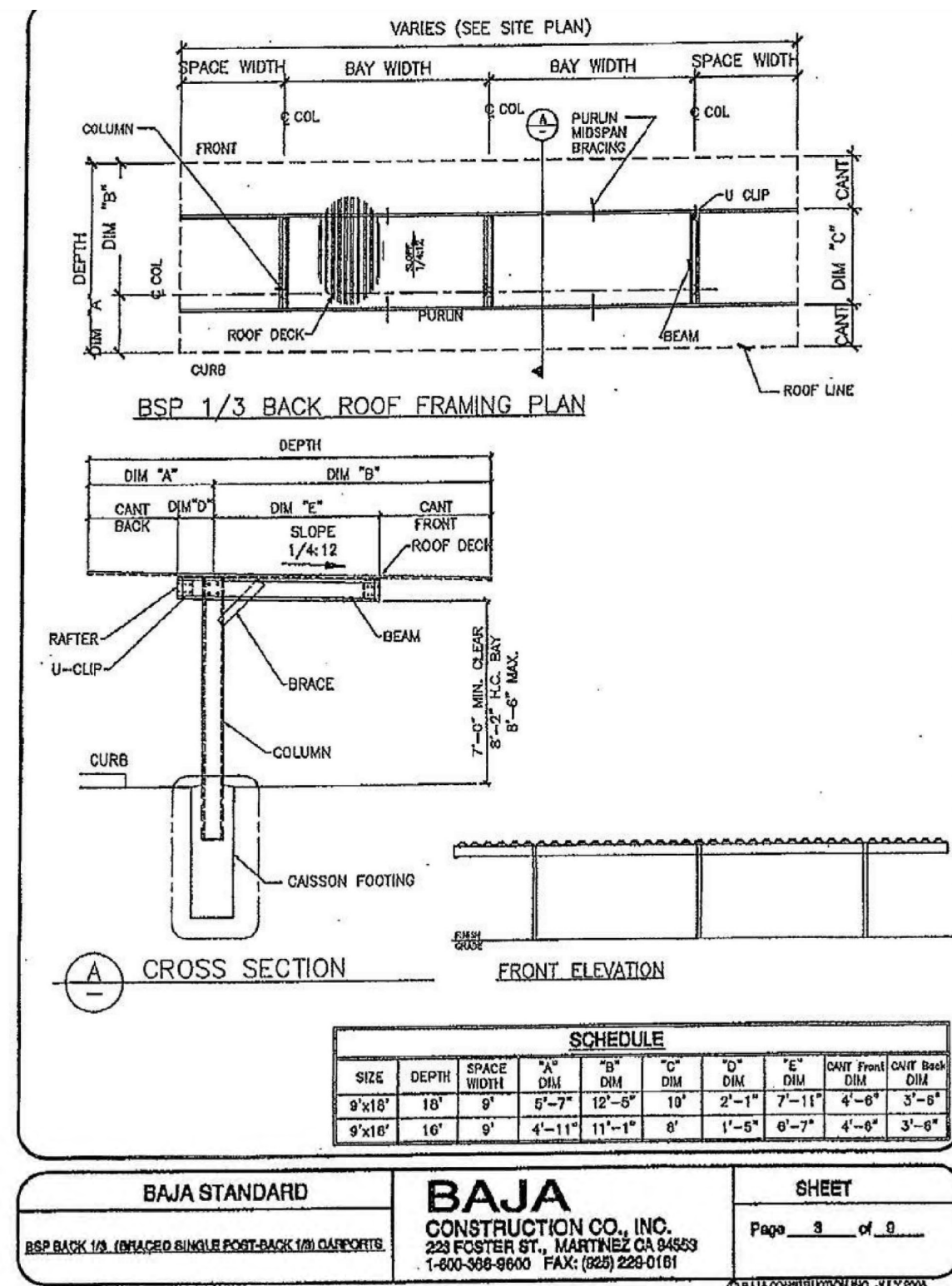


STEEL STRUCTURE, PAINTED TO MATCH BUILDING COLOR SCHEME

# CARPORT



TEKIN & ASSOCIATES, LLC.  
Frisco, TX



<b>BAJA STANDARD</b>	<b>BAJA</b> CONSTRUCTION CO., INC. 223 FOSTER ST., MARTINEZ CA 94553 1-800-368-9600 FAX: (925) 228-0161	<b>SHEET</b>
BSP BACK 1/3 (ENLARGED SINGLE POST-BACK 1/3) CARPORTS		Page 3 of 9

© BAJA CONSTRUCTION INC. JULY 2008

A0.10

SITE DETAILS- COVERED CARPORT  
**LONETREE COMMUNITY**  
ROCKLIN, CA.







### APARTMENTS ELEVATION

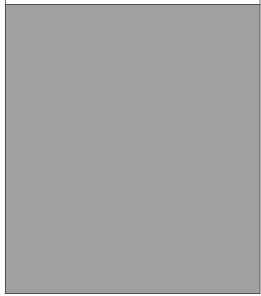
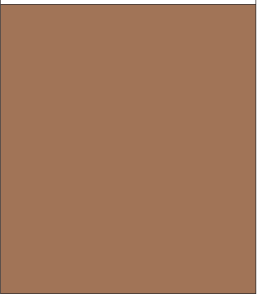
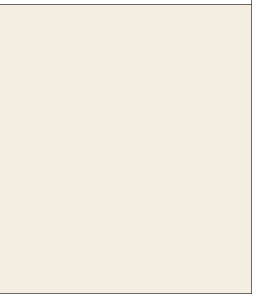
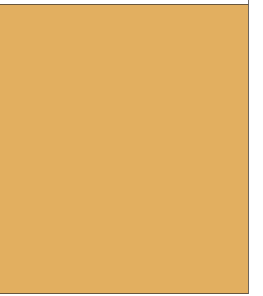

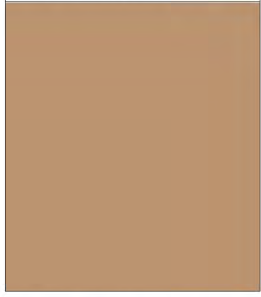




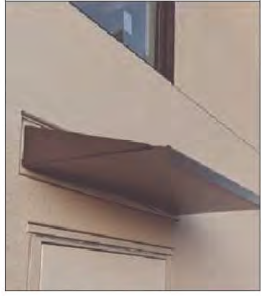

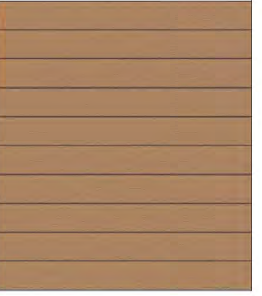


### CLUBHOUSE ELEVATION



### MULTI-LEVEL UNIT APARTMENT ELEVATION

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

<p>SW0031 DUTCH BLUE TILE OR APPROVED EQUAL</p>  <p>1 PLASTER WALL MAIN</p>	<p>SW0045 ANTIQUARIAN BROWN OR APPROVED EQUAL</p>  <p>2 PLASTER/ SIDING WALL ACCENT</p>	<p>SW7103 WHITETAIL OR APPROVED EQUAL</p>  <p>3 PLASTER/ SIDING WALL ACCENT</p>	<p>SW6690 GAMBOL FOLD OR APPROVED EQUAL</p>  <p>4 ACCENT TRIM</p>	<p>SW7615 SEA SERPENT OR APPROVED EQUAL</p>  <p>5 PLASTER / SIDING WALL ACCENT</p>
<p>SW6123 BAGUETTE OR APPROVED EQUAL</p>  <p>6 SIDING WALL ACCENT</p>	<p>SW6994 GREENBLACK OR APPROVED EQUAL</p>  <p>7 AWNING &amp; ACCENT TRIM</p>	<p>SW7019 GAUNTLET GRAY OR APPROVED EQUAL</p>  <p>8 ACCENT TRIM</p>	<p>HARDIE - CEMENTITIOUS LAP SIDING OR APPROVED EQUAL</p>  <p>9 WALL ACCENT</p>	<p>SW7069 IRON ORE OR APPROVED EQUAL</p>  <p>10 RAILING</p>
<p>SW6990 GAMBOL GOLD OR APPROVED EQUAL</p>  <p>11 METAL CANOPY</p>	<p>EL DORADO STONE CLIFFSTONE - LANTANA OR APPROVED EQUAL</p>  <p>12 WALL ACCENT</p>	<p>WOODTONE - CEMENTITIOUS LAP SIDING - "SAND CASTLE"</p>  <p>13 SIDING WALL ACCENT</p>		

A0.11  
MATERIAL & COLOR BOARD  
LONETREE COMMUNITY  
ROCKLIN, CA.





**NOTES**

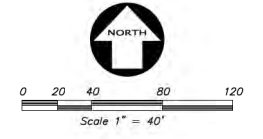
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 24, 2020, ORDER NUMBER NCS-104293-H04T, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY TEKIN & ASSOCIATES ON DECEMBER 11, 2020. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- THIS SURVEY DOES NOT SHOW THE LOCATIONS OF THE FOLLOWING UNDERGROUND UTILITY LINES DUE TO THE FACT THAT THE CLIENT HAS NOT FURNISHED KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. WITH ANY PLANS THAT DELINEATE THEIR LOCATIONS: NITROGEN LINES, (IF ANY), ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VALVES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PLACER COUNTY, CALIFORNIA, MAP NUMBER 060102041H FOR COMMUNITY NUMBER 060242 (CITY OF ROCKLIN), WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2018, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN. INFORMATION WAS OBTAINED FROM THE CITY OF ROCKLIN, PLANNING DEPARTMENT ON DECEMBER 2, 2020. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD83 DATUM.
- BENCHMARK:**  
CITY OF ROCKLIN, BENCHMARK NUMBER 219 H-2, A 2 1/2" BRASS DISC IN MONUMENT WELL WITH PUNCH MARK STAMPED L.S.250, LOCATED AT THE INTERSECTION OF BLUE OAKS BLVD AND LONETREE BLVD AND FAIRMAY DRIVE. ELEVATION = 141.76 (NGVD 29). (TO GET TO 88 DATUM ADD 2.33 FEET TO ALL ELEVATIONS)
- BASIS OF BEARINGS:**  
THE BEARING OF NORTH 57° 39' 50" WEST TAKEN ON THE MONUMENT LINE OF AHERTON ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON OCTOBER 1, 2004, IN BOOK Z OF MAPS AT PAGE 90, OPTICAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE:**  
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA, JOB NUMBER 2011033. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 11-25, 2020. ORIGINAL COMPILED MAP SCALE 1"=20'. CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

**LEGEND**

- ABUTTER'S RIGHTS RELINQUISHED
- CENTERLINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF WATER/FLOWLINE
- EDGE OF ROOK
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTIC LINE
- GAS LINE-VALVE & METER
- CHAIRD RAIL
- JOINT TRENCH LINE
- LDI
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SPOT WALK
- SPOT ELEVATION
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE OVER 24" DIAMETER
- STREET LIGHT CONDUIT LINE
- CATCH BASIN
- STREET LIGHT
- TRAFFIC SIGNAL CONDUIT LINE
- WATER LINE & VALVE
- MONUMENT/MONUMENT LINE
- BACKFLOW PREVENTION DEVICE
- FOUND/SET CROSS
- ELECTRIC BOX
- FIRE HYDRANT
- IRON PIPE FOUND
- PEDESTRIAN SIGNAL POLE
- RAILROAD SPIKE FOUND
- REBAR FOUND
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WATER VALVE

**ABBREVIATIONS**

BC	ANGLE POINT	OR	OPTICAL RECORD
BEG	BACK OF CURB	PED	PEDESTRIAN
BFP	BACK FLOW PREVENTER	REG	REGISTERED CIVIL ENGINEER
BOV	BLOWOFF VALVE	RE	RIGHT OF WAY
BOW	BOTTOM	ROW	RIGHT OF WAY
BTM	BACK OF WALL	S	SOUTH
BW	UNKNOWN ABBR	SB	STORM DRAIN MANHOLE
BY	CONCRETE AT FACE OF CURB	SE	SOUTH EAST
C-FC	CATCH BASIN	SL	STREET LIGHT
DYLT	DAYLIGHT	SLB	STREET LIGHT BOX
E	EAST	SPK	RAILROAD SPIKE
EB	ELECTRIC BOX	SSM	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	SW	SOUTH WEST
ESMT	EASEMENT	TC	TOP OF CURB
EW	EDGE OF WALL	TM	TELEPHONE MANHOLE
FH	FIRE HYDRANT	TOE	GRADE BREAK LINE TOE
FL	FLOW LINE	TOP	GRADE BREAK LINE TOP
FND	FOUND	TRMS	TRANSFORMER
FBL	FIBER OPTIC BOX	TSE	TRAFFIC SIGNAL BOX
GB	GRADE BREAK	TSP	TRAFFIC SIGNAL POLE
IE	INVERT ELEVATION	UTD	UNABLE TO OBTAIN
JB	JOINT TRENCH	W	WEST
JP	LIP OF GUTTER	W/	WITH
LS	LICENSED SURVEYOR	W/S	WITH STREET LIGHT
LPE	MULTI-PURPOSE EASEMENT	WB	WATER BOX
N	NORTH	WM	WATER METER
NE	NORTH EAST	WV	WATER VALVE
NW	NORTH WEST		



<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px;">NO.</td><td style="width: 20px;">1</td><td style="width: 20px;">2</td><td style="width: 20px;">3</td><td style="width: 20px;">4</td><td style="width: 20px;">5</td></tr> <tr><td style="width: 20px;">BY</td><td style="width: 20px;"> </td><td style="width: 20px;"> </td><td style="width: 20px;"> </td><td style="width: 20px;"> </td><td style="width: 20px;"> </td></tr> </table>	NO.	1	2	3	4	5	BY						<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px;">NO.</td><td style="width: 20px;">1</td><td style="width: 20px;">2</td><td style="width: 20px;">3</td><td style="width: 20px;">4</td><td style="width: 20px;">5</td></tr> <tr><td style="width: 20px;">BY</td><td style="width: 20px;"> </td><td style="width: 20px;"> </td><td style="width: 20px;"> </td><td style="width: 20px;"> </td><td style="width: 20px;"> </td></tr> </table>	NO.	1	2	3	4	5	BY					
NO.	1	2	3	4	5																				
BY																									
NO.	1	2	3	4	5																				
BY																									
<p><b>BOUNDARY AND TOPOGRAPHIC SURVEY</b> OF <b>LOTS 1, AND 2 Z M 90</b> FOR <b>TEKIN &amp; ASSOCIATES, LLC</b></p>																									
<p>ROCKLIN, CALIFORNIA</p>																									
<p>DATE FEBRUARY, 2022 SCALE AS SHOWN DESIGNER ZS DRAWN BY JDQ JOB NO. A20700 SHEET <b>C1.0</b> OF 9 SHEETS</p>																									

2/5/2021 DATE

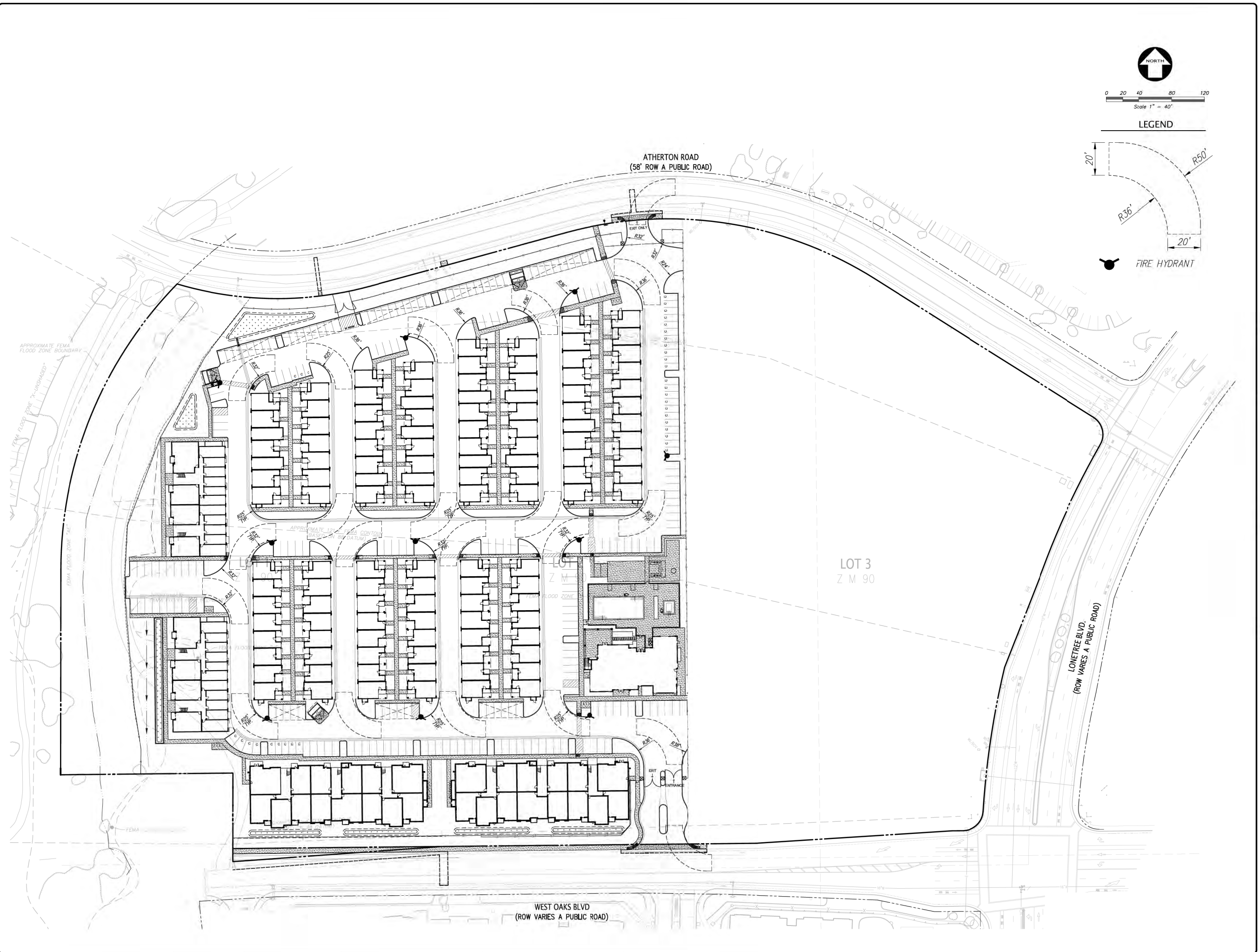
PREPARED BY UNDER SUPERVISION OF  
DEAN A. JARAO, L.S. 2502  
LICENSE EXPIRES 2-29-21

2850 Collier Canyon Road  
Livermore, CA 94551  
Phone: (925) 455-9788  
www.kierwright.com

Z:\2020\A20700\DWG\DWG\TITLE\TITLE\A20700-FC.dwg 2-18-22 09:32:29 AM Rjmly

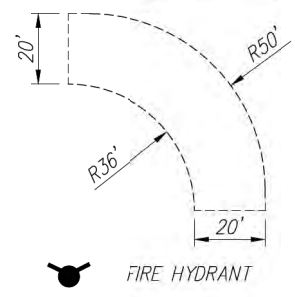


Z:\2020\A20700\DWG\ENTITLEMENT\A20700-PC.dwg 2-18-22 09:53:39 AM jrbmby



0 20 40 80 120  
Scale 1" = 40'

LEGEND



NO.	BY	REVISION

**KIER+WRIGHT**  
 2850 Collier Canyon Road  
 Livermore, CA 94551  
 Phone: (925) 445-8788  
 www.kierwright.com

**FIRE TRUCK TURNING PLAN**  
 OF  
**LOTS 1, AND 2 Z M 90**  
 FOR  
**TEKIN & ASSOCIATES, LLC**

ROCKLIN, CALIFORNIA

DATE: FEBRUARY, 2022  
 SCALE: AS SHOWN  
 DESIGNER: ZS  
 DRAWN BY: JDQ  
 JOB NO.: A20700  
 SHEET: **C2.0**  
 OF 9 SHEETS

12-18-2022 ENTITLEMENT 3RD SUBMITTAL

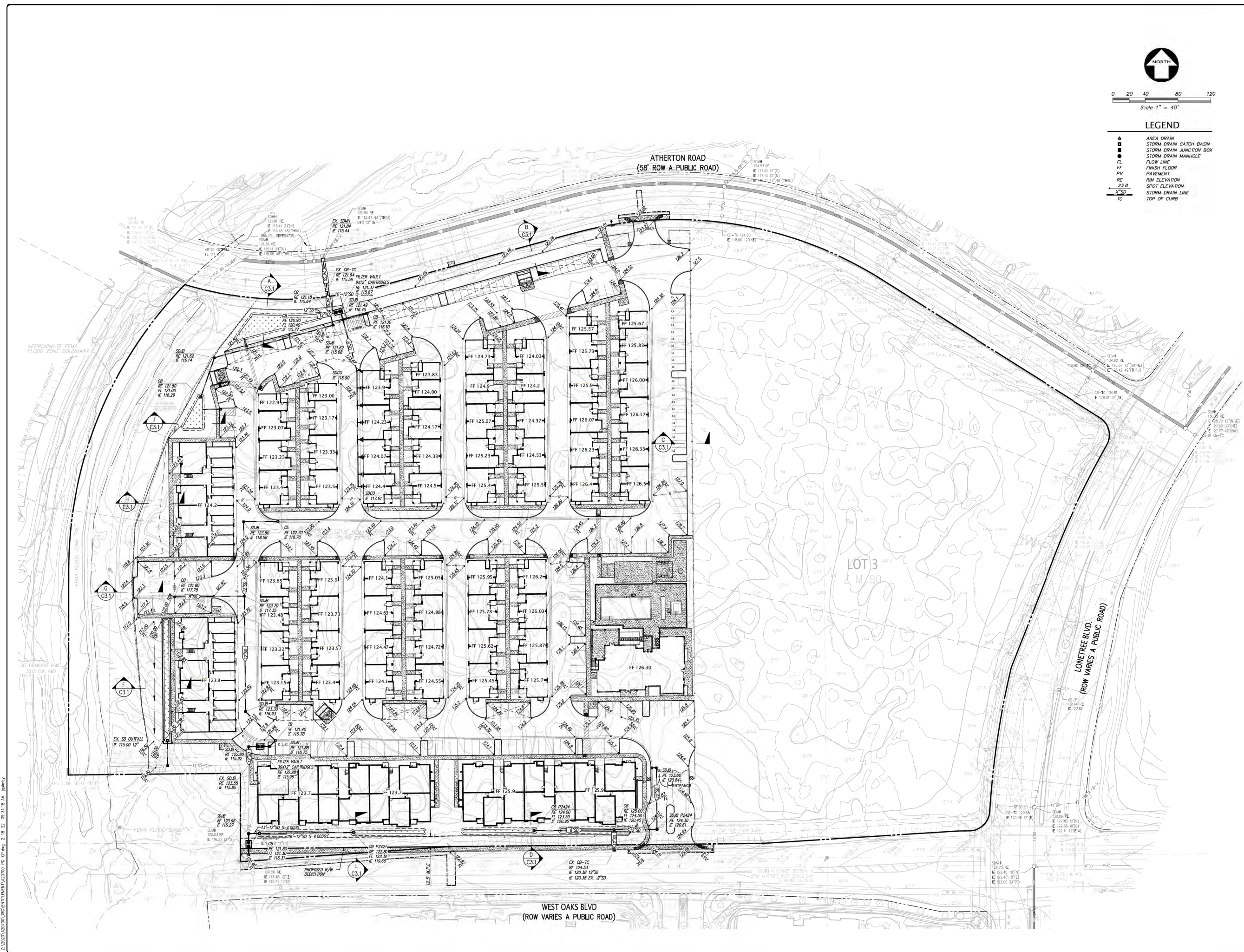




0 20 40 80 120  
Scale 1" = 40'

**LEGEND**

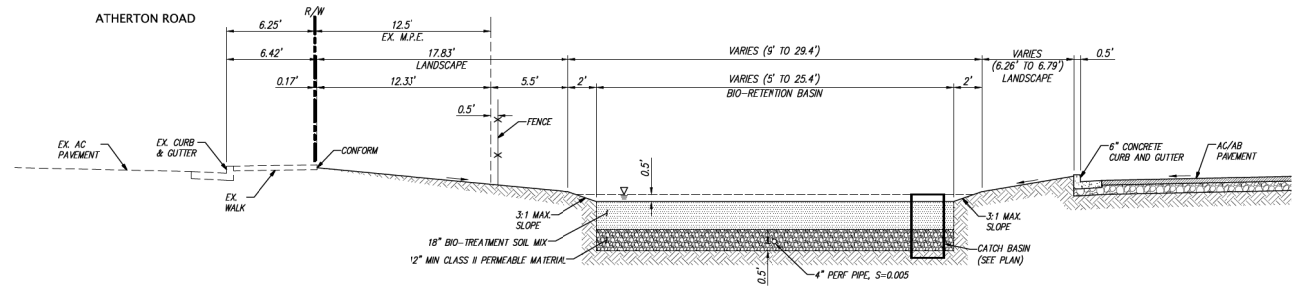
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE R/W ELEVATION
- 23.8 SPOT ELEVATION
- S-D STORM DRAIN LINE
- TC TOP OF CURB



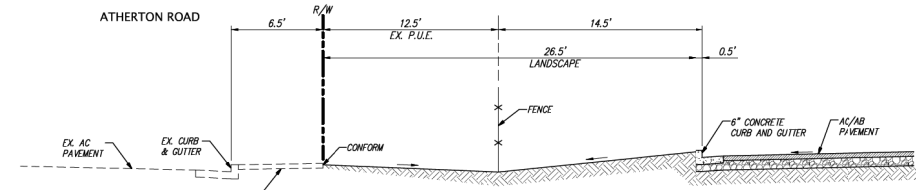
	<p><b>KIER+WRIGHT</b></p> <p>2850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 445-9788 www.kierwright.com</p>
<p><b>PRELIMINARY GRADING PLAN</b> OF <b>LOTS 1, AND 2 Z M 90</b> FOR <b>TEKIN &amp; ASSOCIATES, LLC</b></p>	<p>CALIFORNIA</p>
<p>DATE: FEBRUARY, 2022 SCALE: AS SHOWN DESIGNER: ZS DRAWN BY: JDQ JOB NO.: A20700 SHEET: <b>C3.0</b> OF 9 SHEETS</p>	<p>ROCKLIN, CALIFORNIA 12-18-2022 ENTITLEMENT 3RD SUBMITTAL</p>

Z:\2020\A20700\DWG\ENTITLEMENT\A20700-PC-CP.dwg 2-18-22 09:34:18 AM Rumbly

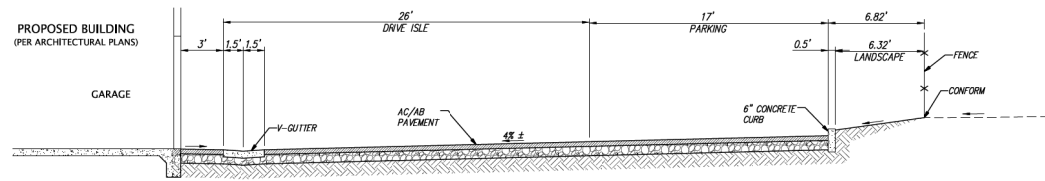




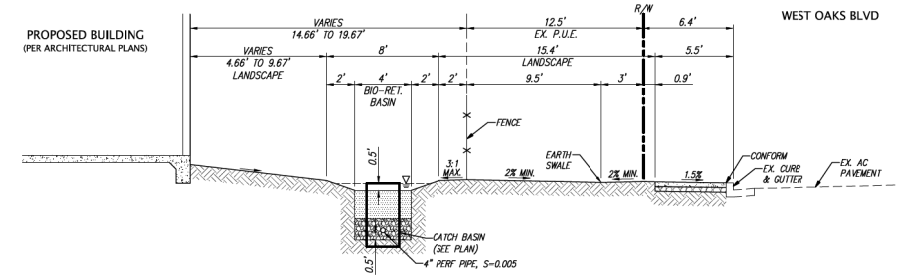
SECTION A  
NOT TO SCALE



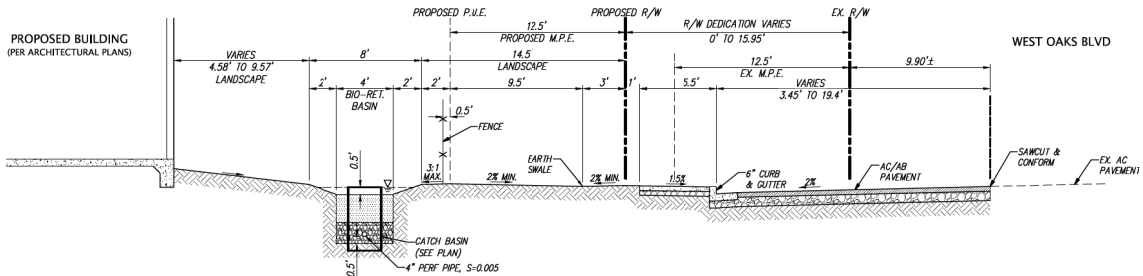
SECTION B  
NOT TO SCALE



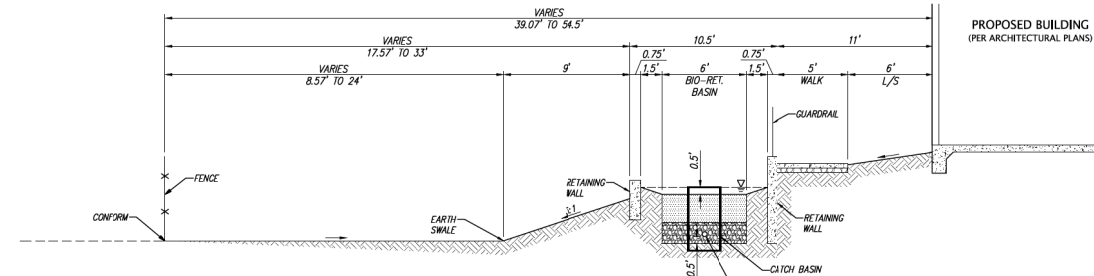
SECTION C  
NOT TO SCALE



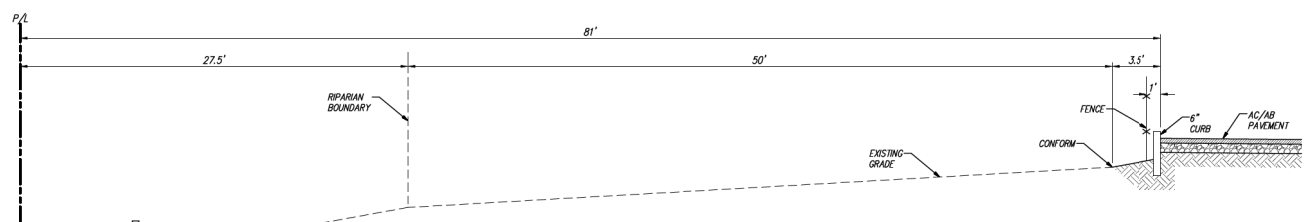
SECTION D  
NOT TO SCALE



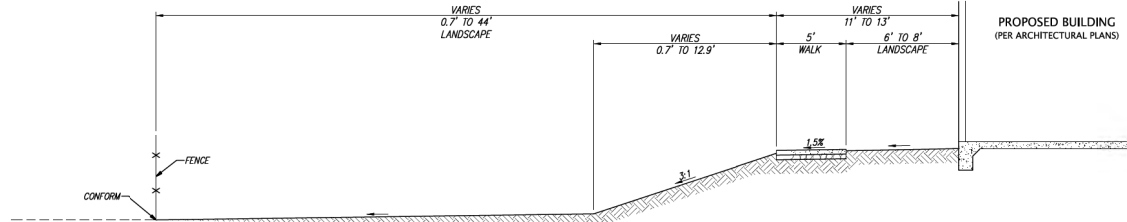
SECTION E  
NOT TO SCALE



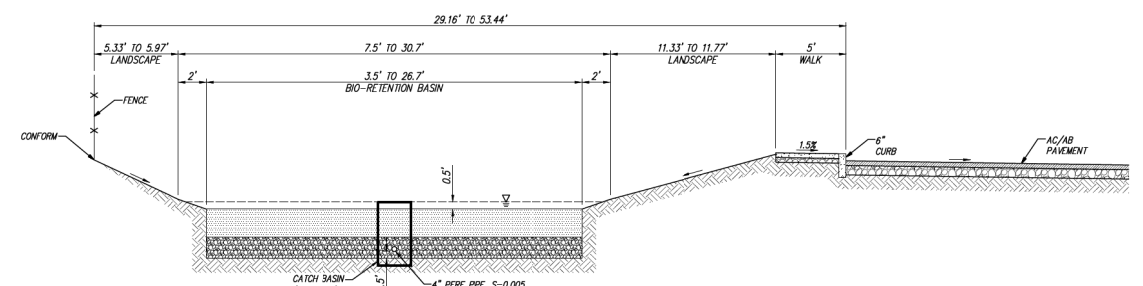
SECTION F  
NOT TO SCALE



SECTION G  
NOT TO SCALE



SECTION H  
NOT TO SCALE



SECTION I  
NOT TO SCALE

BY	
REVISION	
NO.	
BY	
REVISION	
NO.	
NO.	
<b>KIER+WRIGHT</b> REGISTERED PROFESSIONAL ENGINEER No. 65838 CIVIL STATE OF CALIFORNIA	
21850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 245-9788 www.kierwright.com	
CALIFORNIA	
<b>TYPICAL SECTIONS OF LOTS 1, AND 2 Z M 90 FOR TEKIN &amp; ASSOCIATES, LLC</b>	
DATE	FEBRUARY, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	<b>C3.1</b>
OF	9 SHEETS

Z:\2020\A20700\DWG\ENTIREMENT\A20700-PC-SECTIONS.dwg 2-18-22 09:34:31 AM jgibney

ROCKLIN, CALIFORNIA  
 12-18-2022 ENTIREMENT AND SUBTITLE





0 20 40 80 120  
Scale 1" = 40'

**LEGEND**

- ASR AUTOMATIC SPRINKLER RISER
- RE RM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- X --- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SDM STORM DRAIN LINE
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- ▭ BACK FLOW PREVENTION DEVICE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT & VALVE
- ⊖ POST INDICATOR VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SINGLE CHECK VALVE
- ⊙ STORM DRAIN MANHOLE
- ⊙ WATER METER

NO.	BY	REVISION



**KIER+WRIGHT**  
 2850 Collier Canyon Road  
 Livermore, CA 94551  
 Phone: (925) 445-0788  
 www.kierwright.com

CALIFORNIA

**PRELIMINARY UTILITY PLAN**  
 OF  
**LOTS 1, AND 2, Z M 90**  
 FOR  
**TEKIN & ASSOCIATES, LLC**

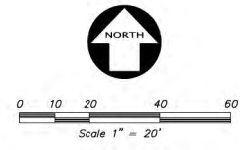
DATE: FEBRUARY, 2022  
 SCALE: AS SHOWN  
 DESIGNER: ZS  
 DRAWN BY: JDQ  
 JOB NO.: A20700  
 SHEET: **C4.0**  
 OF 9 SHEETS

ROCKLIN, CALIFORNIA  
 12-18-2022 ENTITLEMENT 3RD SUBMITTAL



**LEGEND**

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
X	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN LINE
AD	AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
BFCV	BACK FLOW PREVENTION DEVICE
FDC	FIRE DEPARTMENT CONNECTION
FV	FIRE HYDRANT VALVE
PIV	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
SCV	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
WM	WATER METER



BY		REVISION		
NO.	NO.	NO.	NO.	NO.
NO.	NO.	NO.	NO.	NO.

**KIER+WRIGHT**  
 2850 Collier Canyon Road  
 Livermore, CA 94551  
 Phone: (925) 445-0788  
 www.kierwright.com

**PRELIMINARY UTILITY PLAN**  
 OF  
**LOTS 1, AND 2, Z M 90**  
 FOR  
**TEKIN & ASSOCIATES, LLC**

CALIFORNIA  
 ROCKLIN, CA

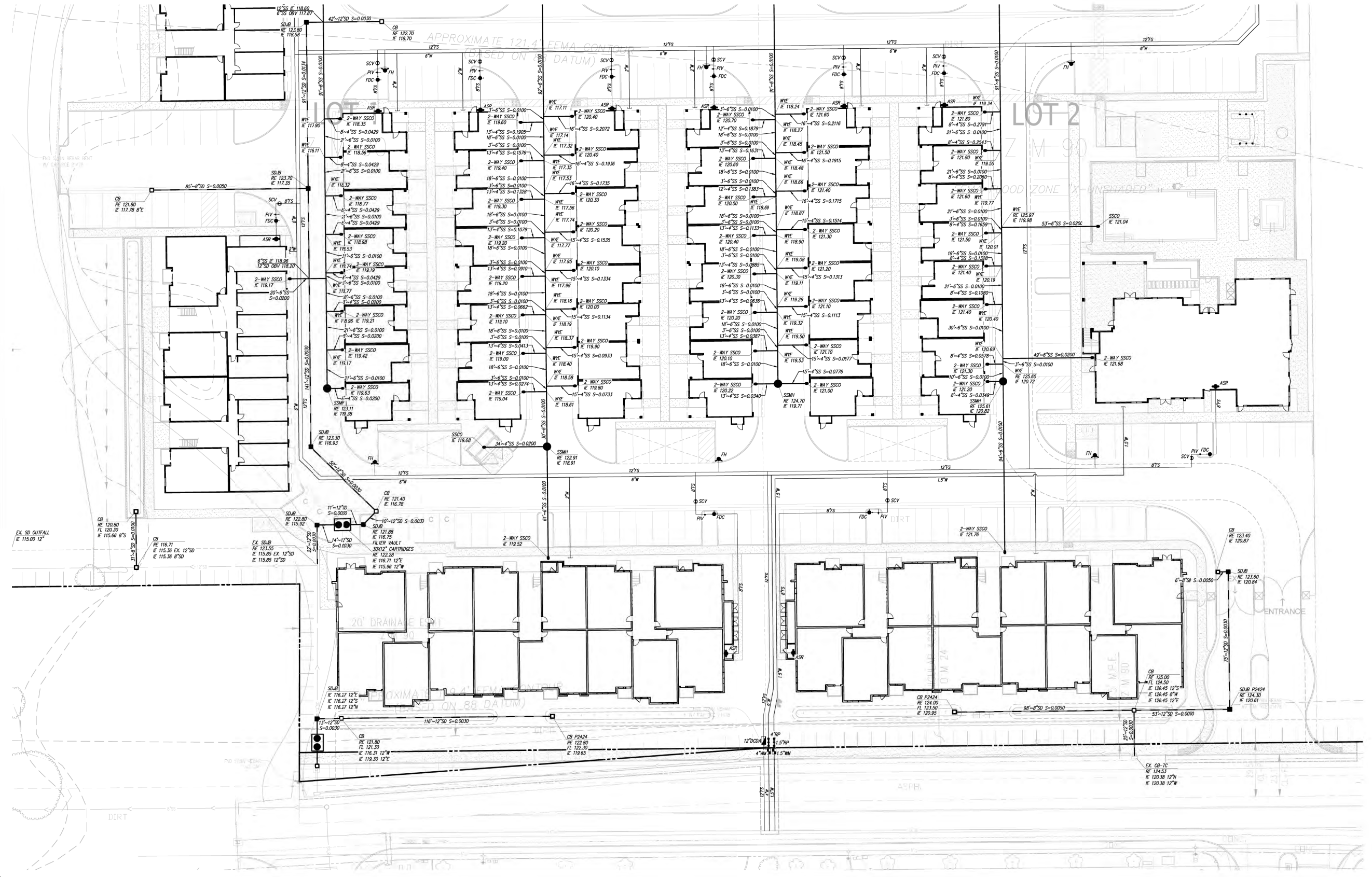
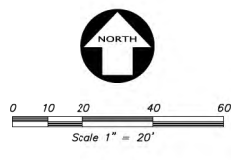
DATE	FEBRUARY, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	<b>C4.1</b>
OF	9 SHEETS

2:\3\2022\A20700\DWG\UTILITY\A20700-SSCO.dwg, 2:46:22, 10/24/2022, 10:58:54 AM, jdkerry



**LEGEND**

- ASR AUTOMATIC SPRINKLER RISER
- RE RIM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FIRE SERVICE
- SANITARY SEWER
- SANITARY SEWER CLEANOUT
- STORM DRAIN LINE
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SINGLE CHECK VALVE
- STORM DRAIN MANHOLE
- WATER METER



BY	
REVISION	
NO.	1
BY	
REVISION	
NO.	2
BY	
REVISION	
NO.	3
BY	

**KIER+WRIGHT**  
 2850 Collier Canyon Road  
 Livermore, CA 94551  
 Phone: (925) 445-0788  
 www.kierwright.com

**PRELIMINARY UTILITY PLAN  
 OF  
 LOTS 1, AND 2 Z M 90  
 FOR  
 TEKIN & ASSOCIATES, LLC**

ROCKLIN, CALIFORNIA

DATE	FEBRUARY, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C4.2
OF	9 SHEETS

12-18-2022 ENTITLEMENT 3RD SUBMITTAL



**BIO-RETENTION SIZING CALCULATIONS**

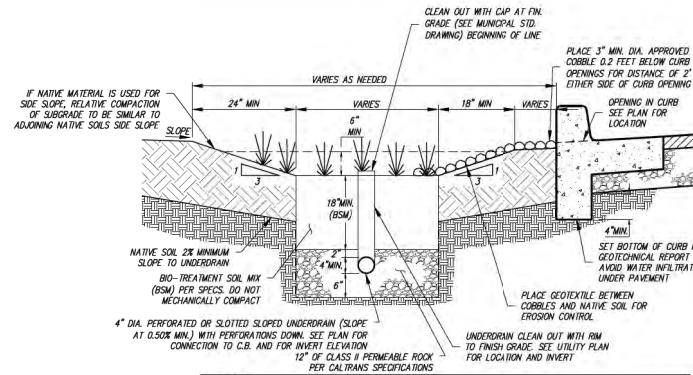
Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imperv. (AC)	Treatment Area* (SF)	Treatment Area* (AC)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	36,672	0.842	7,052	0.162	28,400	0.652	29,105	1,220	4,230	4.2%	Bio-Retention Planter
2	20,444	0.469	7,456	0.171	12,438	0.286	13,184	550	4,230	4.2%	Bio-Retention Planter
3	12,790	0.294	1,662	0.038	10,678	0.245	10,845	450	4,230	4.1%	Bio-Retention Planter
4	9,700	0.223	9,133	0.210	567	0.013	1,480	0	0.0%	Self-Retaining	
5	12,574	0.289	4,771	0.110	7,474	0.172	7,951	330	4,230	4.2%	Bio-Retention Planter
6	12,794	0.294	4,507	0.103	7,938	0.182	8,388	350	4,230	4.2%	Bio-Retention Planter
7	12,799	0.294	4,479	0.103	7,970	0.183	8,418	350	4,230	4.2%	Bio-Retention Planter
8	10,926	0.251	3,268	0.075	7,338	0.168	7,665	320	4,230	4.2%	Bio-Retention Planter
12	13,891	0.319	11,871	0.273	2,020	0.046	3,207	0	0.0%	Self-Retaining	

\* Total Treatment Area is equal to Impervious Area + 0.10 \* Landscape Area.

**MEDIA FILTER SIZING CALCULATIONS**

Area ID	Total Tributary Area (SF)	Total Tributary Area (AC)	Pavement /Roof Area (SF)	Pavement /Roof Area (AC)	"C" Factor	i (IN/HR)	Total Tributary Area "A" (AC)	Flow Rate Q <sub>t</sub> = C <sub>i</sub> A (cfs)	Min. # of 12" Filter Cartridges	Product Specified
9	24,876	0.571	3,895	0.089	0.77	0.20	0.57	0.09	4	Oldcastle Perk Filter 8" Wide Concrete Vault 12" Filter
10	175,081	3.928	21,068	0.476	0.79	0.20	3.93	0.62	24	Oldcastle Perk Filter 8" Wide Concrete Vault 12" Filter
11	113,924	2.616	15,932	0.362	0.79	0.20	2.62	0.41	16	Oldcastle Perk Filter 8" Wide Concrete Vault 12" Filter

# of Cartridges =  $Q_t / (0.0266 \text{ cfs/cartridge})$  - Oldcastle Perk Filter 12" Cartridge (manufacturer)

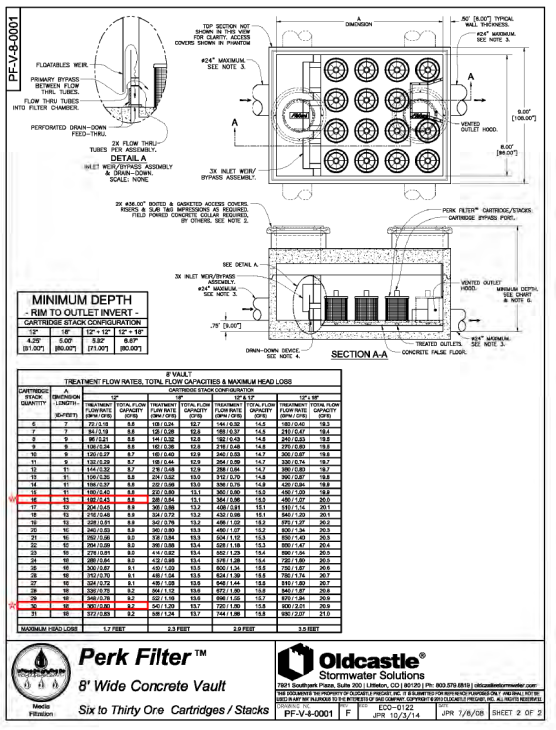
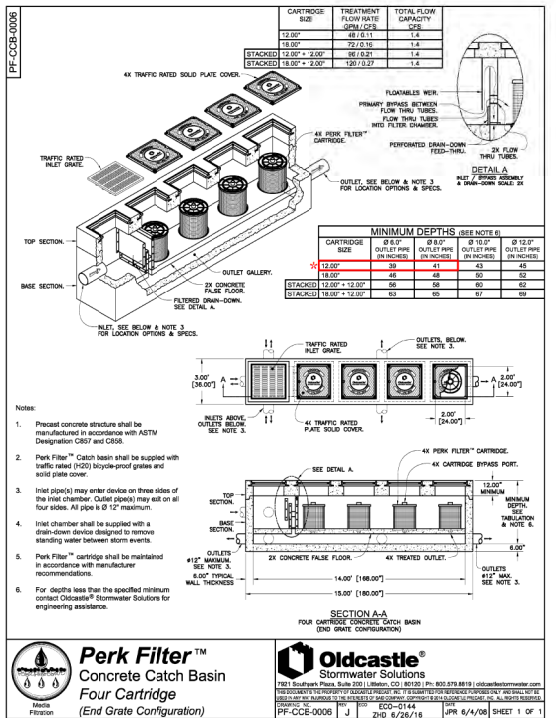
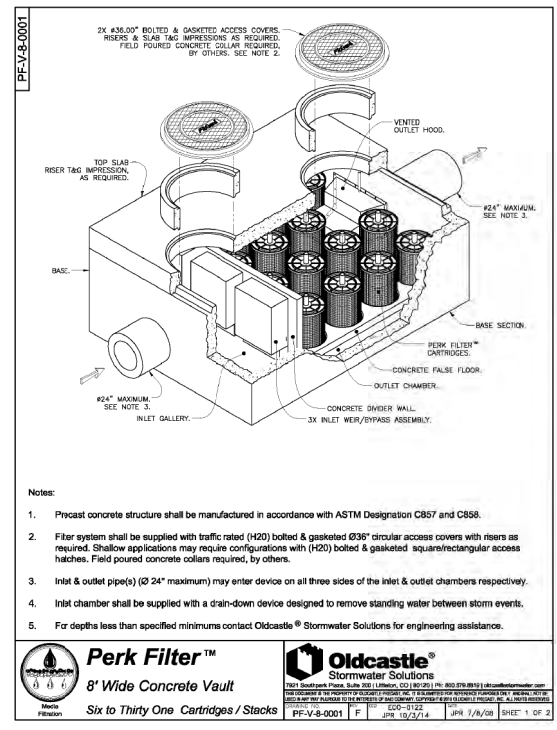
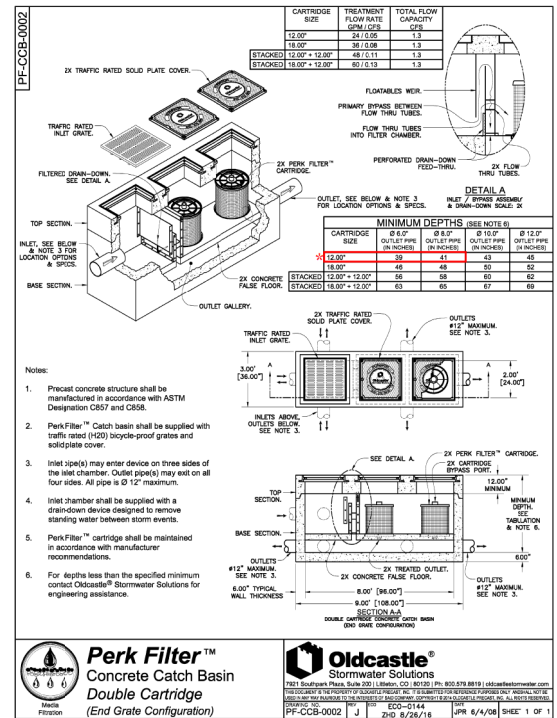


NOTE: SURFACE AREA OF THE BIO-TREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

**BIO-RETENTION DETAIL**

NOT TO SCALE

1



**PERK FILTER DETAILS**

NOT TO SCALE

2

DATE: FEBRUARY, 2022  
 SCALE: AS SHOWN  
 DESIGNER: ZS  
 DRAWN BY: JDQ  
 JOB NO.: A20700  
 SHEET: C5.0  
 OF: 9 SHEETS

PRELIMINARY STORM WATER QUALITY CONTROL PLAN  
 OF  
 LOTS 1, AND 2, Z M 90  
 FOR  
 TEKIN & ASSOCIATES, LLC

ROCKLIN, CALIFORNIA

12-18-2022 ENTITLEMENT 3RD SUBMITTAL



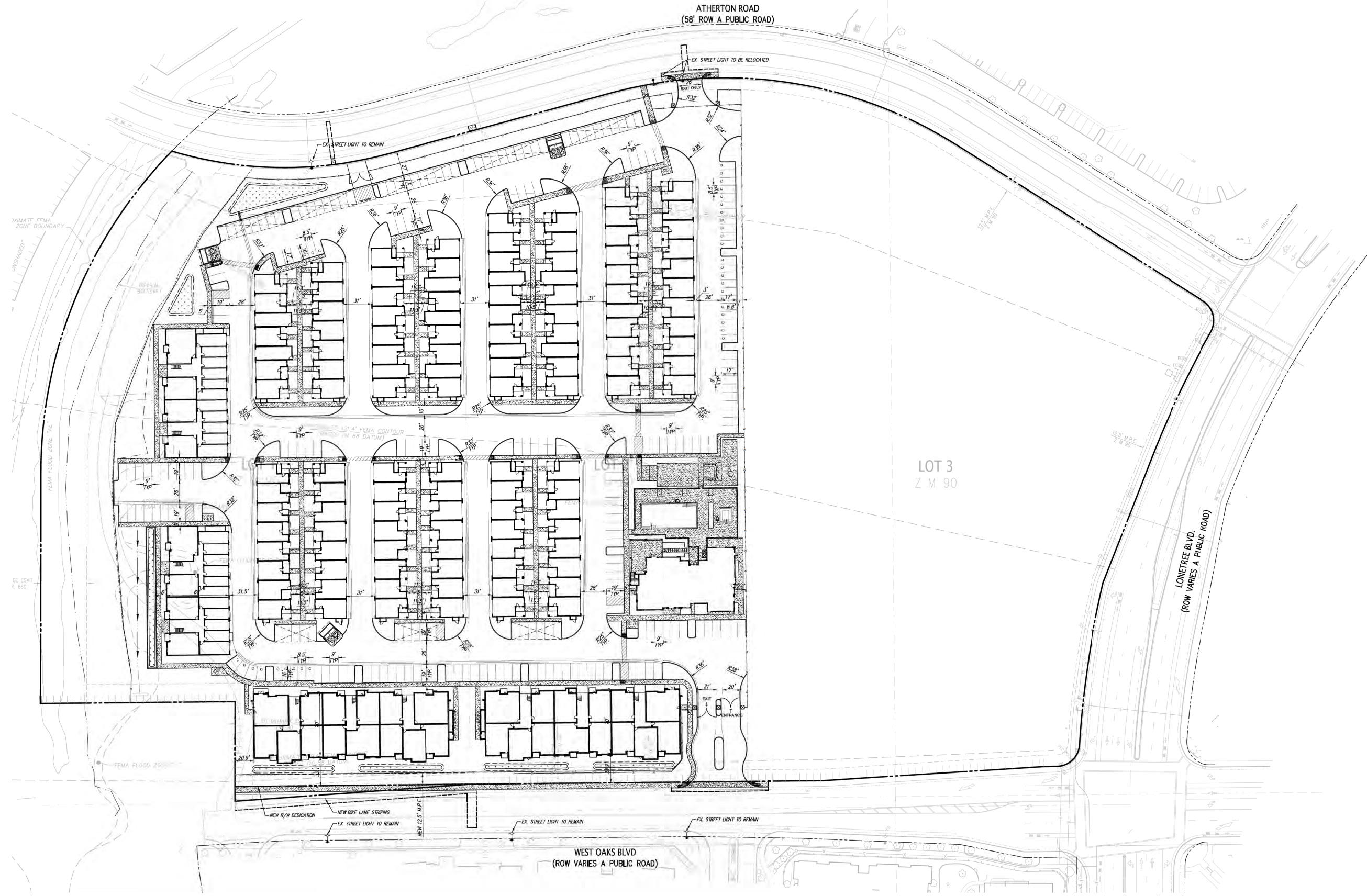
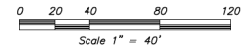
IF BUILDING PLANS ARE COMPLETE

This Horizontal Control Plan has been based upon Structural Plans dated \_\_\_\_\_ and Architectural Plans dated \_\_\_\_\_. If said plans have been revised since the above dates, and without the knowledge of Kier & Wright, then the contractor shall contact Kier & Wright at (925) 245-8788 to update this Horizontal Control Plan.

IF BUILDING PLANS ARE NOT COMPLETE

This Horizontal Control Plan has been laid out based upon the architectural site plan. (This means this plan is only for city submittal and should not be used for construction. It should be revised after building plans are complete.)

ALL HORIZONTAL CONTROL PLANS SHOULD BE REVIEWED BY THE SURVEY DEPT. PRIOR TO COMPLETION OF CONSTRUCTION SET.



NO.	BY	REVISION

NO.	BY	REVISION

**KIER+WRIGHT**  
 2850 Collier Canyon Road  
 Livermore, CA 94551  
 Phone: (925) 245-8788  
 www.kierwright.com

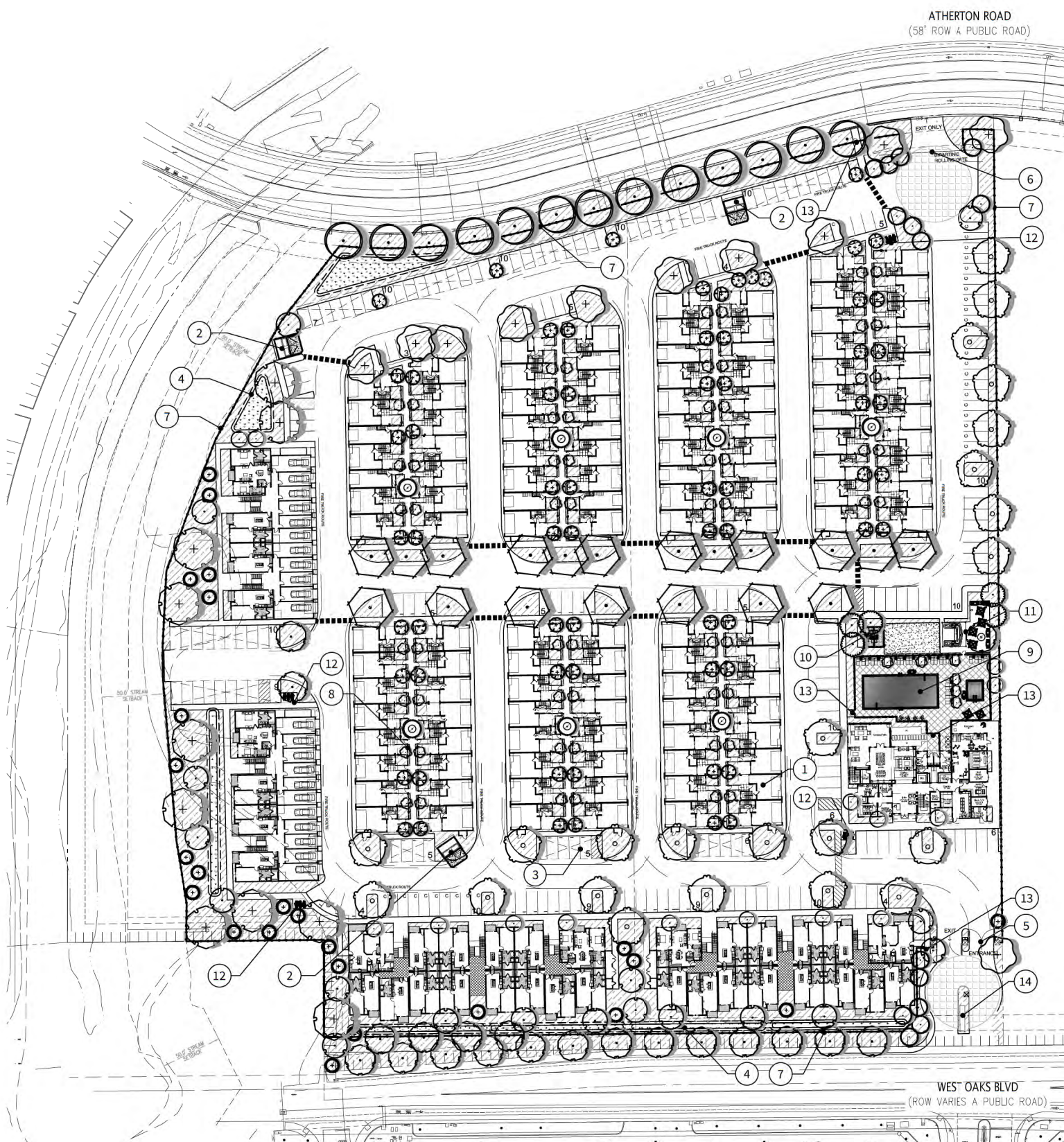
**HORIZONTAL CONTROL PLAN**  
 OF  
**LOTS 1, AND 2 Z M 90**  
 FOR  
**TEKIN & ASSOCIATES, LLC**

DATE	FEBRUARY, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	<b>C6.0</b>
OF	9 SHEETS

ROCKLIN, CALIFORNIA  
 12-18-2022 ENTITLEMENT AND SUBMITTAL

Z:\2022\WORKBOOKS\WORKBOOKS\ENTITLEMENT\A20700-FUTURE-FLOORING-DWG-2022-02-11.AIA\_RUMBY





PRELIMINARY PLANT LIST & LEGEND				
TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	QTY
○	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	15 GAL	MED	15
○	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	15 GAL	MED	20
○	ARBUTUS UNEDO STRAWBERRY TREE	15 GAL	LOW	18
+	CERCIS OCCIDENTALIS WESTERN RED BUD - MULTI-TRUNK	15 GAL	LOW	24
○	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	15 GAL	MED	23
○	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	24" BOX	LOW	21
○	LAURUS NOBILIS SWEET BAY	24" BOX	MED	5
○	PISTACIA CHINESIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	13
+	QUERCUS WISLISIENII INTERIOR LIVE OAK	15 GAL	LOW	10
○	SOLANUM RANTONNETHI 'ROYAL ROBE' PARAQUAY NIGHTSHADE	15 GAL	MED	64
+	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	15 GAL	LOW	11
○	ZELKOVA SERRATA 'MUSASHINO' COLUMNAR SAWLEAF ZELKOVA	15 GAL	MED	67
○	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL	MED	19

SHRUBS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
■	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
○	ABELAX 'ED GOUCHER' GLOSSY ABELIA	# 5	LOW	--
○	EUONYMUS JAPONICA 'GREENSPIRE' GREENSPIRE EUONYMUS	# 5	MED	--
○	ILEX CRENATA 'SKY PENCIL' COLUMNAR JAPANESE HOLLY	# 5	LOW	--
○	RHAPHIOLEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	# 5	LOW	--
○	THUJA ORIENTALIS 'AUREA NANA' DWARF GOLDEN ARBORVITAE	# 5	MED	--
■	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
○	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	# 5	LOW	--
○	DIETES BICOLOR FORTNIGHT LILY	# 5	LOW	--
○	LOMONDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	# 5	LOW	--
○	EUONYMUS JAPONICA 'MICROPHYLLUS VARIEGATUS' VARIEGATED BOX-LEAF EUONYMUS	# 5	MED	--
○	MUHLENBERGIA RIGENS DEER GRASS	# 5	LOW	--
○	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	# 5	LOW	--
○	RHAPHIOLEPIS INDICA 'SOUTHERN MOON' INDIA HAWTHORN	# 5	LOW	--
■	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
○	ARCTOSTAPHYLOS U. URSI MANZANITA	# 1	LOW	36" O.C.
○	LIRIOPE MUSCARI 'SILVERY SUNPROOF' VARIEGATED LILY TURF	# 1	LOW	24" O.C.
○	NANDINA DOMESTICA 'HARBOUR DWARF' SPREADING DWARF HEAVENLY BAMBOO	# 1	LOW	36" O.C.
○	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE	# 1	MED	36" O.C.
○	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER	# 1	LOW	18" O.C.
○	BOLERO PLUS AVAILABLE THROUGH DELTA BLUEGRASS	SOD	HIGH	1,144 S.F.
○	BIOFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS	SOD	MED	12,460 S.F.
○	CORNUS S. 'KELSEY' MAHONIA COMPACTA JUNCUS EFFUSUS	# 1	MED	36" O.C.
<b>LANDSCAPE CALCULATIONS</b>				
TOTAL SITE AREA = 455,821 S.F.				
LANDSCAPE IMPROVEMENTS = 115,582 S.F.				
PERCENTAGE OF LANDSCAPE = 25%				

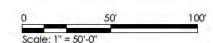
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS.
2	PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS.
3	PROPOSED CARPORTS - SEE ARCHITECTURAL PLANS.
4	PROPOSED STORMWATER APPURTENANCES - SEE CIVIL PLANS.
5	PROPOSED GATED ENTRY SEE DETAIL D, SHEET PL2 & DETAIL 2, SHEET PL3.
6	PROPOSED SLIDING EXIT GATE. SEE DETAIL C, SHEET PL2 & DETAIL 3, SHEET PL3.
7	PROPOSED 6" OPEN METAL FENCING. SEE DETAIL 6, SHEET PL3.
8	PROPOSED 4" WOOD SCREEN FENCE. SEE DETAIL 8, SHEET PL3.
9	PROPOSED POOL AMENITY AREA. SEE DETAIL B, SHEET PL2.
10	PROPOSED LOUNGE WITH FIRE PIT. SEE DETAIL B, SHEET PL2.
11	PROPOSED COVERED OUTDOOR KITCHEN WITH TABLES. SEE DETAIL B, SHEET PL2.
12	PROPOSED BIKE RACK (TYP. OF 12). SEE DETAIL 7, SHEET PL3.
13	PROPOSED PEDESTRIAN GATE. SEE DETAIL 5, SHEET PL3.
14	PROPOSED PROJECT SIGN.

SHADE CALCULATIONS

TOTAL PARKING AREA = 63,195 S.F.			
TOTAL SHADE REQUIRED (50%) = 31,598 S.F.			
TOTAL SHADE PROVIDED (51%) = 32,477 S.F.			
DIA.	QTY.	S.F.	TOTAL S.F.
<b>35' TREES</b>			
100%	9	962	8,658
75%	0	722	0
50%	24	481	11,544
25%	0	240	0
<b>25' TREES</b>			
100%	0	491	0
75%	0	365	0
50%	1	246	246
25%	0	123	0
<b>20' TREES</b>			
100%	0	314	0
75%	0	236	0
50%	0	157	0
25%	0	79	0
TOTAL SHADE PROVIDED BY TREES:		20,448 S.F.	
TOTAL SHADE PROVIDED BY CARPORTS:		11,999 S.F.	
TOTAL SHADE PROVIDED:		32,447 S.F.	

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

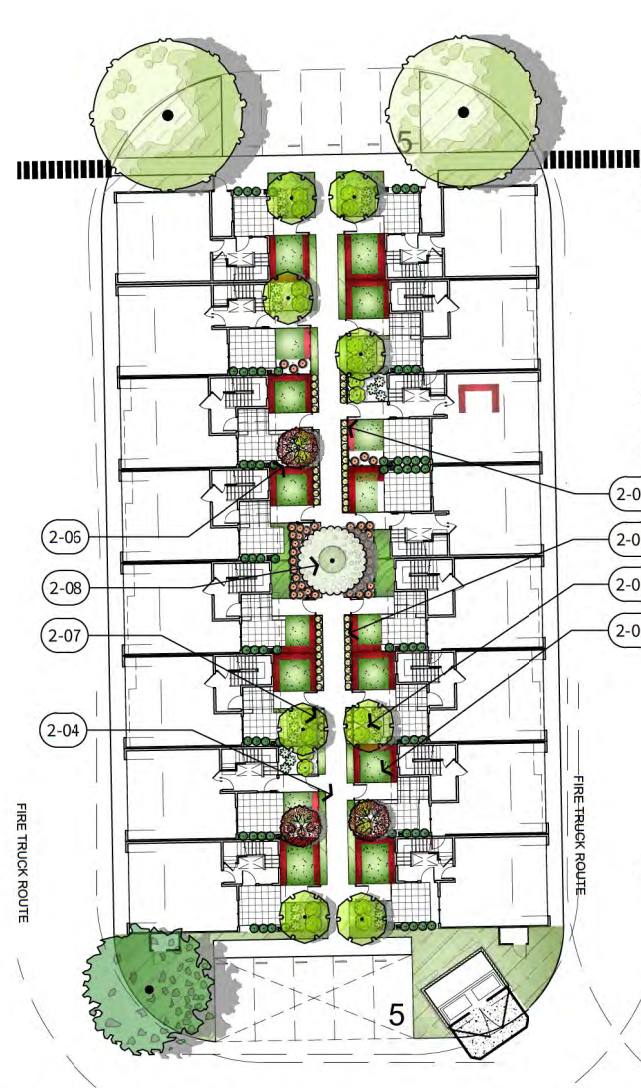


FUHRMAN LEAMY  
LAND GROUP  
DESIGN · SERVICE · SOLUTIONS  
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

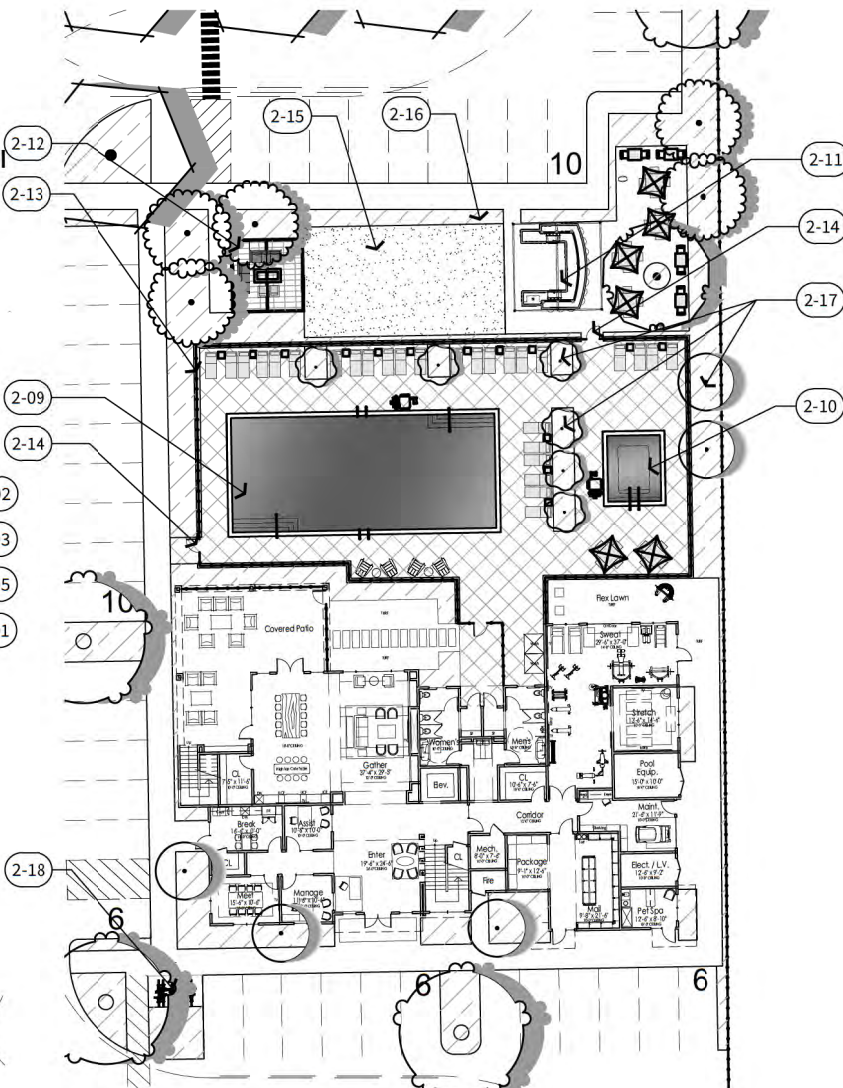
LONE TREE COMMUNITY  
ROCKLIN, CA.



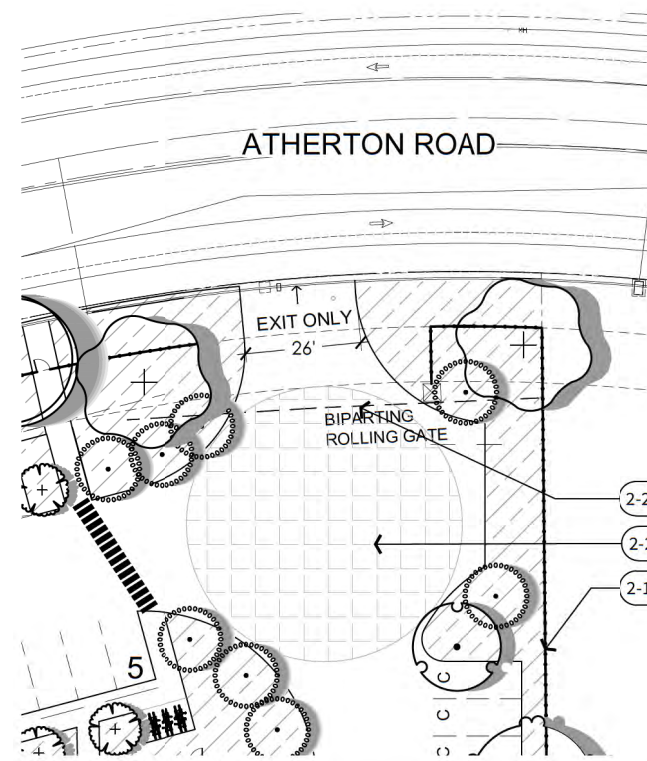




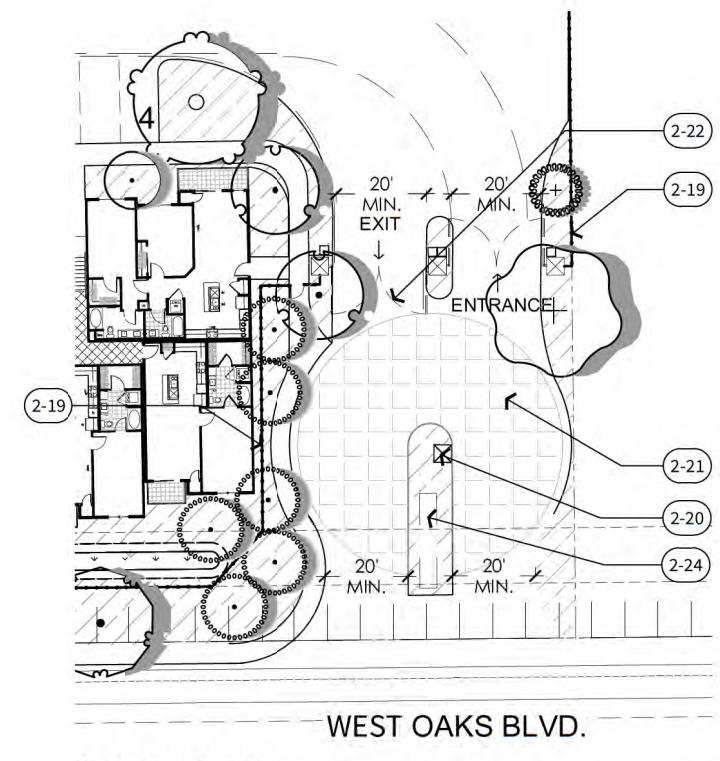
**A PASEO (TYPICAL)**  
1" = 20'



**B POOL AMENITY AREA**  
1" = 20'



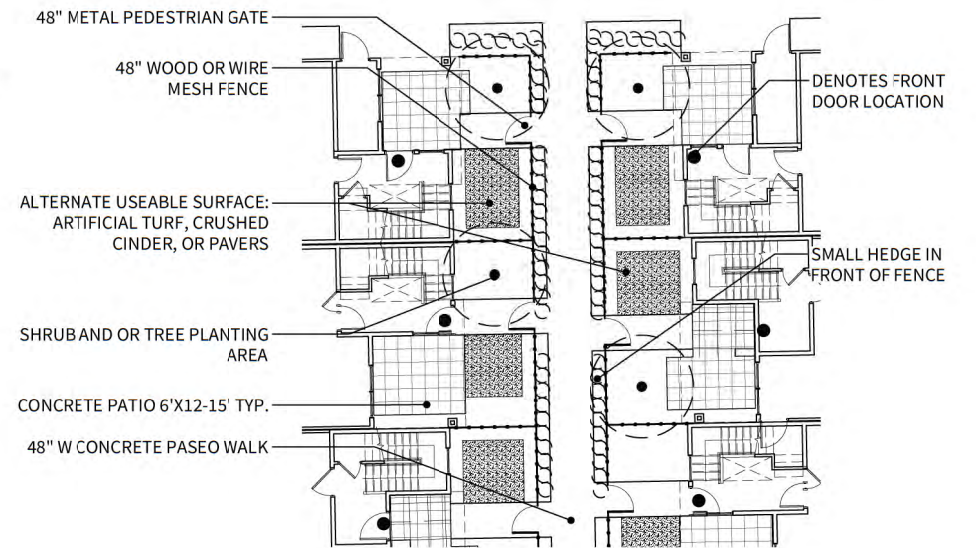
**C SECONDARY EXIT**  
1" = 20'



**D MAIN ENTRY**  
1" = 20'

**2 SITE KEYNOTES OVERALL**

SYMBOL	DESCRIPTION
2-01	SMALL USEABLE PATIO AREA, TYPICAL 2 ALL UNITS ACTUAL SIZE TO BE DETERMINED.
2-02	LOW WOOD OR WIRE MESH FENCE WITH GATE @ EA. UNIT
2-03	LOW HEDGE ALONG PASEO WALK
2-04	48" WIDE PASEO WALK
2-05	VERTICAL PATIO TREE
2-06	SMALL PATIO ACCENT TREE
2-07	LOW SHRUB AND GROUND COVER BORDER
2-08	CIRCULAR PLANTER WITH ACCENT TREE
2-09	PROPOSED SWIMMING POOL AND DECKING
2-10	PROPOSED SPA
2-11	COVERED OUTDOOR KITCHEN AND BAR COUNTER
2-12	PROPOSED LOUNGE AREA WITH LOUNGE FURNISHINGS
2-13	60" MIN FOOL FENCE
2-14	PEDESTRIAN GATES
2-15	USEABLE LAWN AREA
2-16	SCREEN HEDGE
2-17	PLANTER AREAS
2-18	BIKE RACKS
2-19	72" OPEN METAL FENCE
2-20	GUEST KEY PAD, TENANTS USE KEY FOB
2-21	ENHANCED PAVING @ TURNAROUND
2-22	VEHICULAR EXIT GATE
2-23	VEHICULAR GATE
2-24	PROPOSED PROJECT SIGNAGE



**E PATIO SPACE - USEABLE OPTION**  
1" = 20'



LAGERSTROEMIA I. 'NATCHEZ'



ZELKOVA S. 'MUSHASHINO'



ILEX C 'SKY PENCIL'



THUJA O. 'AUREA NANA'



SOLANUM R. 'ROYAL ROBE'



DIANELLA T. 'VARIEGATA'



NANDINA D. 'HARBOUR DWARF'



EUONYMUS J. 'M. VARIEGATUS'



RHAMPHOLEPIS I. 'SOUTHERN MOON'



NANDINA D. 'GULF STREAM'



LIRIOPE M. 'SILVERLY SUNPROOF'



TEUCRIUM X. 'PROSTRATUM'

**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX



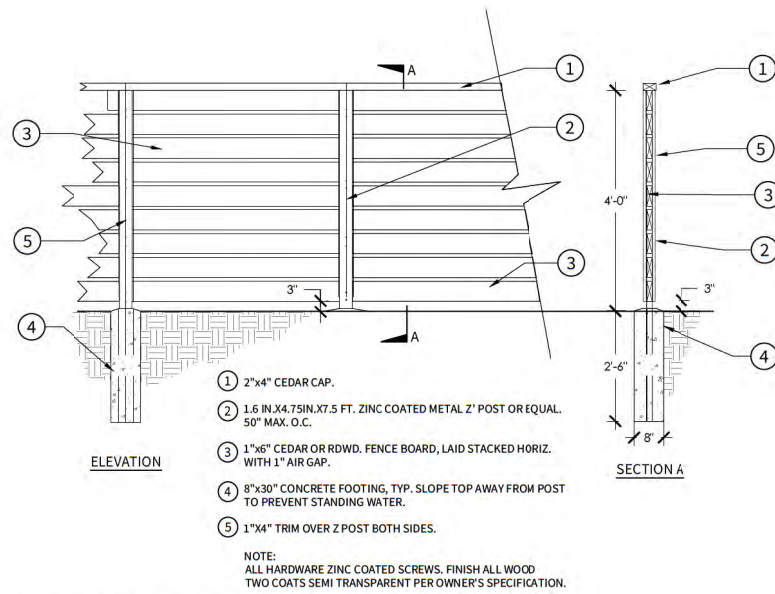
**LONE TREE COMMUNITY**  
ROCKLIN, CA.



**FUHRMAN LEAMY LAND GROUP**  
DESIGN • SERVICE • SOLUTIONS  
2140 PROFESSIONAL DRIVE, SUITE 115 ROSSVILLE, CA 95661







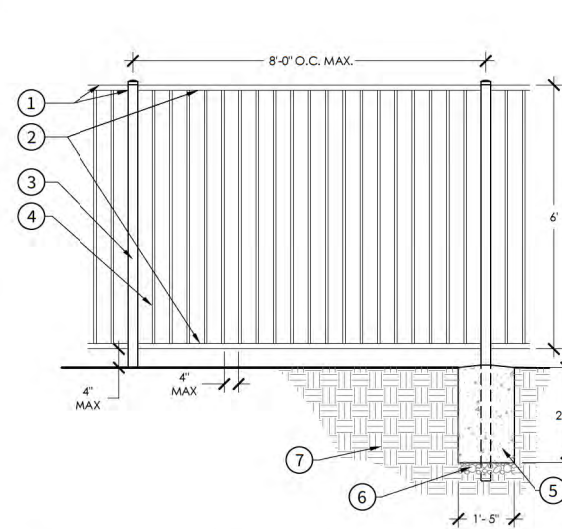
- 1 2"x4" CEDAR CAP.
- 2 1.6 IN.X4.75IN.X7.5 FT. ZINC COATED METAL 2" POST OR EQUAL. 50" MAX. O.C.
- 3 1"x6" CEDAR OR RDWD. FENCE BOARD, LAID STACKED HORIZ. WITH 1" AIR GAP.
- 4 8"x30" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- 5 1"x4" TRIM OVER 2 POST BOTH SIDES.

NOTE:  
ALL HARDWARE ZINC COATED SCREWS. FINISH ALL WOOD TWO COATS SEMI TRANSPARENT PER OWNER'S SPECIFICATION.

**8 WOOD FENCE - HORIZ. BOARD**

1/2" = 1'-0"

R-21044-72



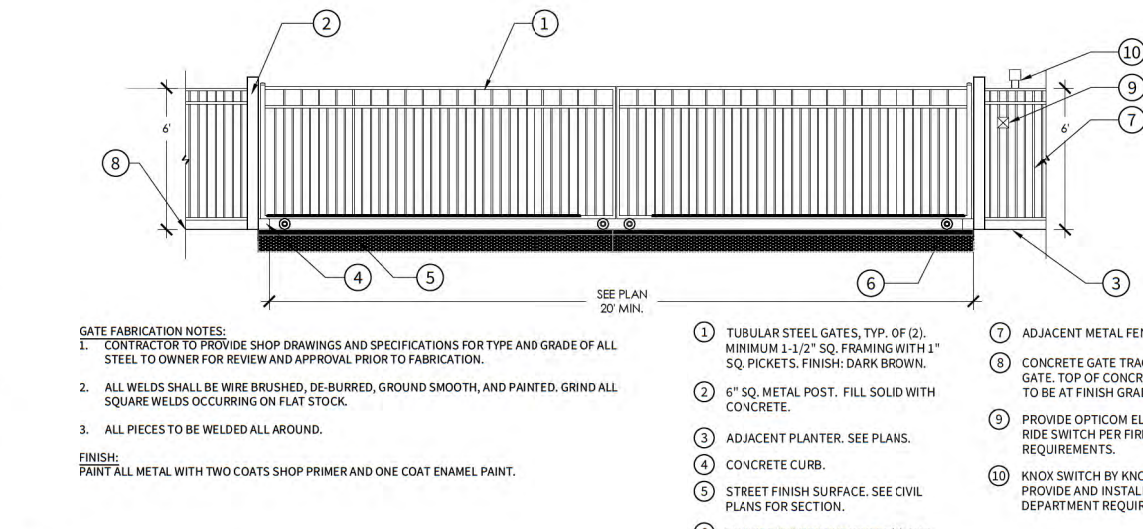
- 1 WELDED PANEL.
- 2 2" SQ. RAILS - 14 GA.
- 3 3" SQ. POST - 12 GA. WITH CAP. PLACE POSTS 8" O.C. MAXIMUM.
- 4 1" SQ. PICKET - 14 GA.
- 5 18" X 26" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- 6 4" AGGREGATE BASE, COMPACTED.
- 7 COMPACTED SUBGRADE TO 90% REL. DENSITY.

FINISH:  
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: BLACK.

**6 OPEN METAL FENCE**

1/2" = 1'-0"

R-21044-02



**GATE FABRICATION NOTES:**

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR TYPE AND GRADE OF ALL STEEL TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. ALL WELDS SHALL BE WIRE BRUSHED, DE-BURRED, GROUND SMOOTH, AND PAINTED. GRIND ALL SQUARE WELDS OCCURRING ON FLAT STOCK.
3. ALL PIECES TO BE WELDED ALL AROUND.

FINISH:  
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT.

- 1 TUBULAR STEEL GATES, TYP. OF (2). MINIMUM 1-1/2" SQ. FRAMING WITH 1" SQ. PICKETS. FINISH: DARK BROWN.
- 2 6" SQ. METAL POST. FILL SOLID WITH CONCRETE.
- 3 ADJACENT PLANTER. SEE PLANS.
- 4 CONCRETE CURB.
- 5 STREET FINISH SURFACE. SEE CIVIL PLANS FOR SECTION.
- 6 PROVIDE "V" GROOVE WHEEL(S) AND TRACK. INSTALL PER MANUFACTURER'S SPECS.

- 7 ADJACENT METAL FENCE. SEE PLANS.
- 8 CONCRETE GATE TRACK FOR SLIDE GATE. TOP OF CONCRETE GATE TRACK TO BE AT FINISH GRADE.
- 9 PROVIDE OPTICOM ELECTRONIC OVER RIDE SWITCH PER FIRE DEPARTMENT REQUIREMENTS.
- 10 KNOX SWITCH BY KNOX COMPANY. PROVIDE AND INSTALL PER FIRE DEPARTMENT REQUIREMENTS.

**3 EXIT GATE - SLIDING**

1/4" = 1'-0"

R-21044-82

**GROUND CONTROL SYSTEMS**  
Innovative Bike & Board Parking

**HOOP RUNNER - HR100**  
2 Bike Below Ground Mount - Specs

**MATERIALS**  
HSS 1.9" steel tubing  
Two 1/2" x 6" anchor rods

**FINISH**  
Galvanized  
Galvanized to ASTM A123/A123M-12

Black Powder Coat  
Final Coat-Polyester based Powder Coating -this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

**MOUNTING**  
Below Ground  
Suggested concrete: 3000 PSI mix min.

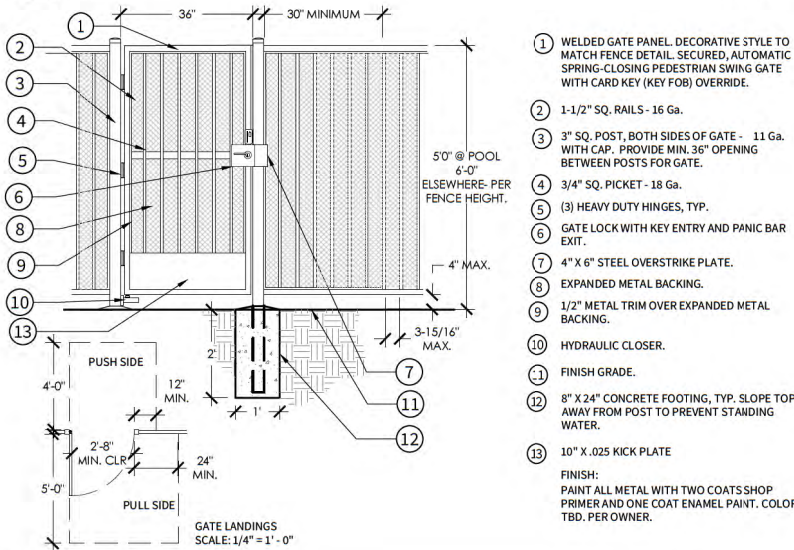
**SPACE USE\***  
Well Setbacks:  
For racks parallel to a wall  
Minimum: 24"  
For racks perpendicular to a wall  
Minimum: 34"  
Distance between racks  
Minimum: 24"  
Street Setbacks:  
For racks parallel to the street  
Minimum: 24"

\*suggested minimal clearances

**7 BIKE RACKS**

1" = 1"

R-21044-16



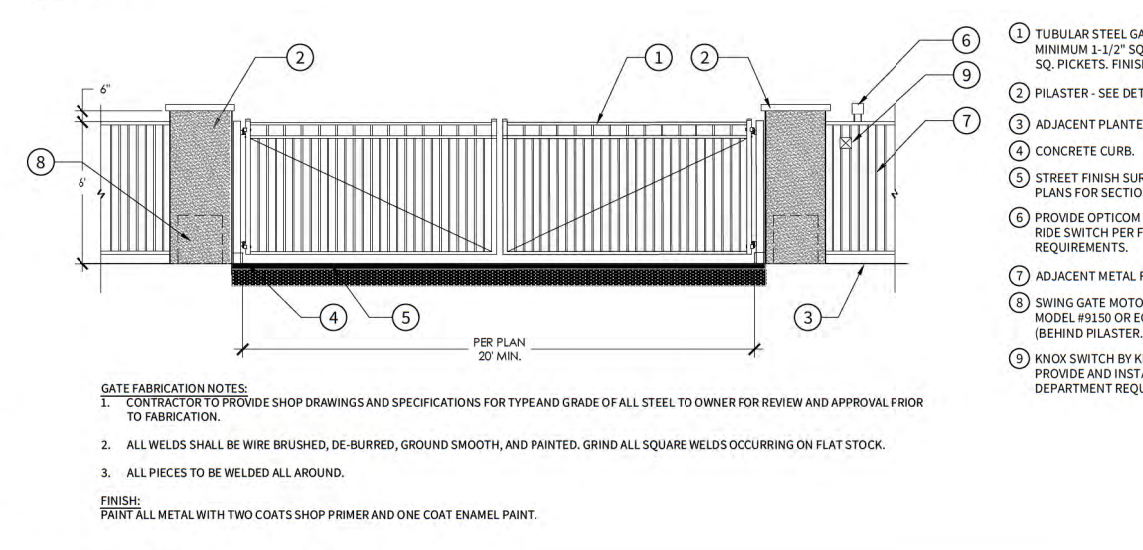
- 1 WELDED GATE PANEL. DECORATIVE STYLE TO MATCH FENCE DETAIL. SECURED, AUTOMATIC SPRING-CLOSING PEDESTRIAN SWING GATE WITH CARD KEY (KEY FOB) OVERRIDE.
- 2 1-1/2" SQ. RAILS - 16 GA.
- 3 3" SQ. POST, BOTH SIDES OF GATE - 11 GA. WITH CAP. PROVIDE MIN. 36" OPENING BETWEEN POSTS FOR GATE.
- 4 3/4" SQ. PICKET - 18 GA.
- 5 (3) HEAVY DUTY HINGES, TYP.
- 6 GATE LOCK WITH KEY ENTRY AND PANIC BAR EXIT.
- 7 4" X 6" STEEL OVERSTRIKE PLATE.
- 8 EXPANDED METAL BACKING.
- 9 1/2" METAL TRIM OVER EXPANDED METAL BACKING.
- 10 HYDRAULIC CLOSER.
- 11 FINISH GRADE.
- 12 8" X 34" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- 13 10" X .025 KICK PLATE

FINISH:  
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: TBD. PER OWNER.

**5 PEDESTRIAN GATE**

1/2" = 1'-0"

R-21044-73



**GATE FABRICATION NOTES:**

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR TYPE AND GRADE OF ALL STEEL TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. ALL WELDS SHALL BE WIRE BRUSHED, DE-BURRED, GROUND SMOOTH, AND PAINTED. GRIND ALL SQUARE WELDS OCCURRING ON FLAT STOCK.
3. ALL PIECES TO BE WELDED ALL AROUND.

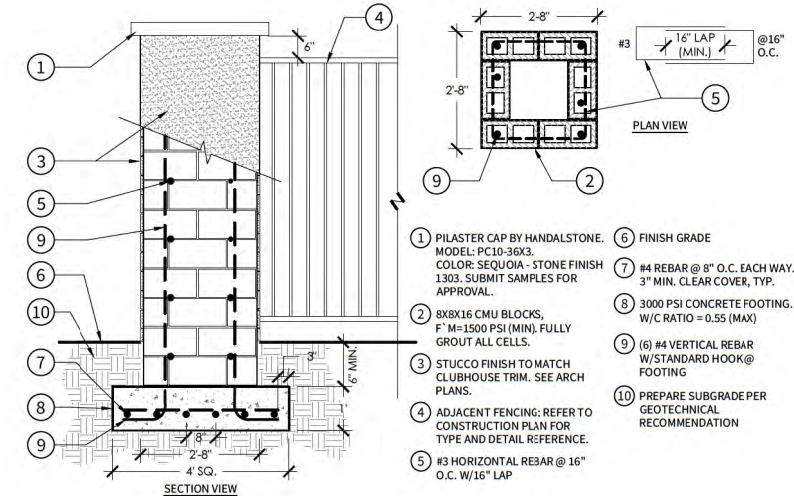
FINISH:  
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT.

- 1 TUBULAR STEEL GATES, TYP. OF (2). MINIMUM 1-1/2" SQ. FRAMING WITH 1" SQ. PICKETS. FINISH: BLACK.
- 2 PILASTER - SEE DETAIL.
- 3 ADJACENT PLANTER. SEE PLANS.
- 4 CONCRETE CURB.
- 5 STREET FINISH SURFACE. SEE CIVIL PLANS FOR SECTION.
- 6 PROVIDE OPTICOM ELECTRONIC OVER RIDE SWITCH PER FIRE DEPARTMENT REQUIREMENTS.
- 7 ADJACENT METAL FENCE. SEE PLANS.
- 8 SWING GATE MOTOR. DOOR KING MODEL #9150 OR EQUAL. (BEHIND PILASTER).
- 9 KNOX SWITCH BY KNOX COMPANY. PROVIDE AND INSTALL PER FIRE DEPARTMENT REQUIREMENTS.

**2 ENTRY GATE - SWING**

1/4" = 1'-0"

R-21044-06

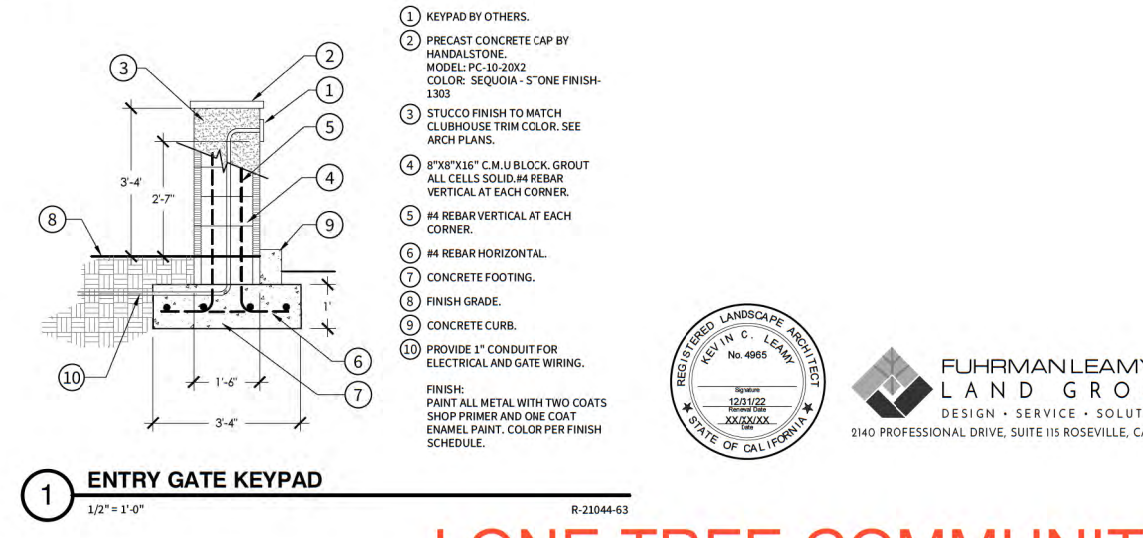


- 1 PILASTER CAP BY HANDALSTONE. MODEL: PC10-36X3. COLOR: SEQUOIA - STONE FINISH 1303. SUBMIT SAMPLES FOR APPROVAL.
- 2 8X8X16 CMU BLOCKS. F' M=1500 PSI (MIN), FULLY GROUT ALL CELLS.
- 3 STUCCO FINISH TO MATCH CLUBHOUSE TRIM. SEE ARCH PLANS.
- 4 ADJACENT FENCING: REFER TO CONSTRUCTION PLAN FOR TYPE AND DETAIL REFERENCE.
- 5 #3 HORIZONTAL REBAR @ 16" O.C. W/16" LAP
- 6 FINISH GRADE
- 7 #4 REBAR @ 8" O.C. EACH WAY. 3" MIN. CLEAR COVER, TYP.
- 8 3000 PSI CONCRETE FOOTING. W/C RATIO = 0.55 (MAX)
- 9 (6) #4 VERTICAL REBAR W/STANDARD HOOK @ FOOTING
- 10 PREPARE SUBGRADE PER GEOTECHNICAL RECOMMENDATION

**4 32" SQ. PILASTER**

1/2" = 1'-0"

R-21044-49



- 1 KEYPAD BY OTHERS.
- 2 PRECAST CONCRETE CAP BY HANDALSTONE. MODEL: PC-10-20X2. COLOR: SEQUOIA - 5" ONE FINISH-1303
- 3 STUCCO FINISH TO MATCH CLUBHOUSE TRIM COLOR. SEE ARCH PLANS.
- 4 8"X8"X16" C.M.U BLOCK. GROUT ALL CELLS SOLID. #4 REBAR VERTICAL AT EACH CORNER.
- 5 #4 REBAR VERTICAL AT EACH CORNER.
- 6 #4 REBAR HORIZONTAL.
- 7 CONCRETE FOOTING.
- 8 FINISH GRADE.
- 9 CONCRETE CURB.
- 10 PROVIDE 1" CONDUIT FOR ELECTRICAL AND GATE WIRING.

FINISH:  
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR PER FINISH SCHEDULE.

**1 ENTRY GATE KEYPAD**

1/2" = 1'-0"

R-21044-63



**FUHRMAN LEAMY LAND GROUP**  
DESIGN · SERVICE · SOLUTIONS  
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX

**LONE TREE COMMUNITY**  
ROCKLIN, CA.







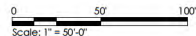
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS.
2	PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS.
3	PROPOSED CARPORTS - SEE ARCHITECTURAL PLANS.
4	PROPOSED STORMWATER APPURTENANCES - SEE CIVIL PLANS.
5	PROPOSED GATED ENTRY SEE DETAIL D, SHEET PL2 & DETAIL 2, SHEET PL3.
6	PROPOSED SLIDING EXIT GATE. SEE DETAIL C, SHEET PL2 & DETAIL 3, SHEET PL3.
7	PROPOSED 6" OPEN METAL FENCING. SEE DETAIL 6, SHEET PL3.
8	PROPOSED 4" WOOD SCREEN FENCE. SEE DETAIL 8, SHEET PL3.
9	PROPOSED POOL AMENITY AREA. SEE DETAIL B, SHEET PL2.
10	PROPOSED LOUNGE WITH FIRE PIT. SEE DETAIL B, SHEET PL2.
11	PROPOSED COVERED OUTDOOR KITCHEN WITH TABLES. SEE DETAIL B, SHEET PL2.
12	PROPOSED BIKE RACK (TYP. OF 12). SEE DETAIL 7, SHEET PL3.
13	PROPOSED PEDESTRIAN GATE. SEE DETAIL 5, SHEET PL3.
14	PROPOSED PROJECT SIGN.

PLANT SCHEDULE OVERALL

TREES	CODE	BOTANICAL NAME	COMMON NAME
	ACE BRD	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE
	ACE SBT	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE
	ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
	CER WES	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK
	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	LAG N40	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
	LAU NOB	LAURUS NOBILIS	SWEET BAY
	PIS KE2	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE
	QUE WIS	QUERCUS WISLIZENII	INTERIOR LIVE OAK
	SOL ROY	SOLANUM RANTONNETII 'ROYAL ROBE'	PARAGUAY NIGHTSHADE
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM
	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	TUR THZ	TURF SOD RTF	RHIZOMATOUS TALL FESCUE

TEKIN & ASSOCIATES, LLC.  
Frisco, TX



FUHRMAN LEAMY  
LAND GROUP  
DESIGN • SERVICE • SOLUTIONS  
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661



LONE TREE COMMUNITY  
ROCKLIN, CA.





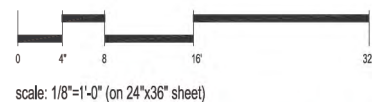
FRONT ELEVATION



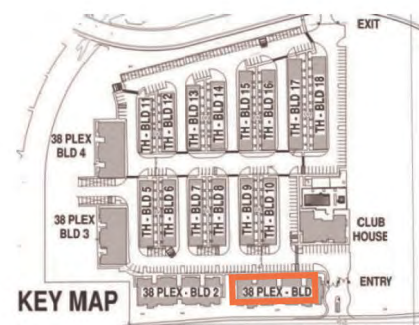
FRONT ELEVATION - PERSPECTIVE



RIGHT ELEVATION



scale: 1/8"=1'-0" (on 24"x36" sheet)



TEKIN & ASSOCIATES, LLC.  
Frisco, TX

A1.00  
EXTERIOR ELEVATIONS - BLDG 1 - 38 PLEX  
**LONETREE COMMUNITY**  
ROCKLIN, CA.







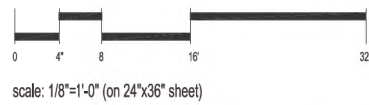
BACK ELEVATION



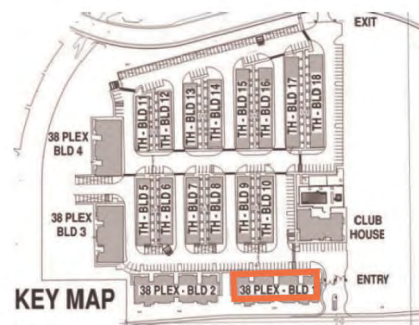
BACK ELEVATION - PERSPECTIVE



LEFT ELEVATION



scale: 1/8"=1'-0" (on 24"x36" sheet)



TEKIN & ASSOCIATES, LLC.  
Frisco, TX

A1.01  
EXTERIOR ELEVATIONS - BLDG 1 - 38 PLEX  
LONETREE COMMUNITY  
ROCKLIN, CA.







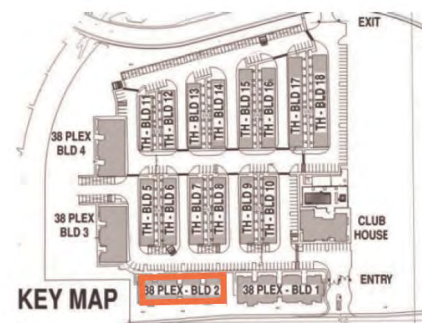
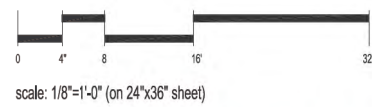
FRONT ELEVATION



FRONT ELEVATION - PERSPECTIVE



RIGHT ELEVATION



TEKIN & ASSOCIATES, LLC.  
Frisco, TX

A1.02  
EXTERIOR ELEVATIONS - BLDG 2 - 38 PLEX  
**LONETREE COMMUNITY**  
ROCKLIN, CA.







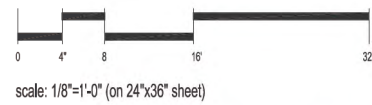
BACK ELEVATION



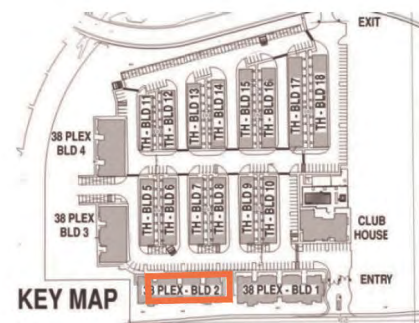
BACK ELEVATION - PERSPECTIVE



LEFT ELEVATION



scale: 1/8"=1'-0" (on 24"x36" sheet)



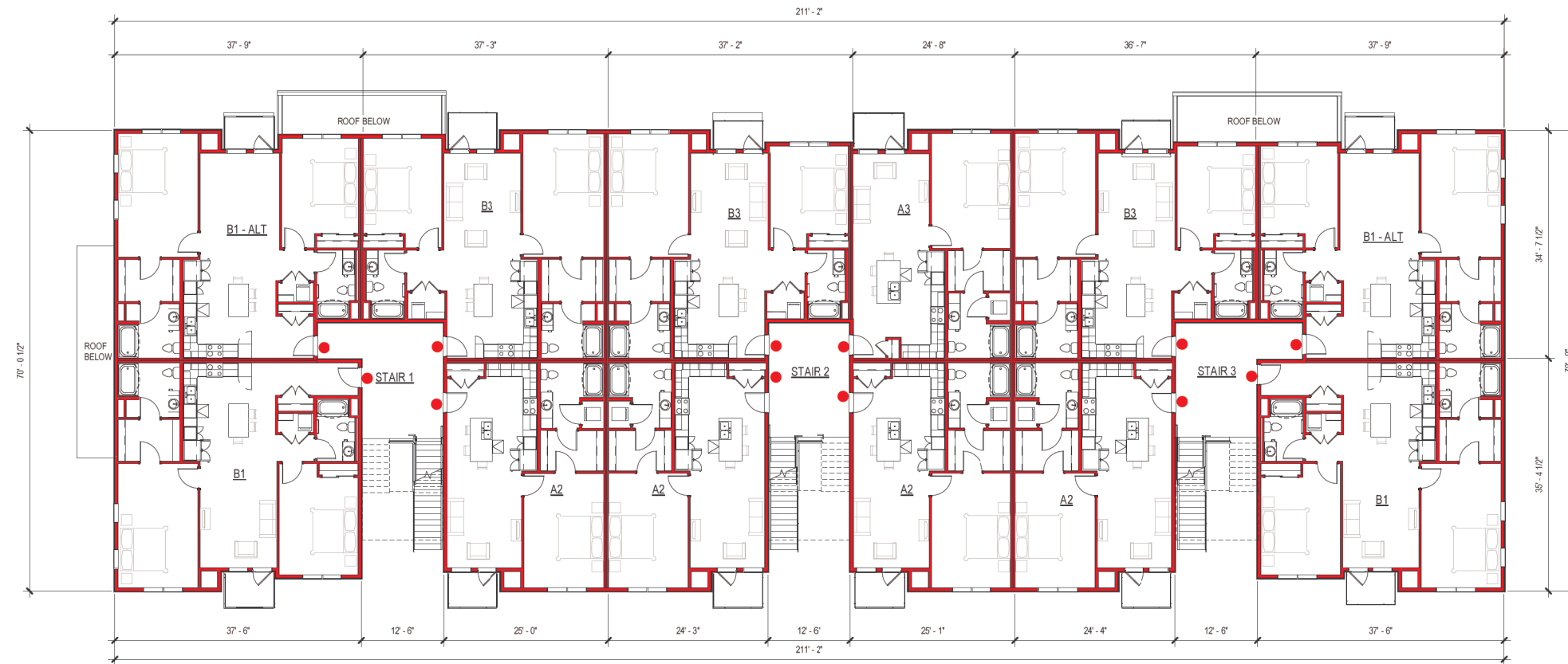
TEKIN & ASSOCIATES, LLC.  
Frisco, TX

A1.03  
EXTERIOR ELEVATIONS - BLDG 2 - 38 PLEX  
**LONETREE COMMUNITY**  
ROCKLIN, CA.



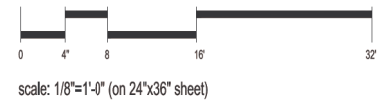
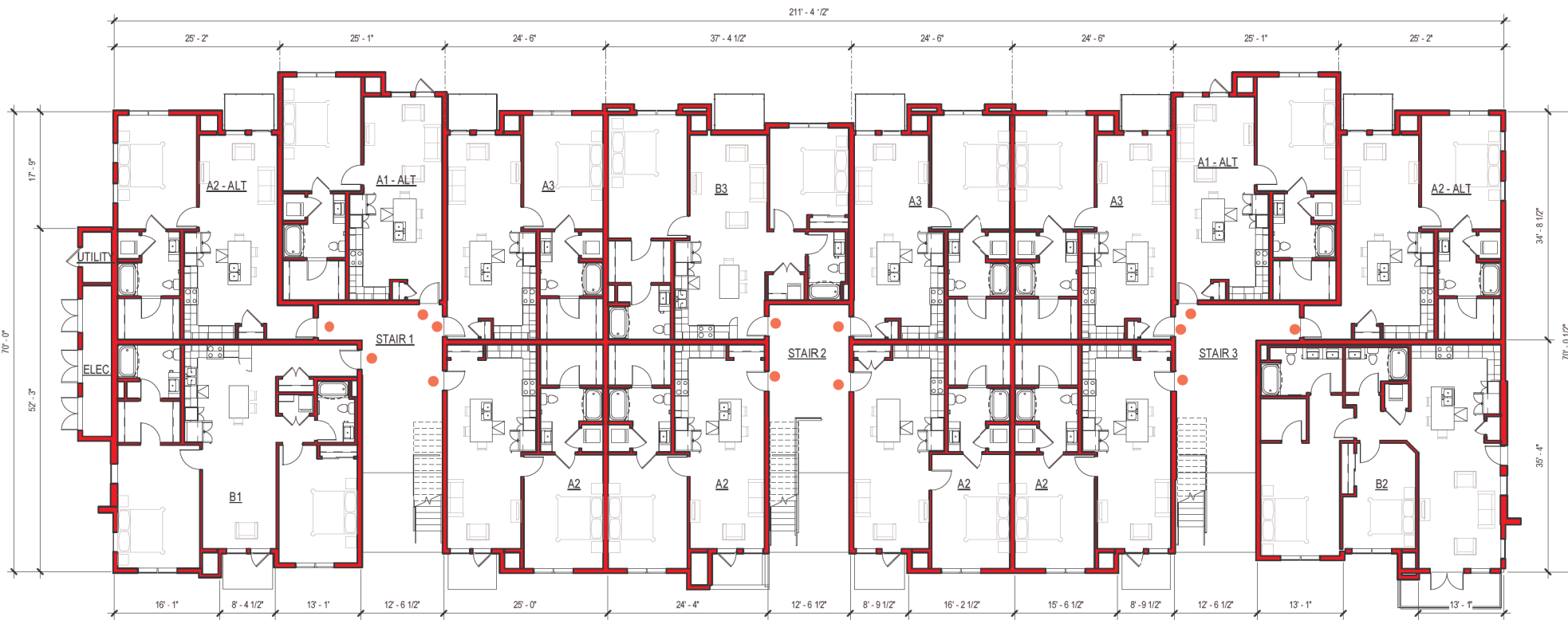


2ND FLOOR PLAN



● MAIN ENTRY

1ST FLOOR PLAN



1ST FLOOR AND 2ND FLOOR PLAN - BLDG 1 & 2- 38PLEX

LONETREE COMMUNITY

ROCKLIN, CA.

A1.04

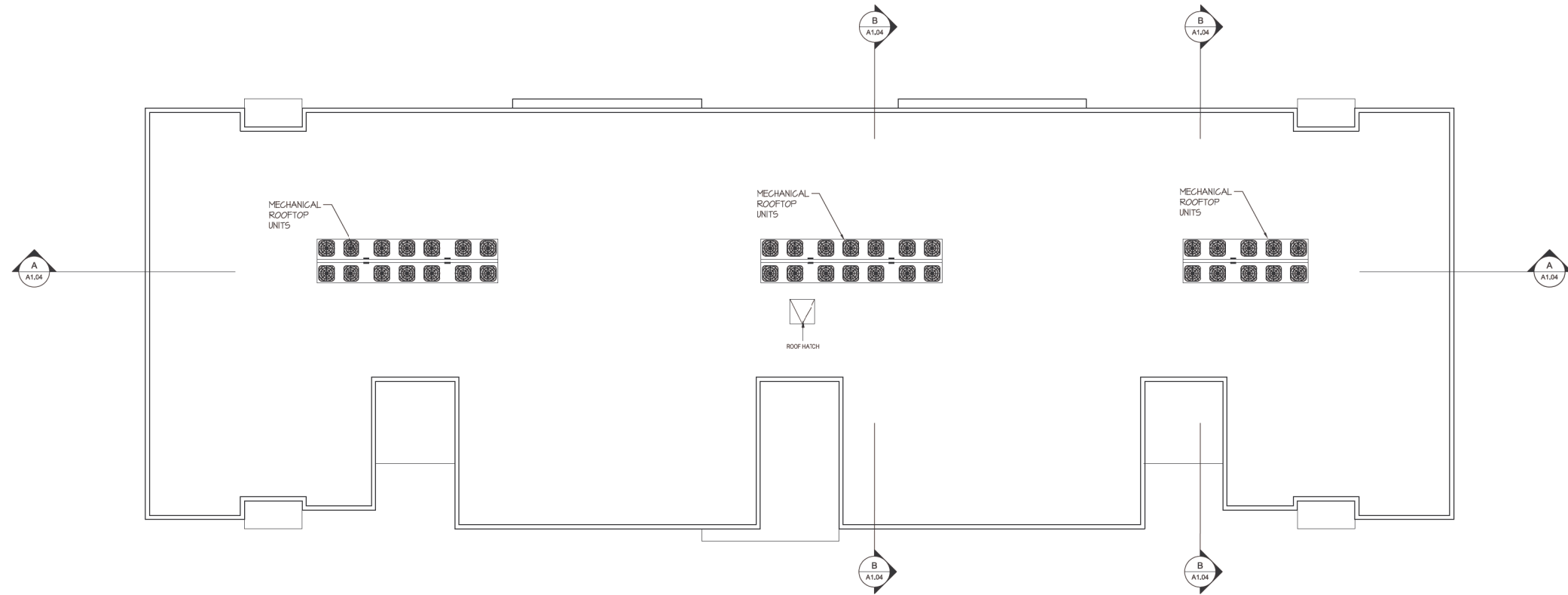


TEKIN & ASSOCIATES, LLC.  
Frisco, TX

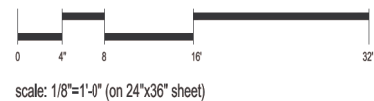
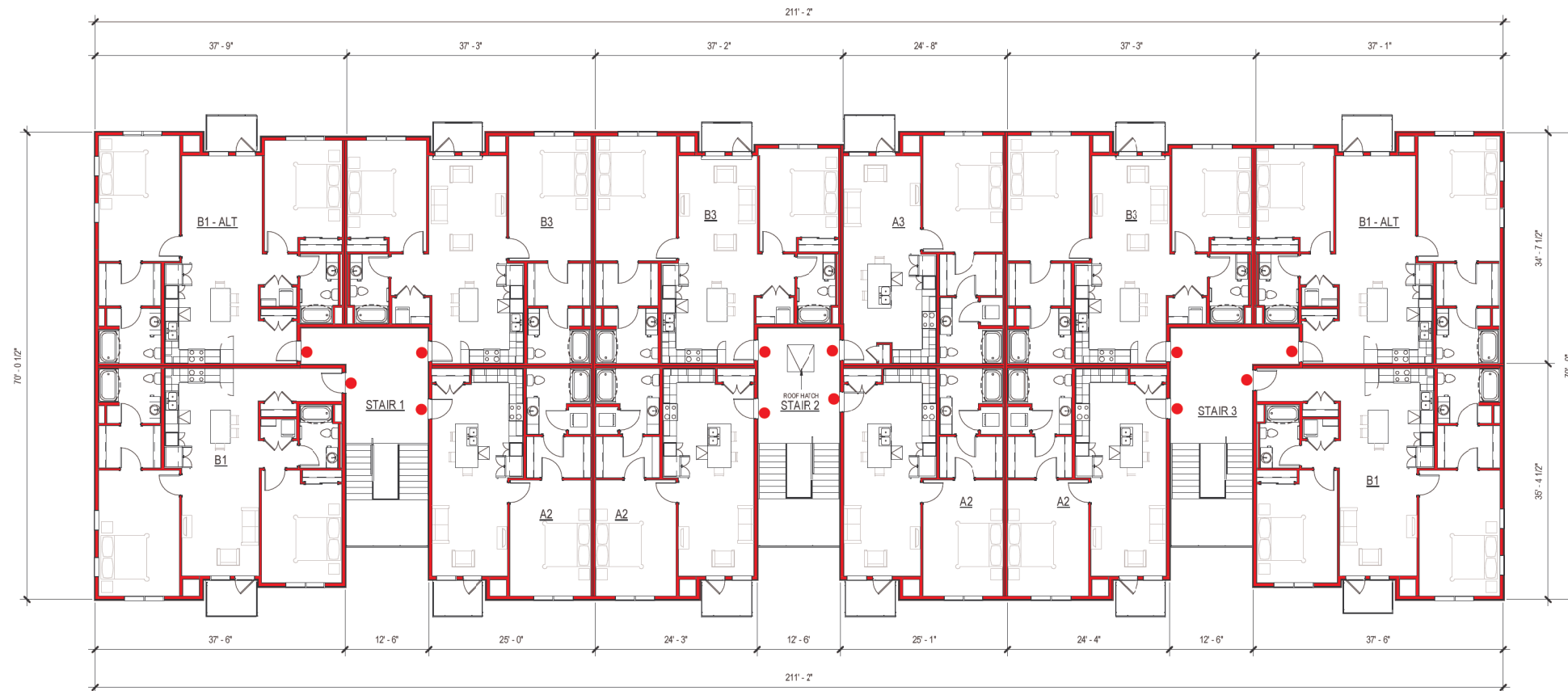


● MAIN ENTRY

ROOF PLAN



3RD FLOOR PLAN



3RD FLOOR AND ROOF PLAN - BLDG 1 & 2- 38PLEX

LONETREE COMMUNITY

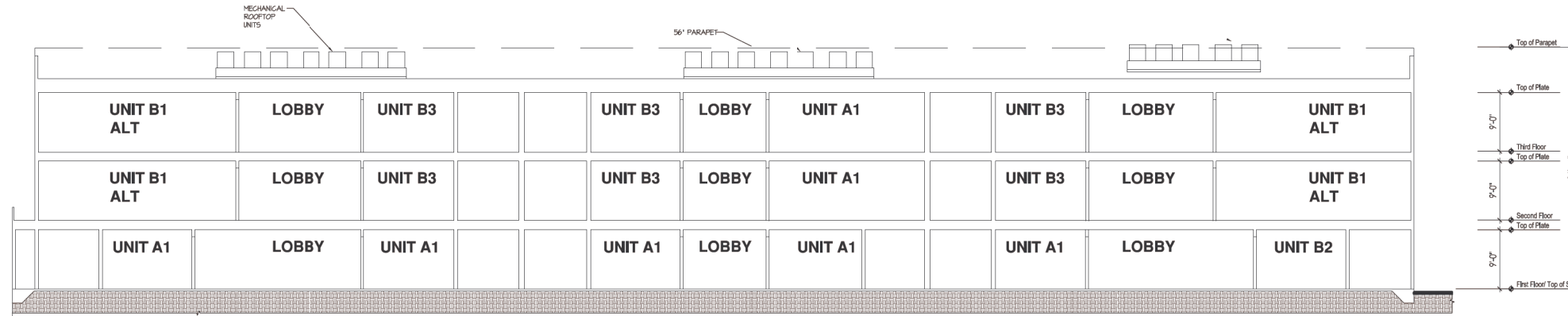
ROCKLIN, CA.

A1.05

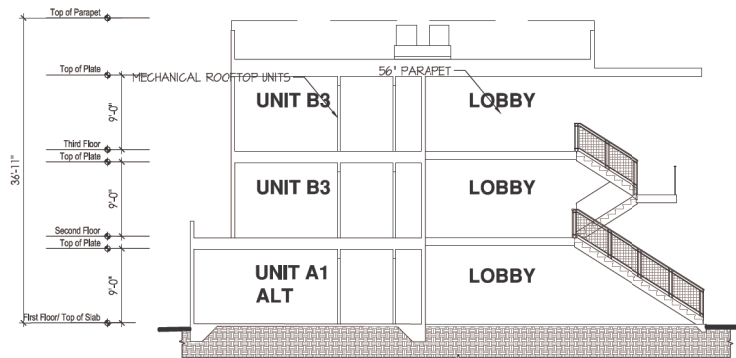


TEKIN & ASSOCIATES, LLC.  
Frisco, TX

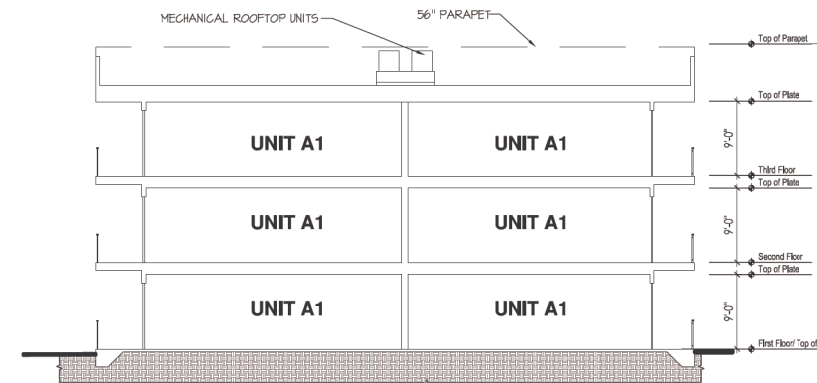




SECTION A



SECTION B



SECTION C



scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

**A1.06**  
BUILDING SECTIONS - BLDG 1 & 2- 38PLEX  
**LONETREE COMMUNITY**  
ROCKLIN, CA.







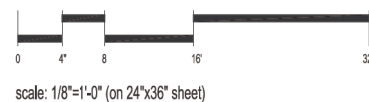
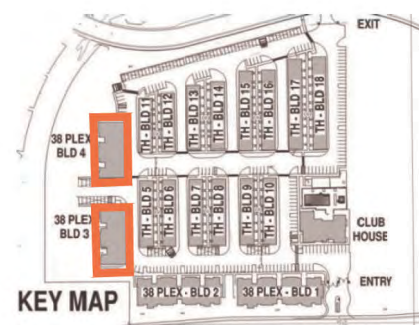
FRONT ELEVATION



FRONT ELEVATION - PERSPECTIVE



RIGHT ELEVATION



scale: 1/8"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

EXTERIOR ELEVATIONS - BLDGS 3 & 4 - 20 PLEX

**LONETREE COMMUNITY**

ROCKLIN, CA.

**A2.00**

NOT FOR CONSTRUCTION







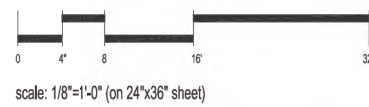
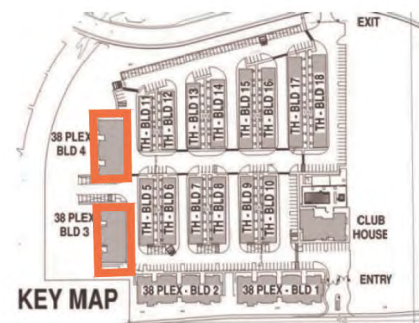
BACK ELEVATION



BACK ELEVATION - PERSPECTIVE



LEFT ELEVATION



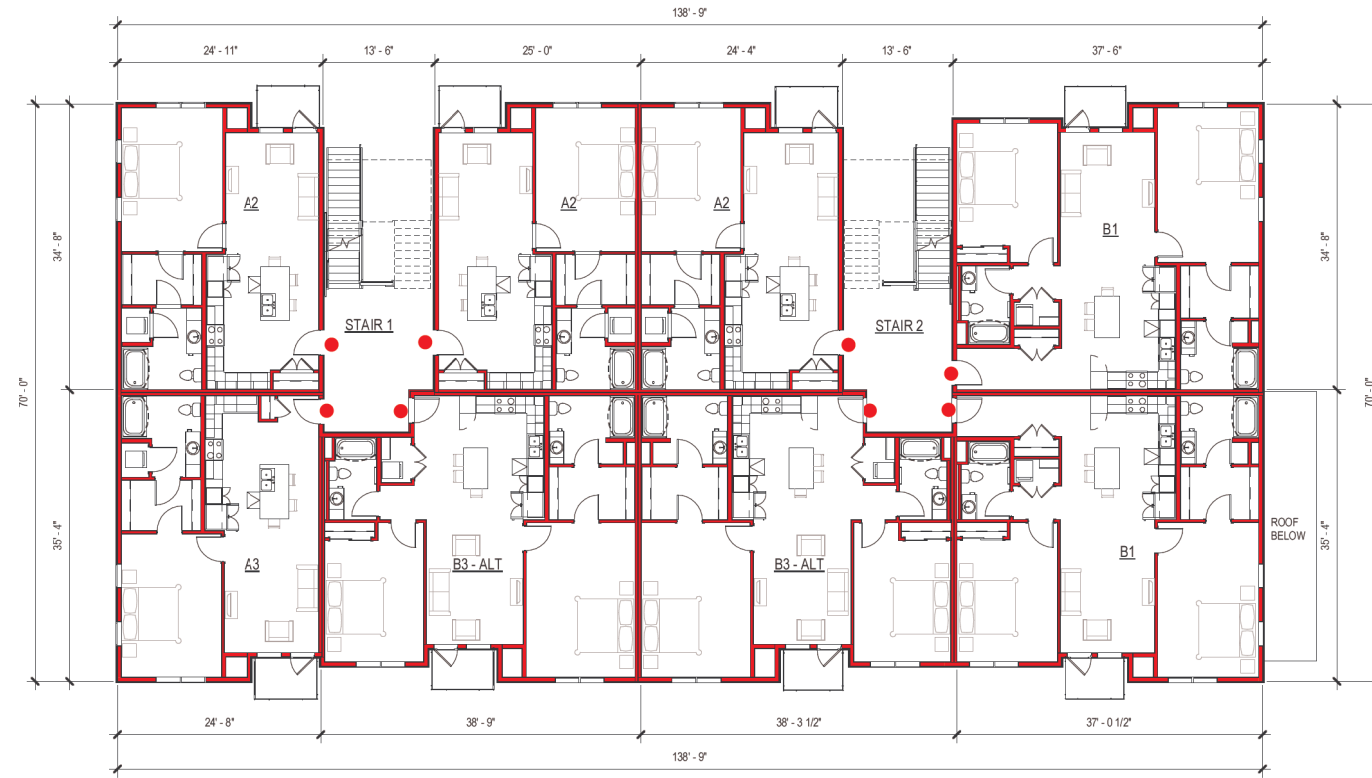
TEKIN & ASSOCIATES, LLC.  
Frisco, TX

A2.01  
EXTERIOR ELEVATIONS - BLDGS 3 & 4 - 20 PLEX  
LONETREE COMMUNITY  
ROCKLIN, CA.



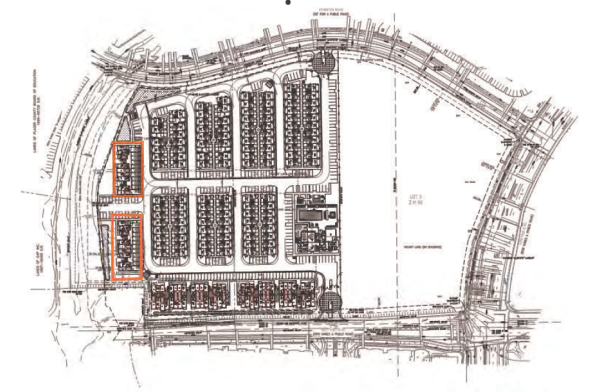
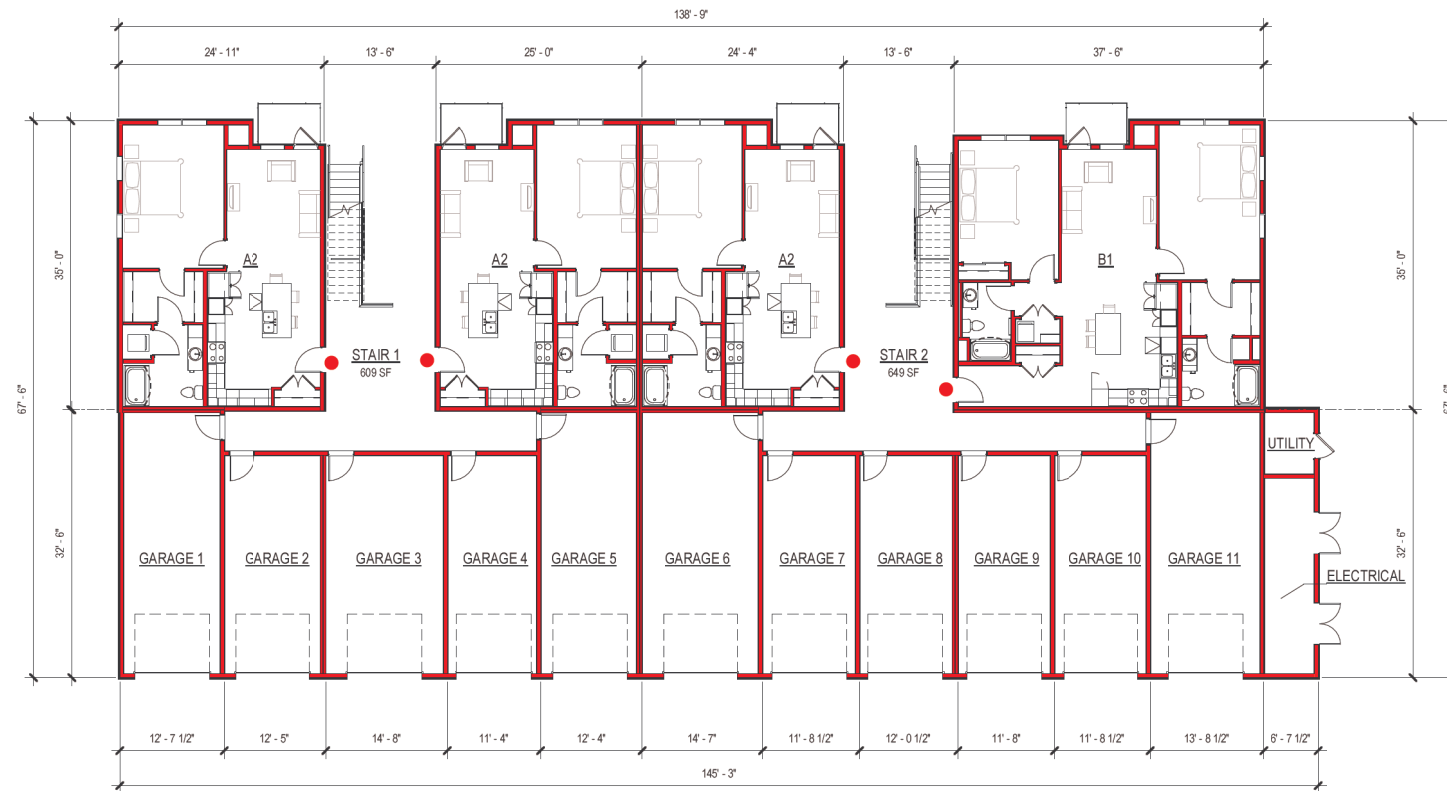


2ND FLOOR PLAN



● MAIN ENTRY

1ST FLOOR PLAN



KEY MAP  
SCALE: 1" = 250'



scale: 1/8"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

1ST FLOOR AND 2ND FLOOR PLAN - BLDG 3 & 4- 20PLEX

LONETREE COMMUNITY

ROCKLIN, CA.

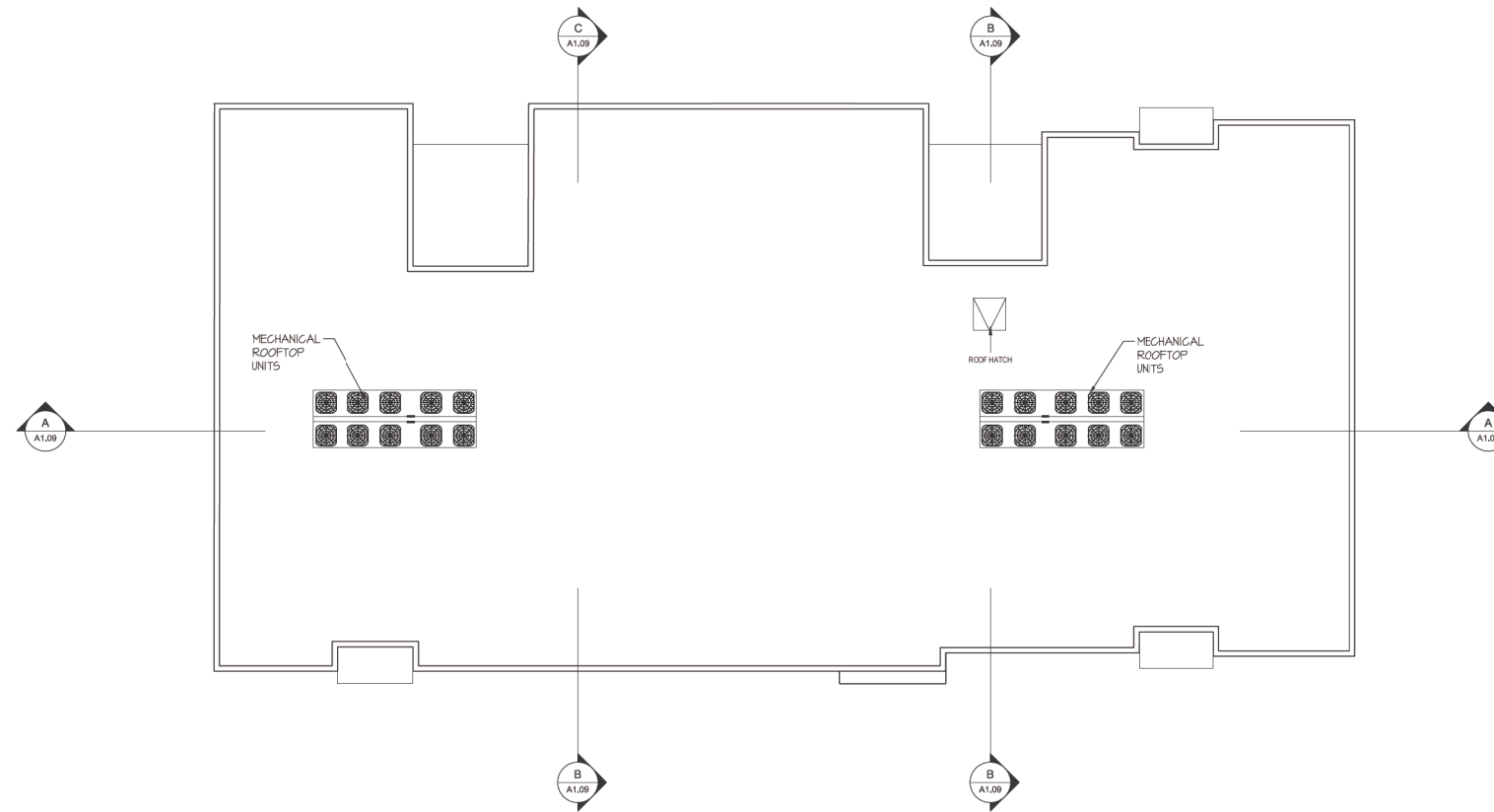


NOT FOR CONSTRUCTION

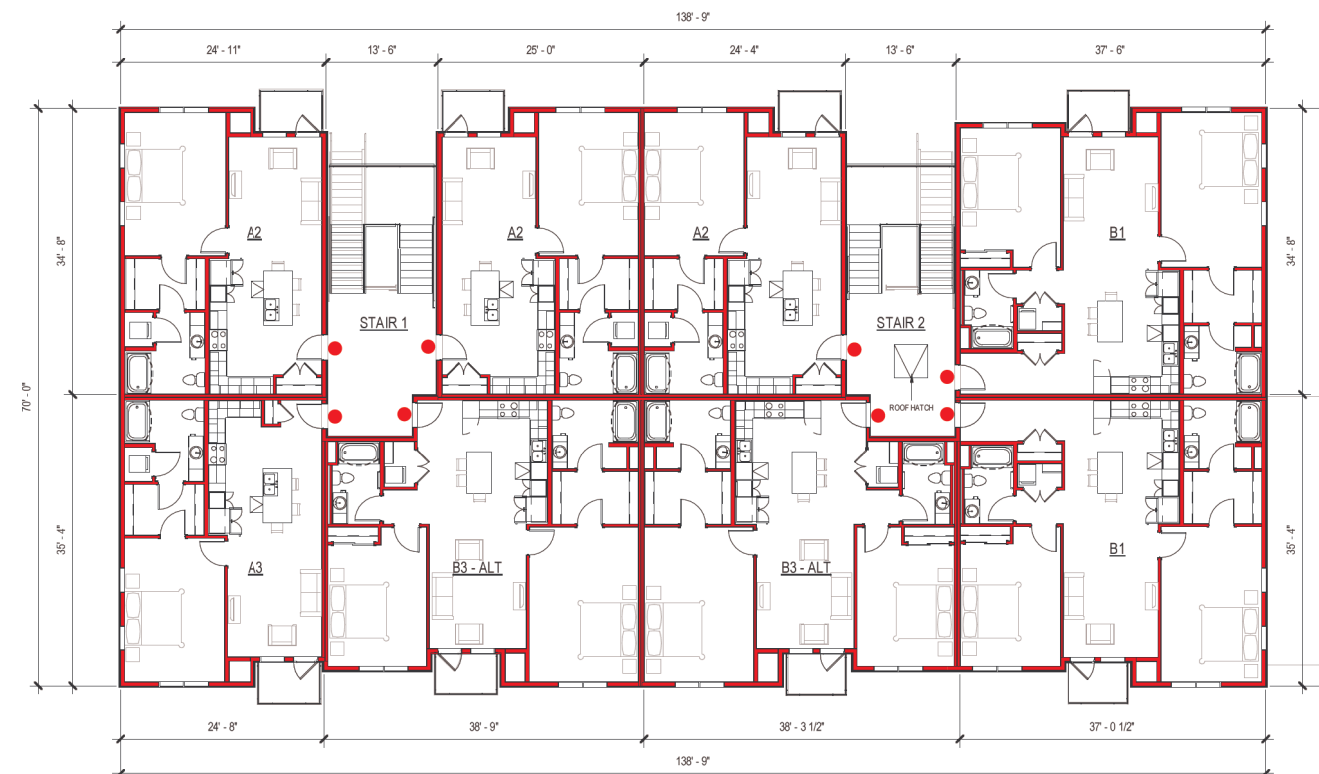




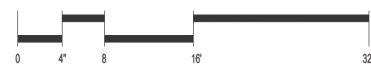
● MAIN ENTRY



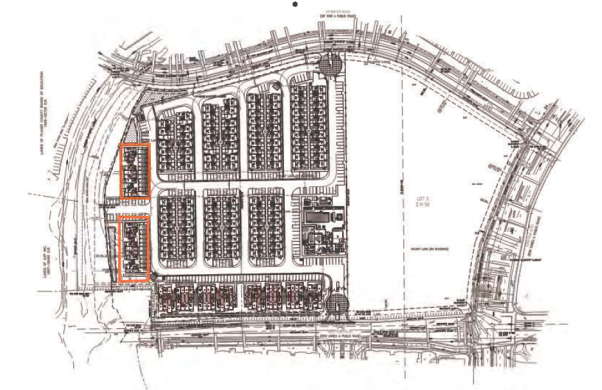
ROOF PLAN



3RD FLOOR PLAN



scale: 1/8"=1'-0" (on 24"x36" sheet)



KEY MAP  
SCALE: 1" = 250'

NOT FOR CONSTRUCTION



A2.03

3RD FLOOR AND ROOF PLAN - BLDG 3 & 4- 20PLEX

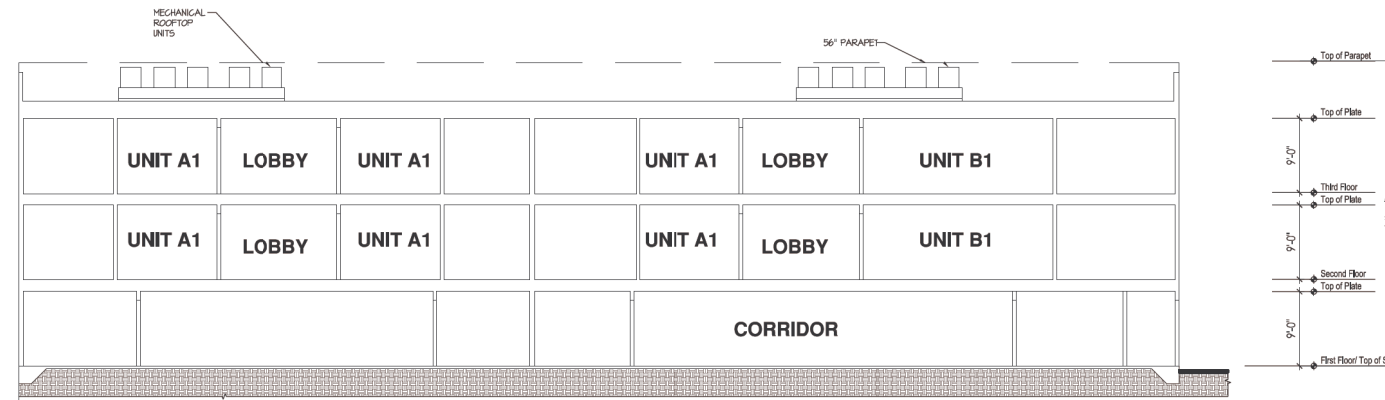
LONETREE COMMUNITY

ROCKLIN, CA.

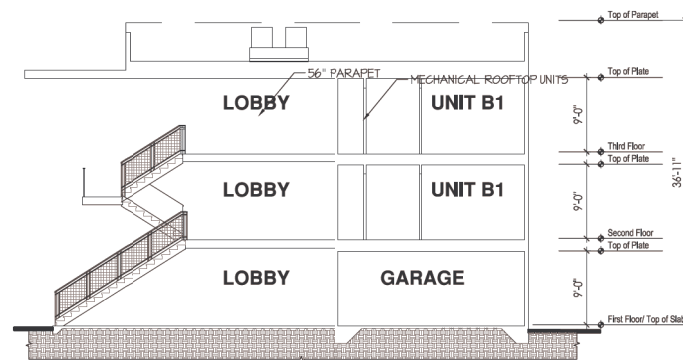
TEKIN & ASSOCIATES, LLC.  
Frisco, TX



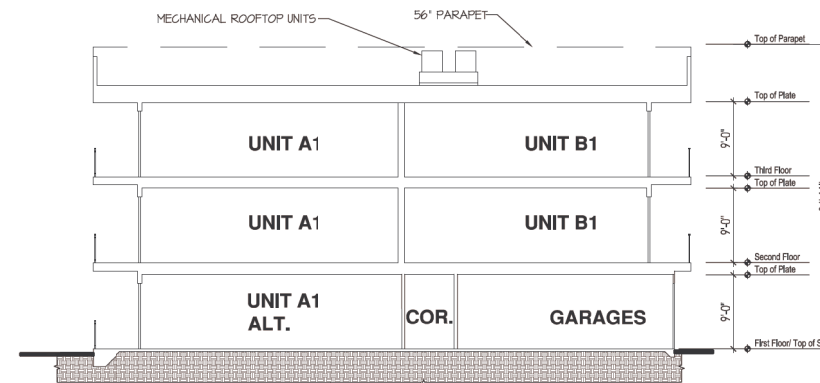




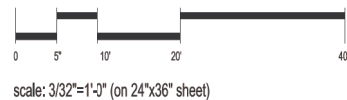
SECTION A



SECTION B



SECTION C



scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

**A2.04**  
BUILDING SECTIONS - BLDG 3 & 4- 20PLEX  
**LONETREE COMMUNITY**  
ROCKLIN, CA.

