

**EXHIBIT A - PART 2**  
**DR2021-0012**

Recommended for Approval by the Planning Commission  
on August 16, 2022 *David Mohlenbrock*

PARCEL 6  
35-P.M. REFER TO SHEET L1.5.2 FOR COMMON  
FRONT AND REAR LANDSCAPES, TYP.

TREES AND SHRUBS WITHIN THE CITY  
ROW TO FOLLOW THE NORTHWEST  
ROCKLIN GENERAL DEVELOPMENT  
PLAN

MAIN PROJECT ENTRY

UNIVERSITY AVENUE

GARAGE / STORAGE  
BUILDING, TYP.

INTERNAL  
COMMUNITY  
WALKWAYS

REFER TO L4.0 FOR WALL  
AND FENCE PLAN

SECONDARY PROJECT ENTRY  
CONNECTION TO FUTURE  
COMMERCIAL SITE

FUTURE  
COMMERCIAL SITE

SPMUD EASEMENT WITH  
EXISTING ASPHALT  
ACCESS ROAD, TYP.

LOT 2  
O-MAP-211

HWY. 85 ON-RAMP

MAINTENANCE  
AREA

MAINTENANCE  
BUILDING

SUNSET BLVD.

**PRELIMINARY LANDSCAPE NOTES**

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
2. ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
3. ALL GROUND MOUNTED GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUNDCOVER. HVAC UNITS TO BE LOCATED WITHIN FENCED REAR YARDS AT EACH UNIT.
4. TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.
5. A STRONG MIX OF PLANTS LISTED IN THE PRELIMINARY PLANT LEGEND ARE REPRESENTATIVE OF THE PROPOSED PLANTS TO BE USED ON THE PROJECT. LEGEND MAY BE MODIFIED IF AT TIME OF ORDERING AND/OR PLANTING SOME PLANT MATERIALS ARE NOT AVAILABLE AND ARE SUBJECT TO PRIOR APPROVAL BY THE PLANNING DEPARTMENT (OR CITY).

SEE SHEET L1.1 FOR PLANT  
LEGENDS



OVERALL PRELIMINARY LANDSCAPE PLAN | L1.0



**ESTIA AT ROCKLIN**  
Rocklin, California



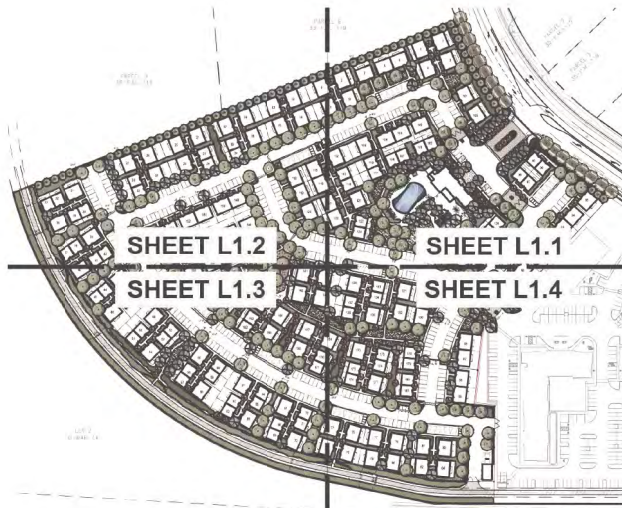
Landscape:

**Homes by Towne**  
Rancho Cordova, California

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

May 10, 2022 | SR210296.00





**CONCEPT PLANT SCHEDULE ONSITE**

|  |   |        |
|--|---|--------|
|  | <b>STREET TREES</b><br>TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE ON THE OPPOSITE SIDE OF THE STREET                         | 15 GAL |
|  | ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE   | 15 GAL |
|  | ULMUS PARVIFOLIA 'ATHENA' / ATHENA ELM (SM/LEVERGREEN)  | 15 GAL |
|  | ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM   | 15 GAL |
|  | ULMUS X 'ACCOLADE' / ACCOLADE ELM   | 15 GAL |
|  | <b>ACCENT TREES</b><br>SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS. ADJACENT TO FRONT DOOR OR WALK AS SHOWN   | 15 GAL |
|  | ARBITUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE  | 15 GAL |
|  | CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD  | 15 GAL |
|  | CHIONANTHUS RETUSUS / CHINESE FRINGE TREE   | 15 GAL |
|  | CORNUS KOUSA / KOUSA DOGWOOD  | 15 GAL |
|  | LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE   | 15 GAL |
|  | MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA   | 15 GAL |
|  | NYSSA SYLVATICA / TUPELO  | 15 GAL |
|  | <b>SCREEN BACKGROUND TREES</b><br>EVERGREEN SECONDARY TREES TO USE AS BACKDROP AND SCREENING  | 15 GAL |
|  | MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA  | 15 GAL |
|  | PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI PODOCARPUS  | 15 GAL |
|  | QUERCUS VIRGINIANA / SOUTHERN LIVE OAK  | 15 GAL |
|  | <b>SHADE TREES</b><br>TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES  | 15 GAL |
|  | ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE   | 15 GAL |
|  | FRAXINUS 'ATIFOLIA' / OREGON ASH  | 15 GAL |
|  | PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE   | 15 GAL |
|  | ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM   | 15 GAL |
|  | ULMUS X 'ACCOLADE' / ACCOLADE ELM   | 15 GAL |
|  | ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA   | 15 GAL |
|  | <b>COLUMNAR TREES</b><br>TREES WITH UPRIGHT, FASIGATE HABIT, USED IN NARROW AREAS OR ADJACENT TO BUILDINGS  | 15 GAL |
|  | ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE   | 15 GAL |
|  | CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM  | 15 GAL |
|  | MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA   | 15 GAL |
|  | QUERCUS 'ROBUR' 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK  | 15 GAL |
|  | QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK  | 15 GAL |
|  | <b>SCREEN SHRUBS</b><br>VERTICAL SCREENING SHRUBS, UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.  | 5 GAL  |
|  | CALLISTEMON VIMINALIS SLIM TM / SLIM BOTTLEBRUSH  | 5 GAL  |
|  | LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET   | 5 GAL  |
|  | PHOTINIA X FRASERI / PHOTINIA   | 5 GAL  |
|  | PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW  | 5 GAL  |
|  | PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL   | 5 GAL  |
|  | RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN  | 5 GAL  |
|  | XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA  | 5 GAL  |
|  | <b>VINES</b><br>VINES TO BE PLANTED AGAINST TRASH ENCLOSURES AND CMU WALLS (AS APPLICABLE) FOR SCREENING  | 5 GAL  |
|  | FICUS PUMILA / CREEPING FIG   | 5 GAL  |
|  | LONICERA X FREEDOM / FREEDOM HONEYSUCKLE  | 5 GAL  |
|  | TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE  | 5 GAL  |
|  | <b>ENTRY PLANTING</b><br>ENHANCE PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR LEAF COLORS TO ACCENTUATE WALKWAYS. SHRUBS TO BE 5-GALLON. GROUND COVER TO BE 1-GALLON. SPACING AS SHOWN. REFER TO ENLARGEMENTS AND LEGEND ON SHEET L1.5.1 AND L1.5.3 | 5 GAL  |
|  | <b>SHRUBS AND GROUND COVER</b><br>SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE   | 5 GAL  |
|  | ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA   | 5 GAL  |
|  | AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE   | 5 GAL  |
|  | BOUTELOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS   | 5 GAL  |
|  | CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA  | 5 GAL  |
|  | CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE  | 5 GAL  |
|  | COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN   | 5 GAL  |
|  | COTONEASTER LACTEUS / RED CLUSTERBERRY / COTONEASTER  | 5 GAL  |
|  | DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY   | 5 GAL  |
|  | DIETES VEGATA / FORTNIGHT LILY  | 5 GAL  |
|  | ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA  | 5 GAL  |
|  | HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY  | 5 GAL  |
|  | LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER   | 5 GAL  |
|  | LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET   | 5 GAL  |
|  | LOMANDRA LONGIFOLIA / MAT RUSH  | 5 GAL  |
|  | LOROPETALUM CHINENSE RUBRUM / RAZZLEBERRY / PURPLE LEAF FRINGE FLOWER   | 5 GAL  |
|  | MULLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS  | 5 GAL  |
|  | MULLENBERGIA DUBIA / PINK MUHLY   | 5 GAL  |
|  | PENNISTEMUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS  | 5 GAL  |
|  | RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE   | 5 GAL  |
|  | RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE  | 5 GAL  |
|  | RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE  | 5 GAL  |
|  | RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN   | 5 GAL  |
|  | WESTRINGIA FRUTICOSA / COAST ROSEMARY   | 5 GAL  |
|  | WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY  | 5 GAL  |
|  | <b>BIORETENTION AREA</b><br>PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES.  | 1 GAL  |
|  | CAREX BARBERAE / SANTA BARBARA SEDGE  | 1 GAL  |
|  | CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE   | 1 GAL  |
|  | DANTHONIA CALIFORNICA / CALIFORNIA OATGRASS   | 1 GAL  |
|  | LEYMUS TRITICOIDES / WILD RYE   | 1 GAL  |
|  | MULLENBERGIA RIGENS / DEER GRASS  | 1 GAL  |
|  | <b>TURF</b><br>TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE  | 500    |
|  | <b>ENGINEERED WOOD FIBER</b><br>ENGINEERED WOOD FIBER SURFACING WITHIN DOG PARK FENCING   |        |

CONTINUATION LINE - REFER TO SHEET L1.1

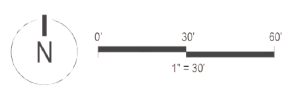
CONTINUATION LINE - REFER TO SHEET L1.3

**PRELIMINARY LANDSCAPE NOTES**

- ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
- ALL SHRUBS AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
- ALL GROUND MOUNTED GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUND COVER. #14C UNITS TO BE LOCATED WITHIN FENCED REAR YARDS AT EACH UNIT.
- TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.
- A STRONG MIX OF PLANTS LISTED IN THE PRELIMINARY PLANT LEGEND ARE REPRESENTATIVE OF THE PROPOSED PLANTS TO BE USED ON THE PROJECT. LEGEND MAY BE MODIFIED IF AT TIME OF ORDERING AND/OR PLANTING SOME PLANT MATERIALS ARE NOT AVAILABLE AND ARE SUBJECT TO PRIOR APPROVAL BY THE PLANNING DEPARTMENT (OR CITY).

**PRELIM PLANT LEGEND - SPMUD EASEMENT**

|  |   |       |
|--|---|-------|
|  | <b>SHRUBS - SPMUD EASEMENT</b><br>SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE | 5 GAL |
|  | ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA   | 5 GAL |
|  | AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE   | 5 GAL |
|  | BOUTELOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS   | 5 GAL |
|  | CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA  | 5 GAL |
|  | CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE  | 5 GAL |
|  | COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN   | 5 GAL |
|  | COTONEASTER LACTEUS / RED CLUSTERBERRY / COTONEASTER  | 5 GAL |
|  | DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY   | 5 GAL |
|  | DIETES VEGATA / FORTNIGHT LILY  | 5 GAL |
|  | ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA  | 5 GAL |
|  | HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY  | 5 GAL |
|  | LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER   | 5 GAL |
|  | LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET   | 5 GAL |
|  | LOMANDRA LONGIFOLIA / MAT RUSH  | 5 GAL |
|  | LOROPETALUM CHINENSE RUBRUM / RAZZLEBERRY / PURPLE LEAF FRINGE FLOWER   | 5 GAL |
|  | MULLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS  | 5 GAL |
|  | MULLENBERGIA DUBIA / PINK MUHLY   | 5 GAL |
|  | PENNISTEMUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS  | 5 GAL |
|  | RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE   | 5 GAL |
|  | RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE  | 5 GAL |
|  | RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE  | 5 GAL |
|  | RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN   | 5 GAL |
|  | WESTRINGIA FRUTICOSA / COAST ROSEMARY   | 5 GAL |
|  | WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY  | 5 GAL |
|  | <b>GROUND COVER - SPMUD EASEMENT</b><br>GROUND COVERS, SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE                       | 1 GAL |
|  | ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW  | 1 GAL |
|  | ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA  | 1 GAL |
|  | BULBINE FRUTESCENS / STALKED BULBINE  | 1 GAL |
|  | COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER   | 1 GAL |
|  | JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER  | 1 GAL |
|  | ROSA X 'MIDLAND' TM / WHITE DRIFT GROUND COVER ROSE   | 2 GAL |
|  | ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY  | 1 GAL |
|  | TRACHELOSPERMUM JASMINOIDES / STAR JASMINE  | 1 GAL |



**ESTIA AT ROCKLIN**  
Rocklin, California



**Homes by Towne**  
Rancho Cordova, California

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

May 10, 2022 | SR210296.00



CONTINUATION LINE - REFER TO SHEET L1.1



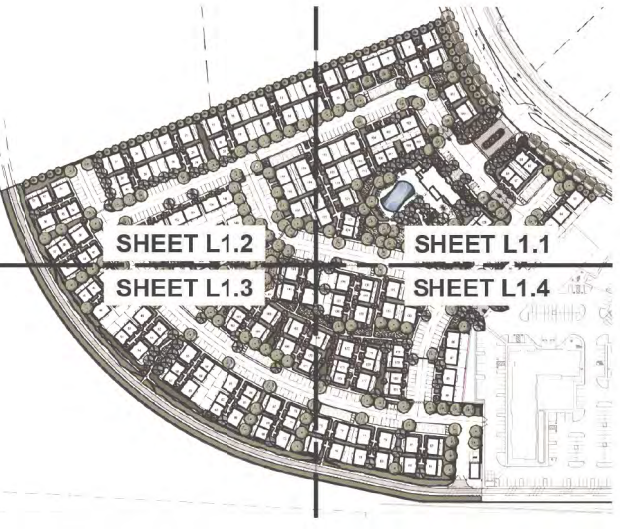
CONTINUATION LINE - REFER TO SHEET L1.3

PRELIMINARY LANDSCAPE NOTES

- ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
- ALL SHRUBS AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
- ALL GROUND MOUNTED GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUND COVER. HVAC UNITS TO BE LOCATED WITHIN FENCED REAR YARDS AT EACH UNIT.
- TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTINGS.
- A STRONG MIX OF PLANTS LISTED IN THE PRELIMINARY PLANT LEGEND ARE REPRESENTATIVE OF THE PROPOSED PLANTS TO BE USED ON THE PROJECT. LEGEND MAY BE MODIFIED IF AT TIME OF ORDERING AND/OR PLANTING SOME PLANT MATERIALS ARE NOT AVAILABLE AND ARE SUBJECT TO PRIOR APPROVAL BY THE PLANNING DEPARTMENT (OR CITY).

CONCEPT PLANT SCHEDULE ONSITE

| Plant Name  | Quantity |
|---|----------|
| <b>STREET TREES</b>   |          |
| TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE ON THE OPPOSITE SIDE OF THE STREET                        |          |
| ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE   | 15 GAL   |
| ULMUS PARVIFOLIA 'ATHENA' / ATHENA ELM (SM/EVERGREEN)   | 15 GAL   |
| ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM   | 15 GAL   |
| ULMUS X 'ACCOLADE' / ACCOLADE ELM   | 15 GAL   |
| <b>ACCENT TREES</b>   |          |
| SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS, ADJACENT TO FRONT DOOR OR WALK AS SHOWN  |          |
| ARBUTUS UNEDJO 'COMPACTA' / COMPACT STRAWBERRY TREE   | 15 GAL   |
| CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD  | 15 GAL   |
| CHONANTHUS RETUSUS / CHINESE FRINGE TREE  | 15 GAL   |
| CORNUS KOUSA / KOUSA DOGWOOD  | 15 GAL   |
| LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPPE MYRTLE  | 15 GAL   |
| MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA   | 15 GAL   |
| NYSSA SYLVATICA / TUPELO  | 15 GAL   |
| <b>SCREEN/BACKGROUND TREES</b>  |          |
| TREES SELECTED FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS, ADJACENT TO FRONT DOOR OR WALK AS SHOWN   |          |
| EVERGREEN SECONDARY TREES TO USE AS BACKDROP AND SCREENING  |          |
| MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA  | 15 GAL   |
| PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI PODOCARPUS  | 15 GAL   |
| QUERCUS VIRGINIANA / SOUTHERN LIVE OAK  | 15 GAL   |
| <b>SHADE TREES</b>  |          |
| TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES  |          |
| ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE   | 15 GAL   |
| FRAXINUS LATIFOLIA / OREGON ASH   | 15 GAL   |
| PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE   | 15 GAL   |
| ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM   | 15 GAL   |
| ULMUS X 'ACCOLADE' / ACCOLADE ELM   | 15 GAL   |
| ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA   | 15 GAL   |
| <b>COLUMNAR TREES</b>   |          |
| TREES WITH UPRIGHT, FASTIGIATE HABIT, USED AT NARROW AREAS OR ADJACENT TO BUILDINGS   |          |
| ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE   | 15 GAL   |
| CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM  | 15 GAL   |
| MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA   | 15 GAL   |
| QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK  | 15 GAL   |
| QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK  | 15 GAL   |
| <b>SCREEN SHRUBS</b>  |          |
| VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.  |          |
| CALLISTEMON VIMINALIS 'SLIM TM' / SLIM BOTTLEBRUSH  | 5 GAL    |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET   | 5 GAL    |
| PHOTINIA X FRASERI / PHOTINIA   | 5 GAL    |
| PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW  | 5 GAL    |
| PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL   | 5 GAL    |
| RHAPHIOLIS INDICA 'JACK EVANS' / INDIAN HAWTHORN  | 5 GAL    |
| XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA  | 5 GAL    |
| <b>VINES</b>  |          |
| VINES TO BE PLANTED AGAINST TRASH ENCLOSURES AND CMU WALLS (AS APPLICABLE) FOR SCREENING  |          |
| FIGUS PUMILA 'CREEPING FIG'   | 5 GAL    |
| LONICERA X 'FREEDOM' / FREEDOM HONEYSUCKLE  | 5 GAL    |
| TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE  | 5 GAL    |
| <b>ENTRY PLANTING</b>   |          |
| ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR LEAF COLOR TO ACCENTUATE WALKWAYS. SHRUBS TO BE 5-GALLON. GROUND COVER TO BE 1-GALLON. SPACINGS AS SHOWN. REFER TO ENLARGEMENTS AND LEGEND ON SHEET L1.5.1 AND L1.5.3 |          |
| <b>SHRUBS AND GROUND COVER</b>  |          |
| SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.  |          |
| ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA   | 5 GAL    |
| AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE   | 5 GAL    |
| BOUTELLOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS  | 5 GAL    |
| CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA  | 5 GAL    |
| CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE  | 5 GAL    |
| COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATHER OF HEAVEN   | 5 GAL    |
| COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER  | 5 GAL    |
| DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY   | 5 GAL    |
| DIETES VEGATA / FORTNIGHT LILY  | 5 GAL    |
| ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA  | 5 GAL    |
| HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY  | 5 GAL    |
| LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER   | 5 GAL    |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET   | 5 GAL    |
| LOMANDRA LONGIFOLIA 'MAT RUSH'  | 5 GAL    |
| LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY' / PURPLE LEAF FRINGE FLOWER   | 5 GAL    |
| MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS  | 5 GAL    |
| MUHLENBERGIA DUBIA / PINE MUHLY   | 5 GAL    |
| PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS   | 5 GAL    |
| RHAPHIOLIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE   | 5 GAL    |
| RHAPHIOLIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE  | 5 GAL    |
| RHAPHIOLIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE   | 5 GAL    |
| RHAPHIOLIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN   | 5 GAL    |
| WESTRINGIA FRUTICOSA 'COAST ROSEMARY'   | 5 GAL    |
| WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY  | 5 GAL    |
| <b>GROUND COVER - SPMUD EASEMENT</b>  |          |
| GROUND COVERS, SPREADING PLANTS, TYPICALLY EVERGREEN AS FOREGROUND AND TURF SUBSTITUTE  |          |
| ACADIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW  | 1 GAL    |
| ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA  | 1 GAL    |
| BULBINE FRUTESCENS 'STALKED BULBINE'  | 1 GAL    |
| COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER   | 1 GAL    |
| JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER  | 1 GAL    |
| ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUND COVER ROSE  | 2 GAL    |
| ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY  | 1 GAL    |
| TRACHELOSPERMUM JASMINOIDES 'STAR JASMINE'  | 1 GAL    |
| <b>BIORETENTION AREA</b>  |          |
| PLANTS SUITED FOR PREFLOOD INUNDATION OF WATER EVENTS. SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES.  |          |
| CAREX BARBERAE / SANTA BARBARA SEDGE  | 1 GAL    |
| CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE   | 1 GAL    |
| DANTHONIA CALIFORNICA / CALIFORNIA OATGRASS   | 1 GAL    |
| LEYMUS TRITICOIDES / WILD RYE   | 1 GAL    |
| MUHLENBERGIA RIGENS / DEER GRASS  | 1 GAL    |
| <b>TURF</b>   |          |
| TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE   | 500      |
| <b>ENGINEERED WOOD FIBER</b>  |          |
| ENGINEERED WOOD FIBER SURFACING WITHIN DOG PARK FENCING   |          |



PRELIM PLANT LEGEND - SPMUD EASEMENT

|  |       |
|--|-------|
| SHRUBS - SPMUD EASEMENT  | 5 GAL |
| SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.           |       |
| ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA  | 5 GAL |
| AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE  | 5 GAL |
| BOUTELLOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS   | 5 GAL |
| CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA   | 5 GAL |
| CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE   | 5 GAL |
| COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATHER OF HEAVEN  | 5 GAL |
| COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER   | 5 GAL |
| DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY  | 5 GAL |
| DIETES VEGATA / FORTNIGHT LILY   | 5 GAL |
| ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA   | 5 GAL |
| HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY   | 5 GAL |
| LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER  | 5 GAL |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET  | 5 GAL |
| LOMANDRA LONGIFOLIA 'MAT RUSH'   | 5 GAL |
| LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY' / PURPLE LEAF FRINGE FLOWER  | 5 GAL |
| MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS   | 5 GAL |
| MUHLENBERGIA DUBIA / PINE MUHLY  | 5 GAL |
| PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS  | 5 GAL |
| RHAPHIOLIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE  | 5 GAL |
| RHAPHIOLIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE   | 5 GAL |
| RHAPHIOLIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE  | 5 GAL |
| RHAPHIOLIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN  | 5 GAL |
| WESTRINGIA FRUTICOSA 'COAST ROSEMARY'  | 5 GAL |
| WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY   | 5 GAL |
| <b>GROUND COVER - SPMUD EASEMENT</b>   |       |
| GROUND COVERS, SPREADING PLANTS, TYPICALLY EVERGREEN AS FOREGROUND AND TURF SUBSTITUTE   |       |
| ACADIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW   | 1 GAL |
| ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA   | 1 GAL |
| BULBINE FRUTESCENS 'STALKED BULBINE'   | 1 GAL |
| COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER  | 1 GAL |
| JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER   | 1 GAL |
| ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUND COVER ROSE   | 2 GAL |
| ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY   | 1 GAL |
| TRACHELOSPERMUM JASMINOIDES 'STAR JASMINE'   | 1 GAL |
| <b>BIORETENTION AREA</b>   |       |
| PLANTS SUITED FOR PREFLOOD INUNDATION OF WATER EVENTS. SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES. |       |
| CAREX BARBERAE / SANTA BARBARA SEDGE   | 1 GAL |
| CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE  | 1 GAL |
| DANTHONIA CALIFORNICA / CALIFORNIA OATGRASS  | 1 GAL |
| LEYMUS TRITICOIDES / WILD RYE  | 1 GAL |
| MUHLENBERGIA RIGENS / DEER GRASS   | 1 GAL |
| <b>TURF</b>  |       |
| TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE  | 500   |
| <b>ENGINEERED WOOD FIBER</b>   |       |
| ENGINEERED WOOD FIBER SURFACING WITHIN DOG PARK FENCING  |       |

CONCRETE WALKWAY CONNECTION TO EXISTING ASPHALT PAVING

EXISTING ASPHALT ACCESS ROAD WITHIN 50' SPMUD EASEMENT TO REMAIN

NEW ASPHALT ACCESS TO SITE WITHIN 50' SPMUD EASEMENT

6" METAL VIEW FENCE, TYP.

MAINTENANCE BUILDING AND ONSITE CAR WASH STATION. REFER TO ARCH. DRAWINGS FOR ADDITIONAL INFORMATION

CMU WALL, REFER TO OVERALL FENCING PLAN SHEET L4.0

CMU WALL, REFER TO OVERALL FENCING PLAN SHEET L4.0

CMU WALL, REFER TO OVERALL FENCING PLAN SHEET L4.0



PRELIMINARY LANDSCAPE PLAN | L1.4

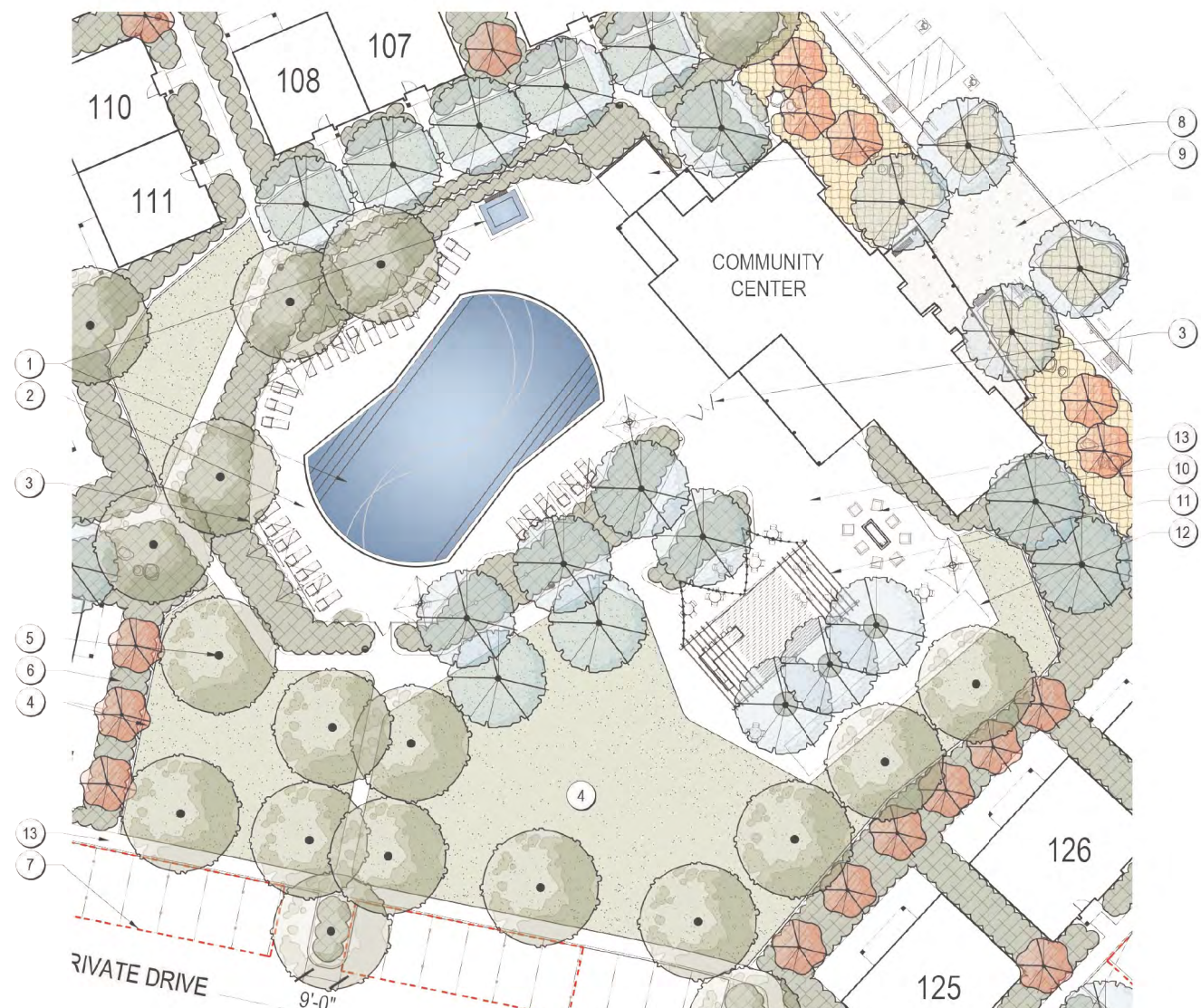


ESTIA AT ROCKLIN  
Rocklin, California



Homes by Towne  
Rancho Cordova, California

May 10, 2022 | SR210296.00  
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



**COMMUNITY CENTER**

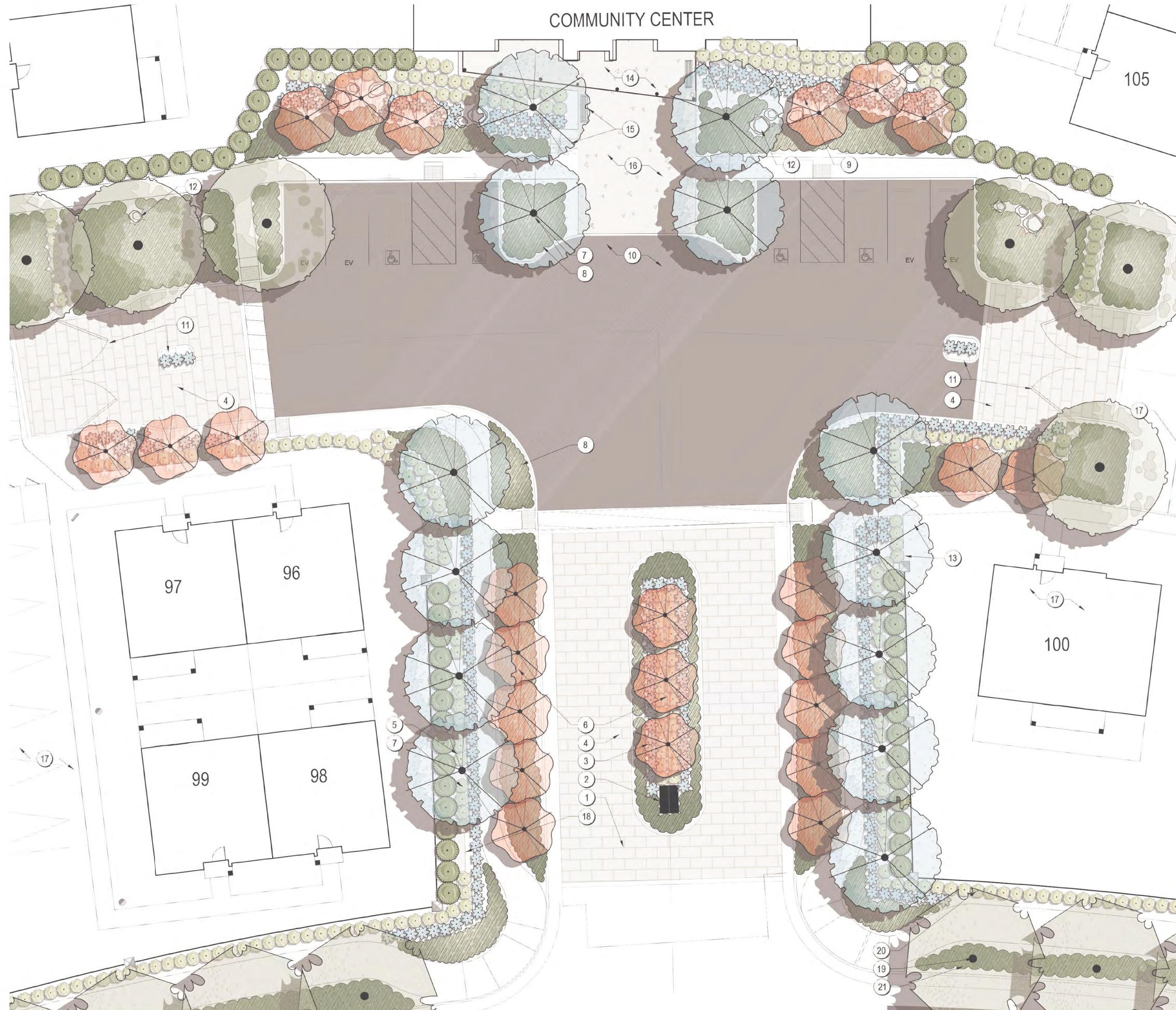
- |  |   |
|--|---|
| 1 POOL (DEPTH MAX 5') WITH 18" SEATING LEDGE AND SPA                     | 8 POOL EQUIPMENT ENCLOSURE  |
| 2 CONCRETE POOL DECK   | 9 MAIN BUILDING ENTRY   |
| 3 6" METAL FENCE WITH ACCESS GATES, REFER TO DETAIL 2 AND 3, SHEET L4.2. | 10 GAS FIRE PIT WITH SEATING  |
| 4 OPEN TURF, TYPICAL   | 11 METAL PERGOLA WITH OUTDOOR KITCHEN AND STRING LIGHTS. REFER TO SHEET L3.1. |
| 5 TREES, TYPICAL   | 12 BOCCIE COURT (60'X10')   |
| 6 SHRUB PLANTING AREAS, TYPICAL  | 13 CONCRETE PAVING AND WALKWAYS   |
| 7 COVERED PARKING, TYPICAL   |   |



**DOG PARK**

- |  |
|--|
| 1 4' METAL MESH FENCE WITH DUAL GATE ACCESS, REFER TO DETAIL 5 / SHEET L4.2                          |
| 2 ENGINEERED WOOD FIBER SURFACING (IN DOG PARK)  |
| 3 DOG FOUNTAIN WITH AT GRADE BOWLS (ONE PER SIDE)  |
| 4 PET WASTE STATION AND TRASH RECEPTACLE, REFER TO SHEET L3.0 AND 3.1 FOR LOCATION AND DESCRIPTIONS. |
| 5 CONCRETE WALKWAYS  |
| 6 OPEN TURF, TYPICAL   |
| 7 TREES, TYPICAL   |
| 8 SHRUB PLANTING AREAS, TYPICAL  |





1 MAIN ENTRY AND COMMUNITY CENTER PLANTING  
1" = 10'-0"

### KEYNOTES

- 1 MAIN ACCESS FROM UNIVERSITY AVE TO PROJECT SITE
  - 2 PROJECT MONUMENT SIGN. REFER TO SHEET L1.6 FOR ADDITIONAL DETAILS.
  - 3 ENHANCED PLANTING AT MEDIAN TO PROVIDE INTEREST. PLANT MATERIAL WILL NOT BLOCK SIGN.
  - 4 STAMPED AND COLORED CONCRETE. INCLUDES TWO COLORS (HARDENER AND RELEASE AGENT) AND SEALER. PATTERN: COLCRADO FLAG. COLOR: CAPE COD GRAY W/ STONE GRAY ANTIQUING RELEASE. REFER TO SHEET L3.1 FOR DESIGN INTENT IMAGE
  - 5 ENTRY PLANTING INCLUDES EVERGREEN FOUNDATION PLANTING ALONG CMU WALLS. MID-GROUND SHRUB TO PROVIDE TEXTURE AND INTEREST. ACCENT/GROUNDCOVER PLANTING IN FRONT TO PROVIDE COLOR AND TEXTURE.
  - 6 ACCENT TREES
  - 7 COLUMNAR ENTRY TREES TO FRAME THE BUILDING ENTRY
  - 8 LOW GROWING SHRUBS AND GROUND COVER
  - 9 ENHANCED PLANTING AT BUILDING TO FOLLOW FORM OF THE ARCHITECTURE. PLANTING TO BE A MIX OF COLORS, TEXTURES AND FLOWERING PLANTS TO PROVIDE INTEREST
  - 10 PASSENGER DROP-OFF AREA
  - 11 VEHICULAR ENTRY GATES WITH ACCESS KEY PAD. REFER TO SHEET L4.1 FOR ADDITIONAL INFORMATION
  - 12 GRANITE BOULDERS INTEGRATED INTO PLANTING AREAS TO PROVIDE VISUAL INTEREST AND BREAK UP THE PLANTING AREAS
  - 13 BLACK METAL FENCING WITH PEDESTRIAN ACCESS GATES. REFER TO SHEET L4.0 FOR ADDITIONAL INFORMATION
  - 14 COMMUNITY BUILDING MAIN ENTRANCE
  - 15 SITE FURNISHINGS INCLUDING BIKE RACKS, BENCHES AND TRASH RECEPTACLES
  - 16 CONCRETE PAVING AND BUILDING ENTRY AND WALKWAYS
  - 17 RESIDENTIAL UNITS, GARAGES, AND SHADE STRUCTURES
  - 18 PROPOSED LOCATION OF PUBLIC ART. LOCATION AND SELECTION OF ART TO BE DETERMINE AFTER PRELIMINARY PLAN APPROVAL
- LANDSCAPE WITHIN THE ROW**
- 19 STREET TREES PLANTED IN PLANTING AREA BETWEEN BACK OF CURB AND PUBLIC SIDEWALK. STREET TREES TO FOLLOW CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE.
  - 20 EVERGREEN SHRUBS PLANTED ALONG CMU WALL
  - 21 GROUNDCOVER PLANTING WITHIN PLANTING AREA

SEE SHEET L1.5.3 FOR  
PLANT LEGENDS



**ESTIA AT ROCKLIN**  
Rocklin, California

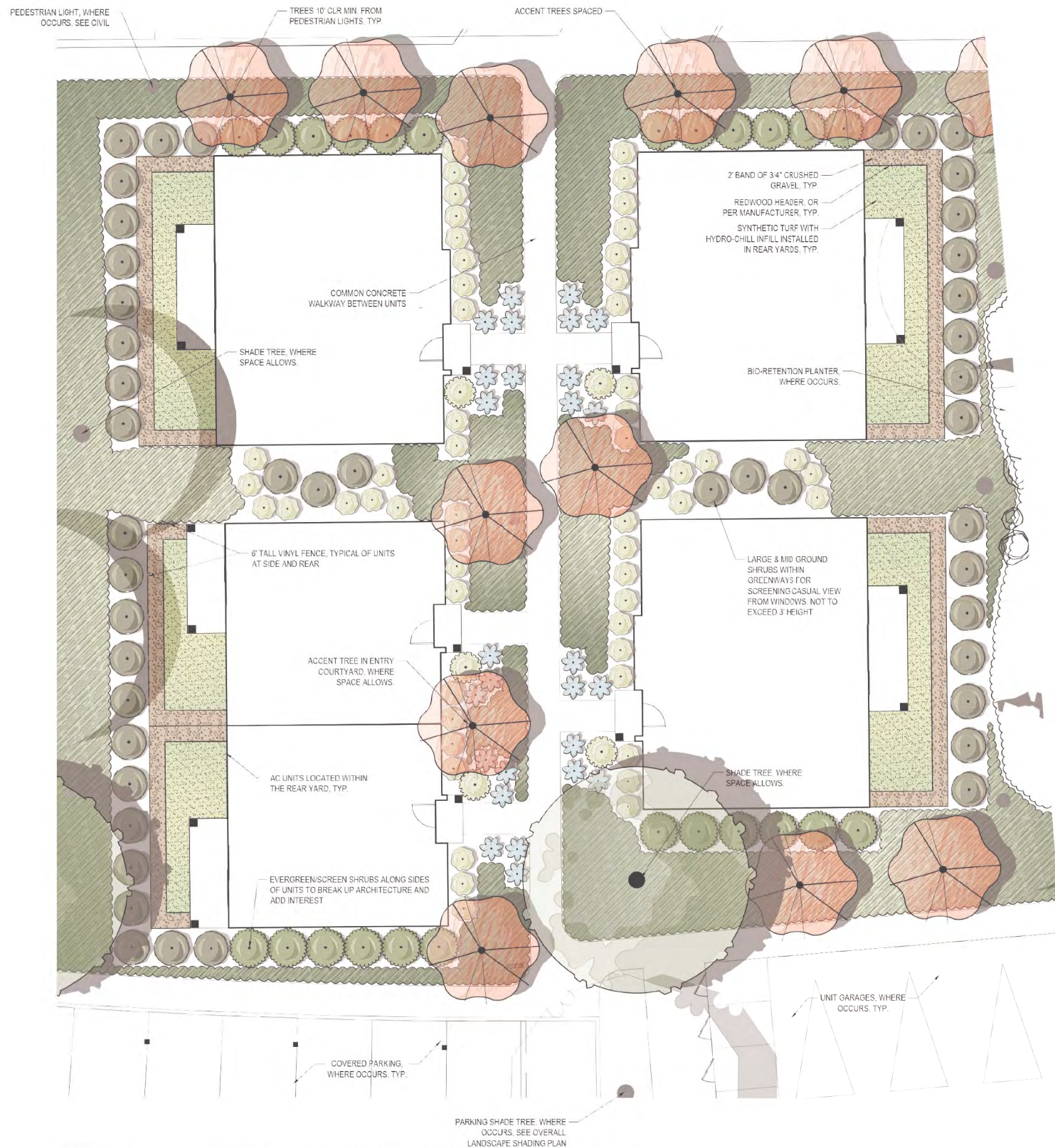


Landscape:

**Homes by Towne**  
Rancho Cordova, California

May 10, 2022 | SR210296.00

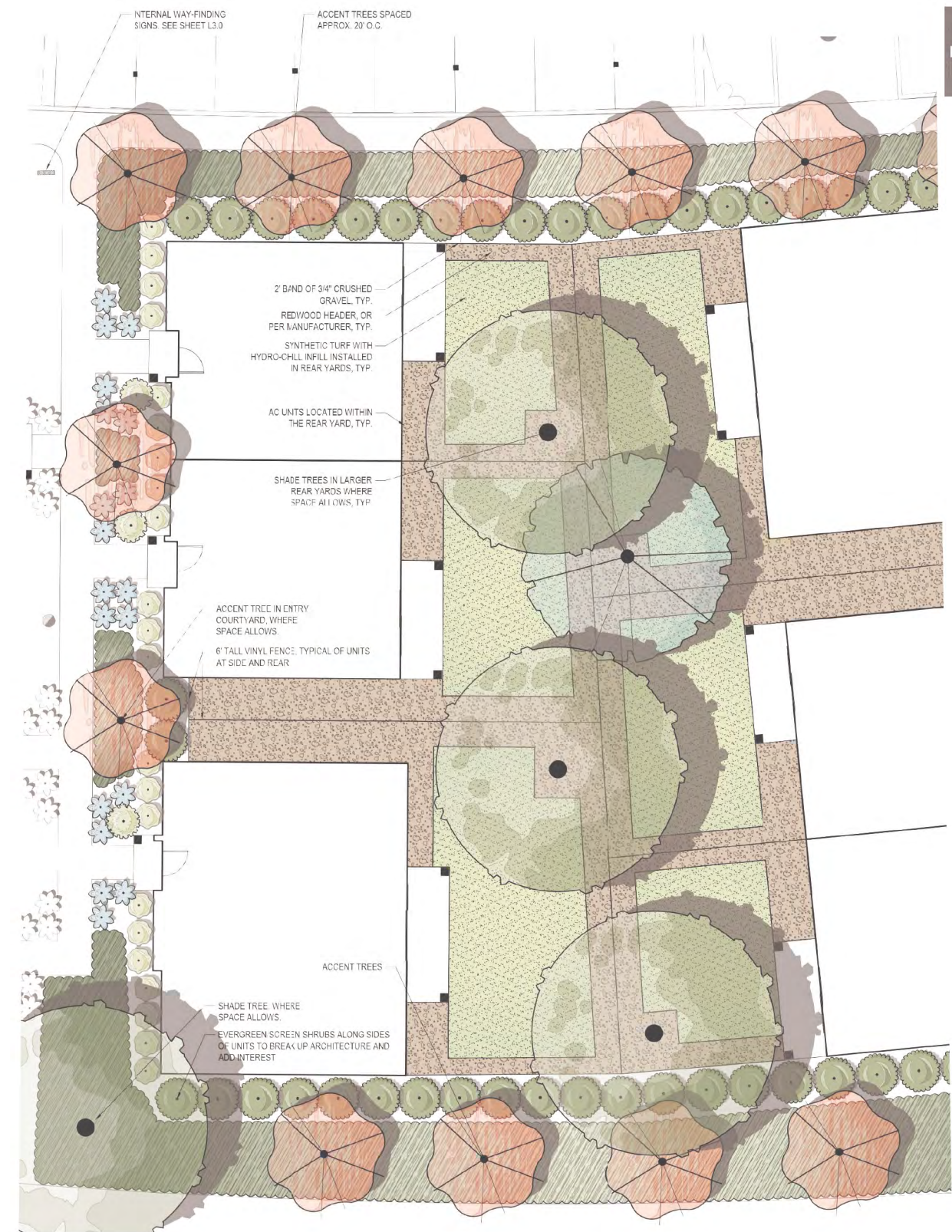
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



**1 COMMON LANDSCAPE AREAS AT UNITS WITH GREENWAYS (BETWEEN UNITS)**

AS SHOWN

PLAN



**2 COMMON LANDSCAPE AREAS AT UNITS WITHOUT GREENWAYS**

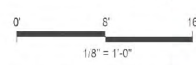
AS SHOWN

PLAN

**TYPICAL PLANTING NOTES**

1. MULTIPLE PLANT SELECTIONS ARE PROVIDED FOR EACH PLANT TYPE TO ACHIEVE VARIETY AND INTEREST THROUGHOUT THE PROJECT.
2. PLANTS SHALL BE SELECTED FROM LEGEND. PLANTS SHALL BE PLACED IN DRIFTS OF NOT LESS THAN 5 PLANTS OF SIMILAR SPECIES.
3. GENERAL NOTES AS TO SUITABILITY OF EACH SPECIES FOR VARYING EXPOSURES ARE LISTED. HOWEVER, EXACT PLANT SPECIES SELECTION SHALL RESPOND TO ON-SITE SUNSHADE CONDITIONS.
4. PLANTS OF THE SAME GENUS AND OR SPECIES BUT DIFFERING CATEGORIES (I.E., SHRUBS/GROUNDCOVER) SHALL NOT BE USED ADJACENT TO EACH OTHER. FOR EXAMPLE, PROSTRATE ROSEMARY (GROUNDCOVER) SHALL NOT BE USED ADJACENT UPRIGHT (SHRUB) ROSEMARY.

SEE SHEET L1.5.3 FOR  
PLANT LEGENDS



**ESTIA AT ROCKLIN**  
Rocklin, California

May 10, 2022 | SR210296.00



**Homes by Towne**  
Rancho Cordova, California

Landscape:

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



**PRELIMINARY PLANT LEGEND - BIORETENTION**

- BIORETENTION PLANTS**  
SIDE SLOPES WILL BE PLANTED WITH A MIX OF BUNCH GRASSES TO STABILIZE THE SLOPES. SEE LIST OF GRASSES BELOW
- BIORETENTION AREA**  
PLANTS SUITED FOR PERIODIC INUNDATION OF WATER EVENTS. SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES.  
CAREX BARBERAE / SANTA BARBARA SEDGE 1 GAL  
CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE 1 GAL  
DANTHONIA CALIFORNICA / CALIFORNIA OATGRASS 1 GAL  
LEYMUS TRITICOIDES / WILD RYE 1 GAL  
MUHLENBERGIA RIGENS / DEER GRASS 1 GAL
- BIORETENTION SOD**  
BIORETENTION SOD (DELTA BLUE GRASS OR EQUAL) LOCATED WITHIN THE FLOW LINE.  
MIX OF NASELLA PULCHRA, FESTUCA RUBRA, HORDEUM CALIFORNICUM, HORDEUM BRACHYANTHERUM BIOFILTRATION SOD SOD

**PRELIMINARY PLANT LEGEND - COMMON PLANTING**

- ACCENT TREES**  
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS ADJACENT TO FRONT DOOR OR WALK AS SHOWN  
ARBUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE 15 GAL  
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 15 GAL  
WUCCOL (L) S/W EXPOSURE ONLY  
CHIONANTHUS RETIUSUS / CHINESE FRINGE TREE 15 GAL  
WUCCOL (M) ALL EXPOSURES  
CORNUS KOUSA / KOUSA DOGWOOD 15 GAL  
WUCCOL (M) N/E EXPOSURE ONLY  
LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE ORAPE MYRTLE 15 GAL  
WUCCOL (L) ALL EXPOSURES  
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA 15 GAL  
WUCCOL (L)  
NYSSA SYLVATICA / TUPELO 15 GAL
- SHADE TREES**  
TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES  
ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE 15 GAL  
FRAXINUS LATIFOLIA 'OREGON ASH' 15 GAL  
PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE 15 GAL  
ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM 15 GAL  
ULMUS X 'ACCOLADE' / ACCOLADE ELM 15 GAL  
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA 15 GAL
- (S1) LARGE SHRUBS** EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING  
ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA 5 GAL  
WUCCOL (L) ALL EXPOSURES  
ARBUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE 5 GAL  
WUCCOL (L) ALL EXPOSURES  
ARCTOSTAPHYLOS DENSI FLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA 5 GAL  
WUCCOL (L) S/W EXPOSURES  
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER 5 GAL  
WUCCOL (L) S/W EXPOSURES  
OLEA EUROPAEA 'PETITE CLIVE' / DWARF OLIVE SHRUB 5 GAL  
WUCCOL (L) S/W EXPOSURES  
PHOTINIA X FRASERI / PHOTINIA 5 GAL  
WUCCOL (L) ALL EXPOSURES  
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE 5 GAL  
WUCCOL (L) S/W EXPOSURES  
PRUNUS LAUROCERASUS 'COMPACTA' / DWARF ENGLISH LAUREL 5 GAL  
WUCCOL (M) N/E EXPOSURES  
RHAPHIOLEPIS X 'INDIC' / MAGESTIC BEAUTY INDIAN HAWTHORN 5 GAL  
WUCCOL (L) ALL EXPOSURES
- (S2) MID-GROUND SHRUBS** SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE  
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 5 GAL  
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA 5 GAL  
WUCCOL (L) S/W EXPOSURE  
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER 5 GAL  
WUCCOL (L) S/W EXPOSURE  
LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY' / PURPLE LEAF FRINGE FLOWER 5 GAL  
WUCCOL (M) N/E EXPOSURES  
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE 5 GAL  
WUCCOL (M) S/W EXPOSURE  
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE 5 GAL  
WUCCOL (L) ALL EXPOSURES  
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY 5 GAL  
WUCCOL (L) S/W EXPOSURE  
SALVIA CHAMAEDRYOIDES 'MEXICAN BLUE SAGE' 5 GAL  
WUCCOL (L) S/W EXPOSURE  
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER 5 GAL  
WUCCOL (L) ALL EXPOSURES  
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY 5 GAL  
WUCCOL (L) S/W EXPOSURE
- SCREEN SHRUBS**  
VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.  
CALLISTEMON VIMINALIS SLIM TM / SLIM BOTTLEBRUSH 5 GAL  
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET 5 GAL  
WUCCOL (L) ALL EXPOSURES, UPRIGHT FORM  
PHOTINIA X FRASERI / PHOTINIA 5 GAL  
WUCCOL (L) ALL EXPOSURES  
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW 5 GAL  
WUCCOL (L) N/E EXPOSURES  
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL 5 GAL  
WUCCOL (L) ALL EXPOSURES  
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN 5 GAL  
WUCCOL (L) S/W EXPOSURES  
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA 5 GAL
- (S4) ACCENT**  
ACCENT PLANTS FOR SPECIAL INTEREST  
AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE 5 GAL  
WUCCOL (M) N/E EXPOSURE  
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS 5 GAL  
WUCCOL (L) ALL EXPOSURES  
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY 5 GAL  
WUCCOL (L) S/W EXPOSURE  
DIETES VEGATA / FORTNIGHT LILY 5 GAL  
WUCCOL (L) ALL EXPOSURES  
PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS 5 GAL  
WUCCOL (L)  
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX 5 GAL  
WUCCOL (M) S/W EXPOSURE
- SPECIMEN PLANTS**  
UNIQUE SPECIMENS FOR VISUAL INTEREST  
AGAVE AMERICANA 'MEDIC-PICTA ALBA' / STRIPED CENTURY PLAN\* 5 GAL  
AMIGONANTHOS X 'BIG RED' / KANGAROO PAW HYBRIDS 5 GAL  
WUCCOL (M)  
DASYLIRION WHEELERI / GREY DESERT SPOON 5 GAL

**ENTRY AND COMMUNITY CENTER PLANT LEGEND**

- STREET TREES**  
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE ON THE OPPOSITE SIDE OF THE STREET  
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 15 GAL
- ACCENT TREES**  
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS ADJACENT TO FRONT DOOR OR WALK AS SHOWN  
ARBUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE 15 GAL  
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 15 GAL  
WUCCOL (L) S/W EXPOSURE ONLY  
CHIONANTHUS RETIUSUS / CHINESE FRINGE TREE 15 GAL  
CORNUS KOUSA / KOUSA DOGWOOD 15 GAL  
LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE ORAPE MYRTLE 15 GAL  
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA 15 GAL  
NYSSA SYLVATICA / TUPELO 15 GAL
- SHADE TREES**  
TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES  
ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE 15 GAL  
FRAXINUS LATIFOLIA 'OREGON ASH' 15 GAL  
PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE 15 GAL  
ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM 15 GAL  
ULMUS X 'ACCOLADE' / ACCOLADE ELM 15 GAL  
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA 15 GAL
- COLUMNAR TREES**  
TREES WITH UPRIGHT, FASTIGIATE HABIT, USED AT NARROW AREAS OR ADJACENT TO BUILDINGS  
ACER RUBRUM 'BOYHALL' / BOYHALL MAPLE 15 GAL  
CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEEAM 15 GAL  
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA 15 GAL  
QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK 15 GAL  
QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK 15 GAL
- (S2) MID-GROUND SHRUBS** SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE  
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 5 GAL  
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA 5 GAL  
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER 5 GAL  
LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY' / PURPLE LEAF FRINGE FLOWER 5 GAL  
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE 5 GAL  
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE 5 GAL  
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY 5 GAL  
SALVIA CHAMAEDRYOIDES 'MEXICAN BLUE SAGE' 5 GAL  
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER 5 GAL  
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY 5 GAL
- SCREEN SHRUBS**  
VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.  
CALLISTEMON VIMINALIS SLIM TM / SLIM BOTTLEBRUSH 5 GAL  
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET 5 GAL  
PHOTINIA X FRASERI / PHOTINIA 5 GAL  
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW 5 GAL  
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL 5 GAL  
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN 5 GAL  
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA 5 GAL
- (S4) ACCENT**  
ACCENT PLANTS FOR SPECIAL INTEREST  
AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE 5 GAL  
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS 5 GAL  
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY 5 GAL  
DIETES VEGATA / FORTNIGHT LILY 5 GAL  
PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS 5 GAL  
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX 5 GAL
- GROUND COVER**  
GROUND COVERS: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE  
ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW 1 GAL  
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA 1 GAL  
BULBINE FRUTESCENS / STALKED BULBINE 1 GAL  
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER 1 GAL  
JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER 1 GAL  
ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUND COVER ROSE 2 GAL  
ROSMARINUS OFF 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY 1 GAL  
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE 1 GAL



**1 TYPICAL BIORETENTION PLANTING**  
AS SHOWN



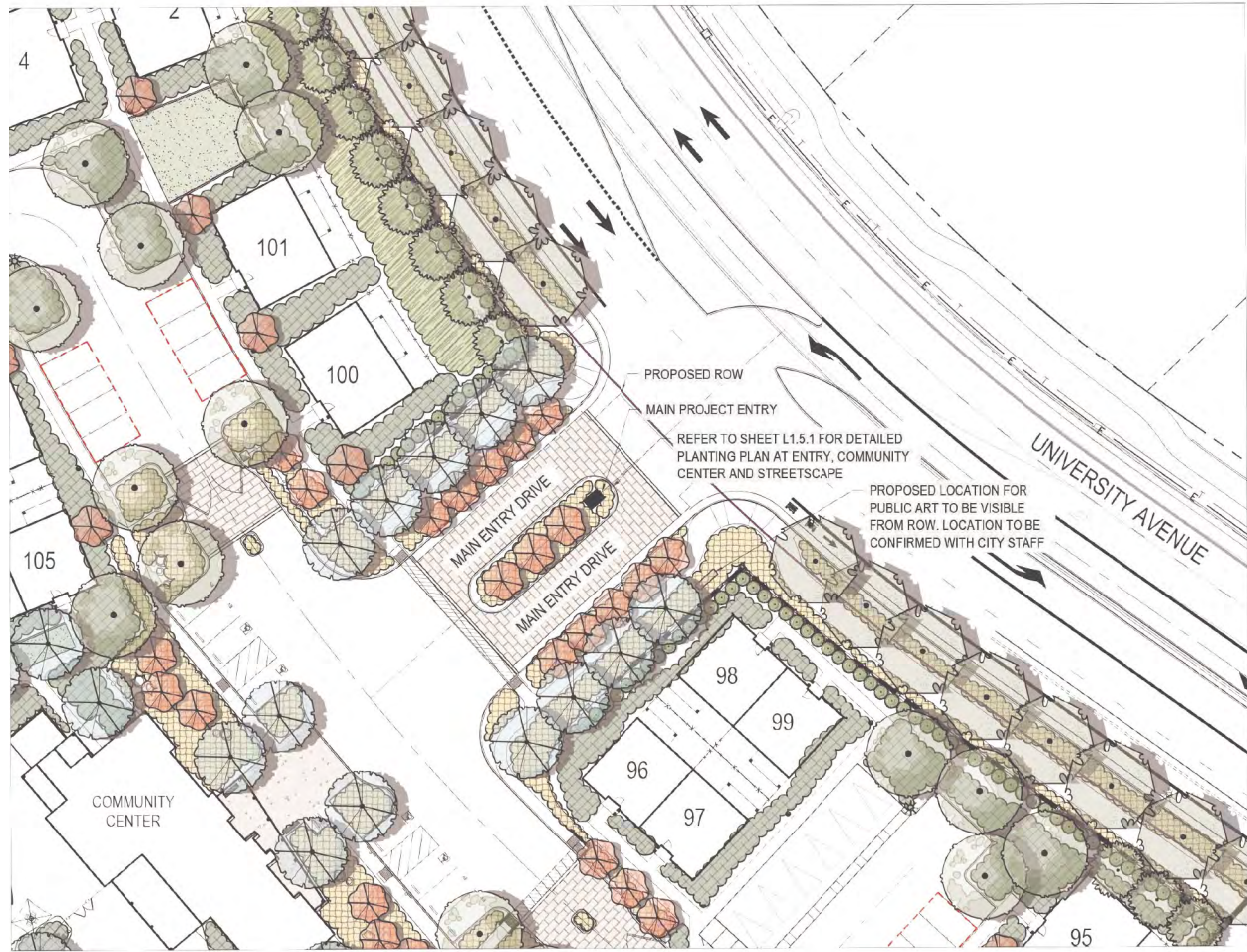
**ESTIA AT ROCKLIN**  
Rocklin, California



**Homes by Towne**  
Rancho Cordova, California

May 10, 2022 | SR210296.00

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



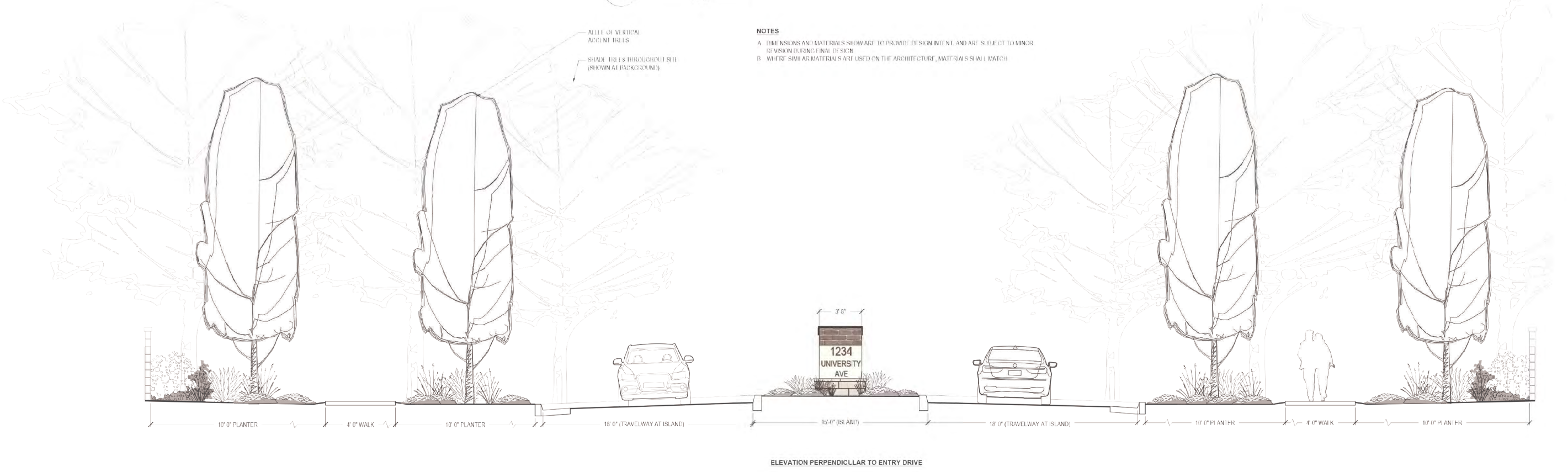
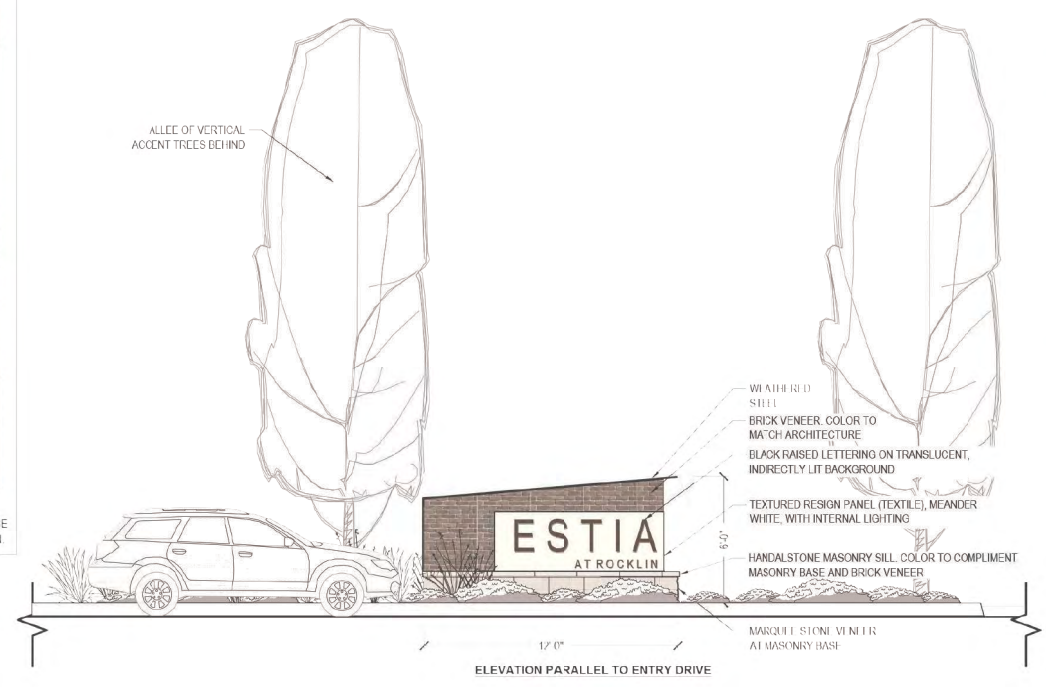
### MATERIALS LEGEND

| MONUMENT  |   |  |
|---|---|--|
| MATERIAL/ELEMENT  | DESCRIPTION   |  |
| WEATHERED STEEL   | WEATHERED STEEL AT TOP AND END  |  |
| COMMON BRICK VENEER EL DORADO STONE - TUNDRABRICK                     | COLOR TO MATCH COMMUNITY BUILDING                                       |  |
| RAISED METAL LETTERING MOUNTED ON RESIN PANELS                        | COLOR: BLACK MOUNTED ON RESIN PANELS                                    |  |
| TEXTURED RESIN PANELS WITH INTERNAL LIGHTING BY NOVA DISPLAY OR EQUAL | MEANDER WHITE, T200-MD (TEXTILE) RESIN PANEL WITH INTERNAL LIGHTING.    |  |
| MASONRY SILL BY HANDALSTONE   | CUSTOM BEVELED SILL COLOR TO MATCH STONE VENEER BASE, TRAVERTINE FINISH |  |
| STONE VENEER EL DORADO STONE  | MARQUEE 24, COLOR: DOVE TAIL  |  |

NOTE:  
 1. DO NOT RELY ON COLOR REPRODUCTION OF IMAGES, SEE SAMPLES.  
 2. MATERIALS SHOW DESIGN INTENT, MODIFICATIONS TO MATERIALS MAY BE REVISED AS REQUIRED TO DUE TO AVAILABILITY DURING CONSTRUCTION.

### ENTRY MONUMENT - DESIGN INTENT

- MONUMENT SIGN SHALL COMPLY WITH ALL CITY OF ROCKLIN SIGN REQUIREMENTS
- ELEVATIONS SHOW THE DESIGN INTENT OF THE ENTRY MONUMENT. CONSTRUCTION DOCUMENTS WILL FOLLOW DESIGN INTENT OF ENTRY MONUMENT AS DEPICTED.



- NOTES
- DIMENSIONS AND MATERIALS SHOWN TO PROVIDE DESIGN INTENT, AND ARE SUBJECT TO MINOR REVISION DURING FINAL DESIGN.
  - WHERE SIMILAR MATERIALS ARE USED ON THE ARCHITECTURE, MATERIALS SHALL MATCH.



**ESTIA AT ROCKLIN**  
 Rocklin, California

May 10, 2022 | SR210296.00



Landscape:

**Homes by Towne**  
 Rancho Cordova, California

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

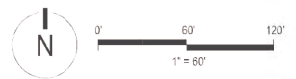


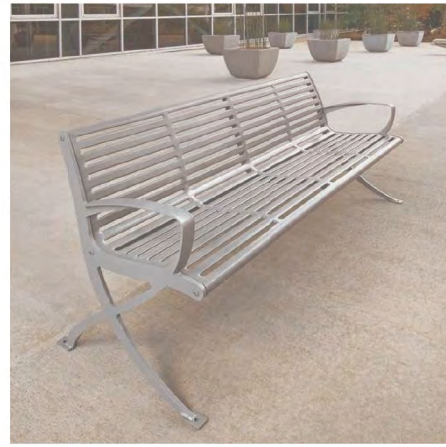
**KEYNOTES**

- ① PROJECT MONUMENT SIGN. REFER TO SHEET L1.6 FOR ADDITIONAL DETAILS.
  - ② INTERNAL WAY-FINDING SIGNS LOCATED AT EACH UNIT PASEO TO ASSIST EMERGENCY PERSONNEL. ADDRESS RANGES TO BE PROVIDED AT EACH SIGN LOCATED NEAR THE TOP FOR VISIBILITY. REFER TO SHEET L3.1 FOR DESIGN INTENT.
  - ③ 6' METAL BENCHES AT MAIN ENTRY
  - ④ LOOP BIKE RACKS AT MAIN ENTRY
  - ⑤ TRASH RECEPTACLES, LOCATED AT THE MAIN ENTRY AND COMMUNAL AREA
  - ⑥ POOL FURNISHINGS INCLUDING LOUNGE CHAIRS AND UMBRELLAS LOCATED WITHIN FENCED POOL AREA
  - ⑦ METAL SHADE STRUCTURE WITH BUILT IN GRILL AND WITH MARKET LIGHTS LOCATED IN COMMUNAL AREA
  - ⑧ METAL TABLES WITH FIXED SEATING LOCATED IN COMMUNAL AREA
  - ⑨ FIRE PIT AND ASSOCIATED SEATING LOCATED IN COMMUNAL AREA
  - ⑩ DOG WASTE STATIONS. LOCATED THROUGHOUT THE SITE AND AT THE DOG PARK
  - ⑪ PET FOUNTAINS. ONE LOCATED WITHIN EACH FENCED AREA FOR LARGE AND SMALL DOGS
  - ⑫ GRANITE BOULDERS INTEGRATED INTO PLANTING AREAS AND DOG PARK TO PROVIDE VISUAL INTEREST
  - ⑬ PROPOSED LOCATION FOR PUBLIC ART. PROJECT TO COORDINATE WITH CITY STAFF AND ART TASK FORCE UPON PRELIMINARY PLAN APPROVAL.
- \*REFER TO CIVIL LIGHTING SHEET FOR POLE MOUNTED LIGHT LOCATIONS AND PEDESTRIAN BOLLARD LIGHTS.



SEE SHEET L3.1 FOR PROPOSED FURNISHINGS





ANOVA 6' BENCH



ANOVA CIRCLE BIKE RACK



ANOVA TRASH RECEPTACLE



OUTDOOR UMBRELLA WITH WEIGHTED MOVABLE BASE



LOUNGE CHAIRS

COMMUNITY CENTER AMENITIES (EXTERIOR SITE)

COMMUNITY CENTER POOL AMENITIES



METAL SHADE STRUCTURE



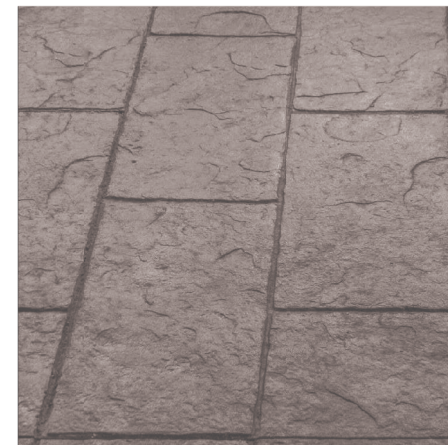
ANOVA TABLES WITH FIXED SEATING



GAS FIRE PIT WITH LOUNGE SEATING



BUILT IN GAS GRILL AT OUTDOOR KITCHEN



STAMPED AND COLORED CONCRETE AT PROJECT ENTRY.

COMMUNITY CENTER AMENITIES (INTERIOR SITE)

ENHANCED PAVING



PET WASTE STATION

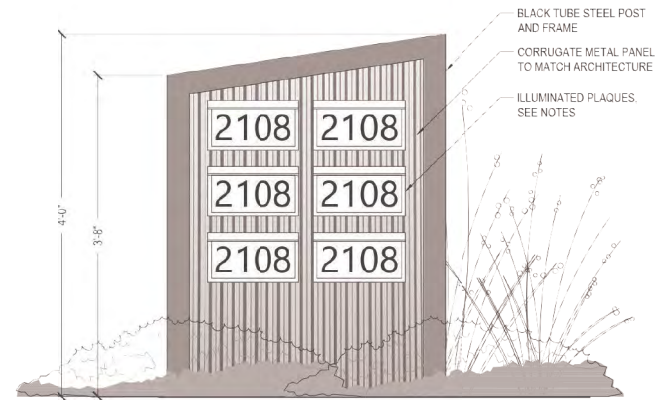


PET WATER FOUNTAIN



GRANITE BOULDERS LOCATED WITHIN DOG PARK AND THROUGHOUT THE SITE

DOG PARK/SITE AMENITIES



NOTES

- A. INTERNAL COMMUNITY SIGNS TO BE LOCATED AT ENTRY POINTS TO EACH GROUPING OF UNITS. LOCATIONS MAY VARY SLIGHTLY TO ENSURE VISIBILITY.
- B. ILLUMINATED PLAQUES SHOWN 12-1/2" X 6-3/4". BLACK OR DARK BRONZE ANODIZED ALUMINUM FRAME, FROSTED POLYCARBONATE LENS, AND BLACK NUMERALS. QUANTITY OF ILLUMINATED ADDRESS NUMBERS AND STREET NUMBER SHALL BE COORDINATED WITH BUILDER. MAXIMUM (6) PER PILASTER.

1 INTERNAL COMMUNITY SIGNS

1" = 1'-0"

AS NOTED

\* IMAGES ARE REPRESENTATIVE OF DESIGN INTENT. FINAL PRODUCT SELECTION MAY VARY DUE TO AVAILABILITY

PRELIMINARY SITE FURNISHINGS | L3.1



ESTIA AT ROCKLIN  
Rocklin, California

May 10, 2022 | SR210296.00



Landscape:

Homes by Towne  
Rancho Cordova, California

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



**PRELIMINARY FENCE PLAN**

1. ALL FENCING ALONG PROPERTY LINE SHALL COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED NOISE STUDY.
2. WALL AND FENCE COLORS AND MATERIALS SHOWN ARE REPRESENTATIVE OF THE DESIGN INTENT. COLORS TO BE CONFIRM TO MATCH/COMPLEMENT ARCHITECTURE.
3. REFER TO SHEET L4.1 FOR VEHICULAR AND PEDESTRIAN GATE ELEVATIONS.

**FENCING LEGEND**

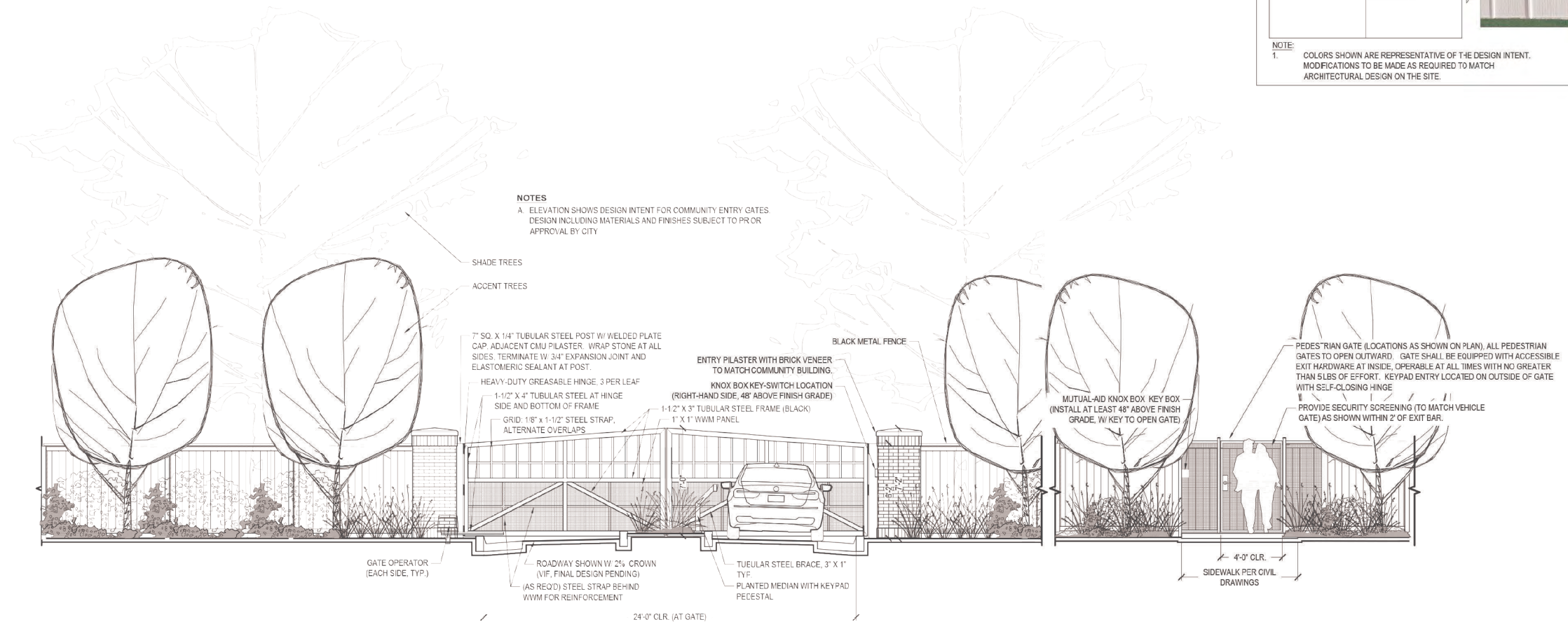
- - - - - 8" CMU BLOCK WALL  
DETAIL 1 / SHEET L4.2
- - - - - 6" CMU BLOCK WALL  
DETAIL 1 / SHEET L4.2
- - - - - 6" BLACK METAL FENCE AND GATES  
DETAIL 2-3 / SHEET L4.2
- - - - - 4" METAL MESH FENCE  
DETAIL 5 / SHEET L4.2
- - - - - 6" WHITE VINYL FENCE AT REAR YARDS  
DETAIL 4 / SHEET L4.2



PRELIMINARY FENCE PLAN | L4.0

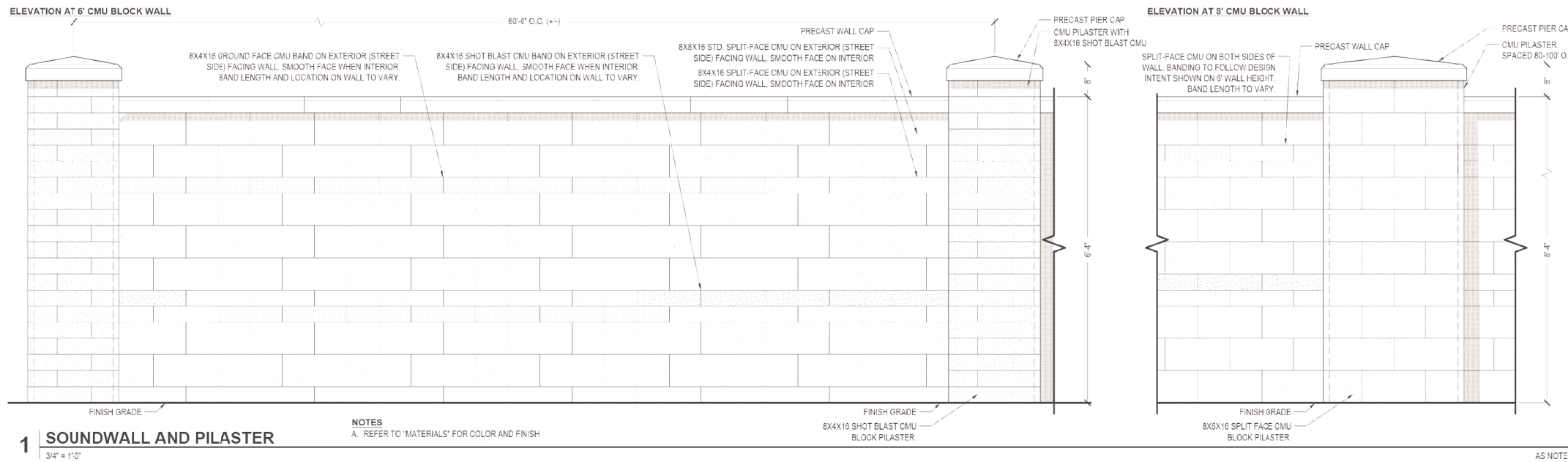
| MATERIALS LEGEND                                       |   |
|--|---|
| FENCES, GATES AND VEHICULAR GATE PILASTERS             |   |
| MATERIAL/ELEMENT                                       | DESCRIPTION   |
| COMMON BRICK VENEER<br>EL DORADO STONE-<br>TUNDRABRICK | COLOR TO MATCH<br>COMMUNITY BUILDING  |
| MASONRY SILL BY<br>HANDALSTONE                         | CUSTOM BEVELED SILL,<br>COLOR TO MATCH<br>STONE VENEER BASE,<br>TRAVERTINE FINISH |
| BLACK METAL  | BLACK METAL MATERIAL<br>FOR FENCE AND GATES                                       |
| FENCES AT RESIDENTIAL<br>YARDS                         | 6' TALL, WHITE VINYL<br>FENCE, LOCATED IN<br>REAR YARDS.                          |

NOTE:  
1. COLORS SHOWN ARE REPRESENTATIVE OF THE DESIGN INTENT. MODIFICATIONS TO BE MADE AS REQUIRED TO MATCH ARCHITECTURAL DESIGN ON THE SITE.



**1 COMMUNITY ENTRY GATES**  
1/4" = 1'-0"

ELEVATION



**1 SOUNDWALL AND PILASTER**  
3/4" = 1'-0"

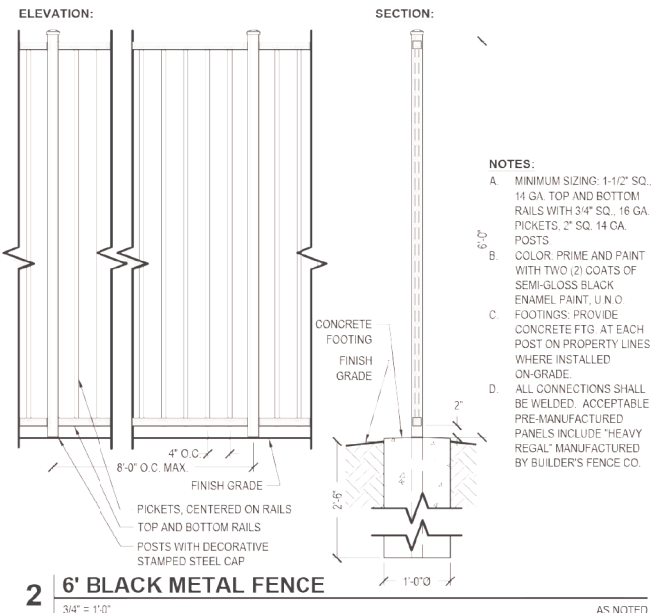
**NOTES**  
A. REFER TO "MATERIALS" FOR COLOR AND FINISH

**MATERIALS LEGEND**

**MASONRY WALL**

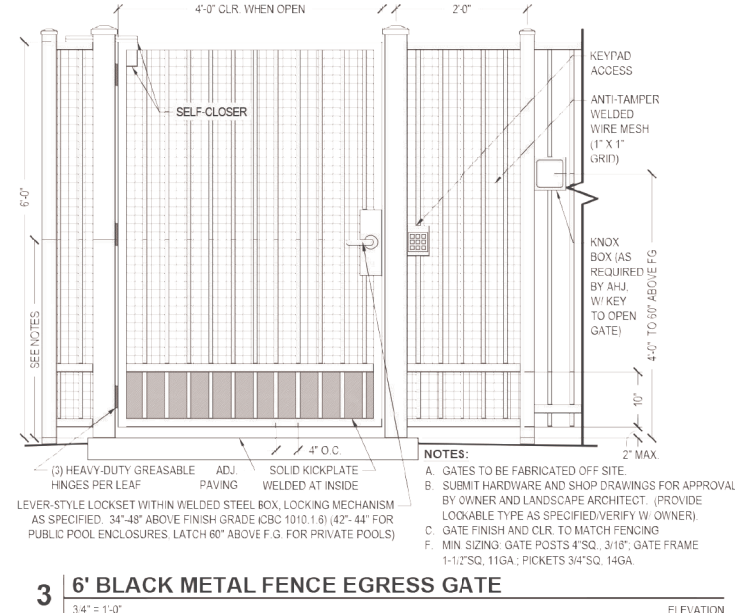
| MATERIAL/ELEMENT  | DESCRIPTION  |
|---|--|
| PRECAST CAP AT CMU BLOCK WALL   | CAP: BASALITE 4"X24"X 8" BEVELED CAP<br>COLOR: 128 (STANDARD)<br>FINISH: GROUND FACE   |
| 6' OR 8' CMU BLOCK WALL SPLIT-FACE BLOCK, FIELD AND BANDS) REFER TO DETAILS | COLOR: 128 (STANDARD)<br>FINISH: 6' TALL SPLIT FACE EXTERIOR, PRECISION INTERIOR<br>FINISH: 8' TALL SPLIT INTERIOR AND EXTERIOR<br>SIZE: 8X4X16 AND 8X8X16 |
| 6' AND 8' TALL CMU BLOCK WALL BANDS   | COLOR: 128 (STANDARD)<br>FINISH: GROUND FACE EXTERIOR, PRECISION INTERIOR (ON 6' WALLS ONLY)<br>SIZE: 8X4X16   |
| 6' AND 8' CMU BLOCK WALL BANDS  | COLOR: 128 (STANDARD)<br>SHOT BLAST EXTERIOR, PRECISION INTERIOR (ON 6' WALLS ONLY)<br>SIZE: 8X4X16  |

NOTE: DO NOT RELY ON COLOR REPRODUCTION OF IMAGES, SEE SAMPLES



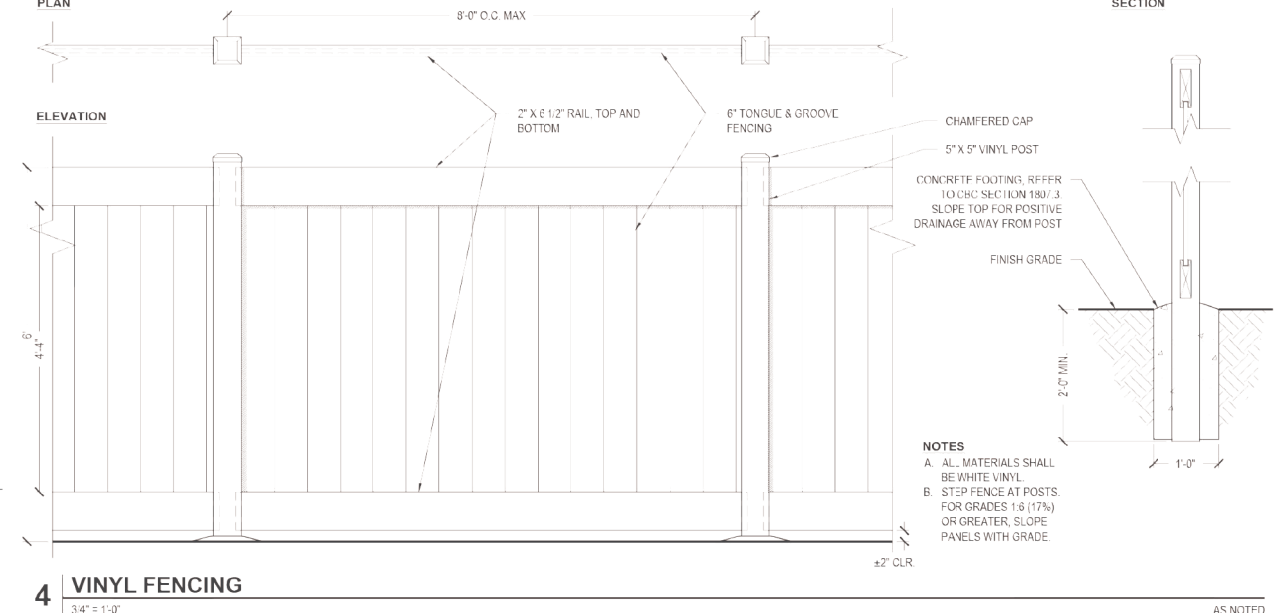
**2 6' BLACK METAL FENCE**  
3/4" = 1'-0"

**NOTES:**  
A. MINIMUM SIZING: 1-1/2" SQ. 14 GA. TOP AND BOTTOM RAILS WITH 3/4" SQ. 16 GA. PICKETS, 2" SQ. 14 GA. POSTS  
B. COLOR: PRIME AND PAINT WITH TWO (2) COATS OF SEMI-GLOSS BLACK ENAMEL PAINT, U.N.O.  
C. FOOTINGS: PROVIDE CONCRETE FTG. AT EACH POST ON PROPERTY LINES WHERE INSTALLED ON-GRADE.  
D. ALL CONNECTIONS SHALL BE WELDED. ACCEPTABLE PRE-MANUFACTURED PANELS INCLUDE "HEAVY REGAL" MANUFACTURED BY BUILDER'S FENCE CO.



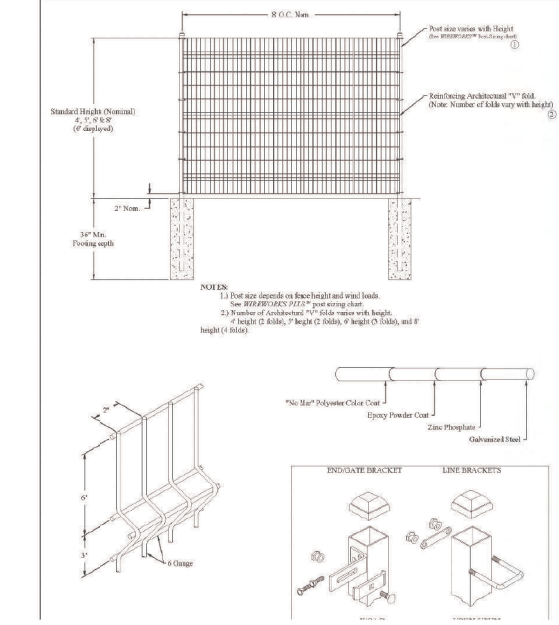
**3 6' BLACK METAL FENCE EGRESS GATE**  
3/4" = 1'-0"

**NOTES:**  
A. GATES TO BE FABRICATED OFF SITE BY OWNER AND LANDSCAPE ARCHITECT. (PROVIDE LOCKABLE TYPE AS SPECIFIED/VERIFY W/ OWNER)  
B. SUBMIT HARDWARE AND SHOP DRAWINGS FOR APPROVAL  
C. GATE FINISH AND CLR. TO MATCH FENCING  
D. LEVER-STYLE LOCKSET WITHIN WELDED STEEL BOX, LOCKING MECHANISM AS SPECIFIED. 34"-48" ABOVE FINISH GRADE (CBC 1010.1.6) (42"-44" FOR PUBLIC POOL ENCLOSURES, LATCH 60" ABOVE F.G. FOR PRIVATE POOLS)  
E. MIN SIZING: GATE POSTS 4" SQ., 3/16" GATE FRAME 1-1/2" SQ., 11 GA.; PICKETS 3/4" SQ., 14 GA.



**4 VINYL FENCING**  
3/4" = 1'-0"

**NOTES:**  
A. ALL MATERIALS SHALL BE WHITE VINYL.  
B. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.



**5 4' METAL MESH FENCE**  
NO SCALE



AS NOTED



**ESTIA AT ROCKLIN**  
Rocklin, California

May 10, 2022 | SR210296.00



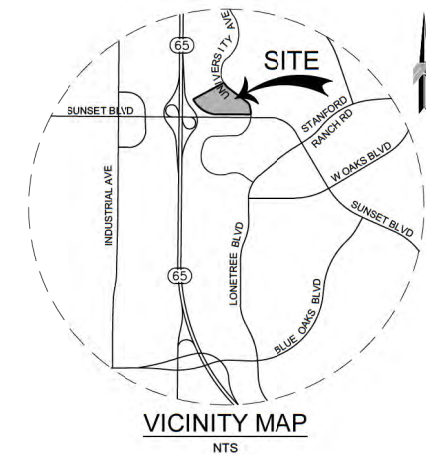
Landscape:

**Homes by Towne**  
Rancho Cordova, California

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

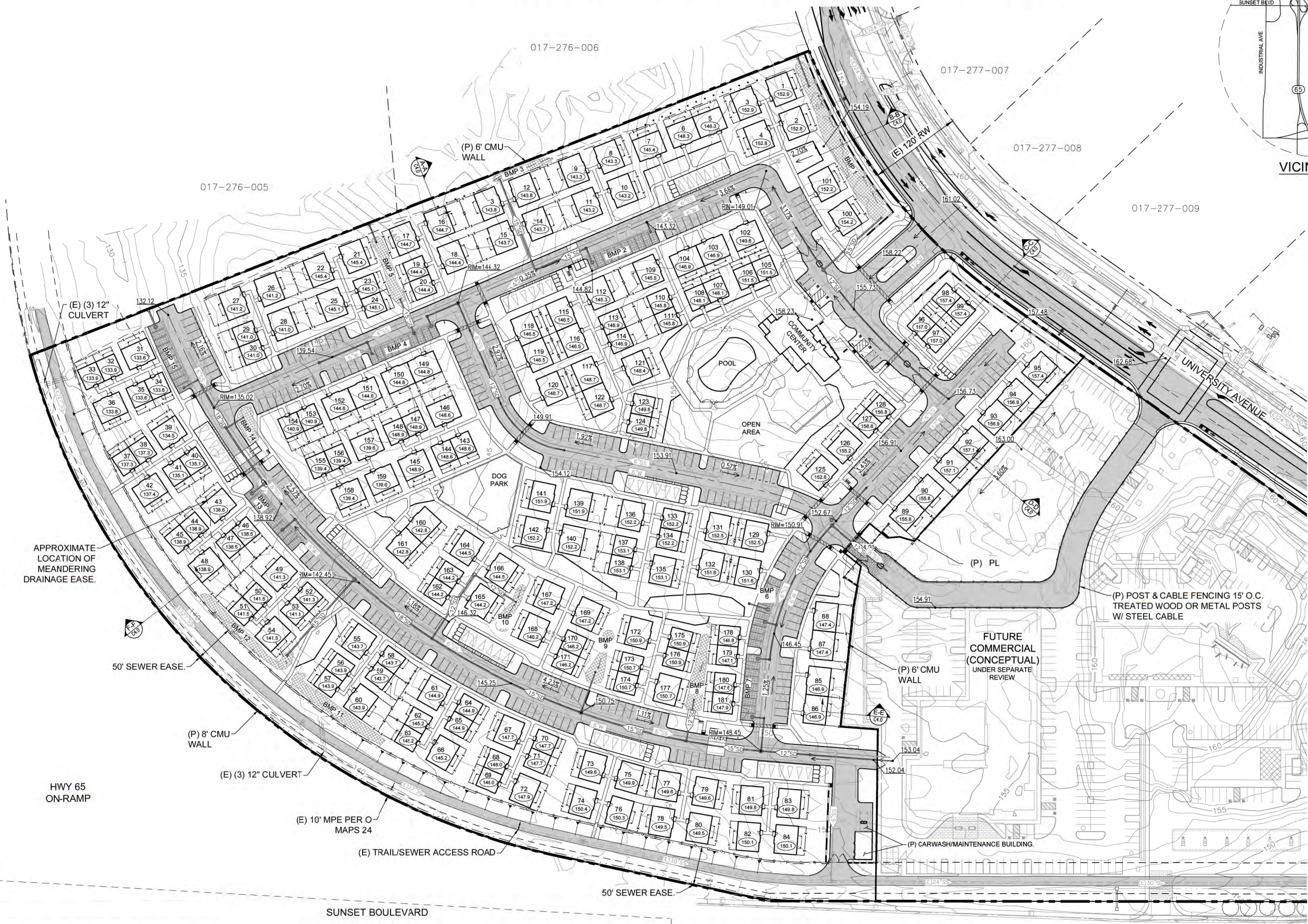


# PRELIMINARY GRADING AND DRAINAGE PLAN



**ESTIA AT ROCKLIN**  
Rocklin, California

MAY 2022 | SR210296.00



**TOTAL AREA**  
20.00 ACRES

**100-YR FLOODPLAIN**  
NONE

**NOTES**

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
2. SEE PRELIMINARY SITE PLAN AND TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
3. SEE C4.0 FOR TYPICAL CROSS SECTIONS.
4. FOR WALLS AND FENCES PLEASE SEE SHEET L4.0.
5. PLEASE SEE STORMWATER QUALITY CONTROL PLAN, SHEET 3, FOR BMP/DMA INFORMATION.

**VERTICAL DATUM**

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

**HORIZONTAL DATUM**

STATE PLANE COORDINATE SYSTEM (NAD-83), ZONE 2

**ESTIMATED EARTHWORK**

42,000± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)  
42,000± CY EMBANKMENT

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 1 FOOT MINOR, 5 FEET MAJOR

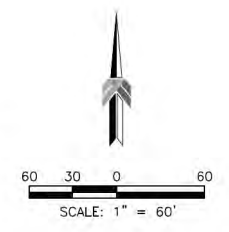
**LEGEND:**

- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - 6' & 8' CMU WALL
- - - EXISTING
- - - PROPOSED
- - - PROPERTY LINE
- - - EASEMENT
- - - PCWA
- - - (D) STORM DRAIN MANHOLE (DMH)
- - - (S) SANITARY SEWER MANHOLE (SMH)
- - - CONCRETE
- - - BMP
- - - SANITARY SEWER
- - - STORM DRAIN



Civil: Landscape:

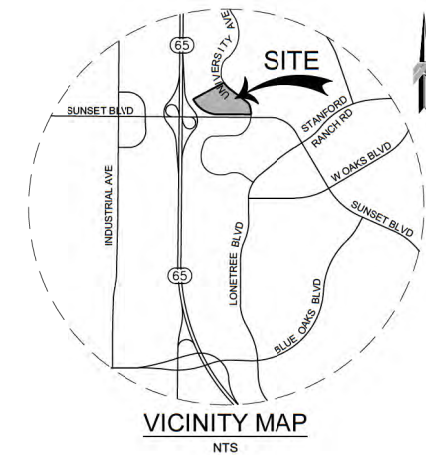
**Homes by Towne**  
Rancho Cordova, California



**C1.0**

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

# PRELIMINARY UTILITY PLAN



**ESTIA AT ROCKLIN**  
Rocklin, California

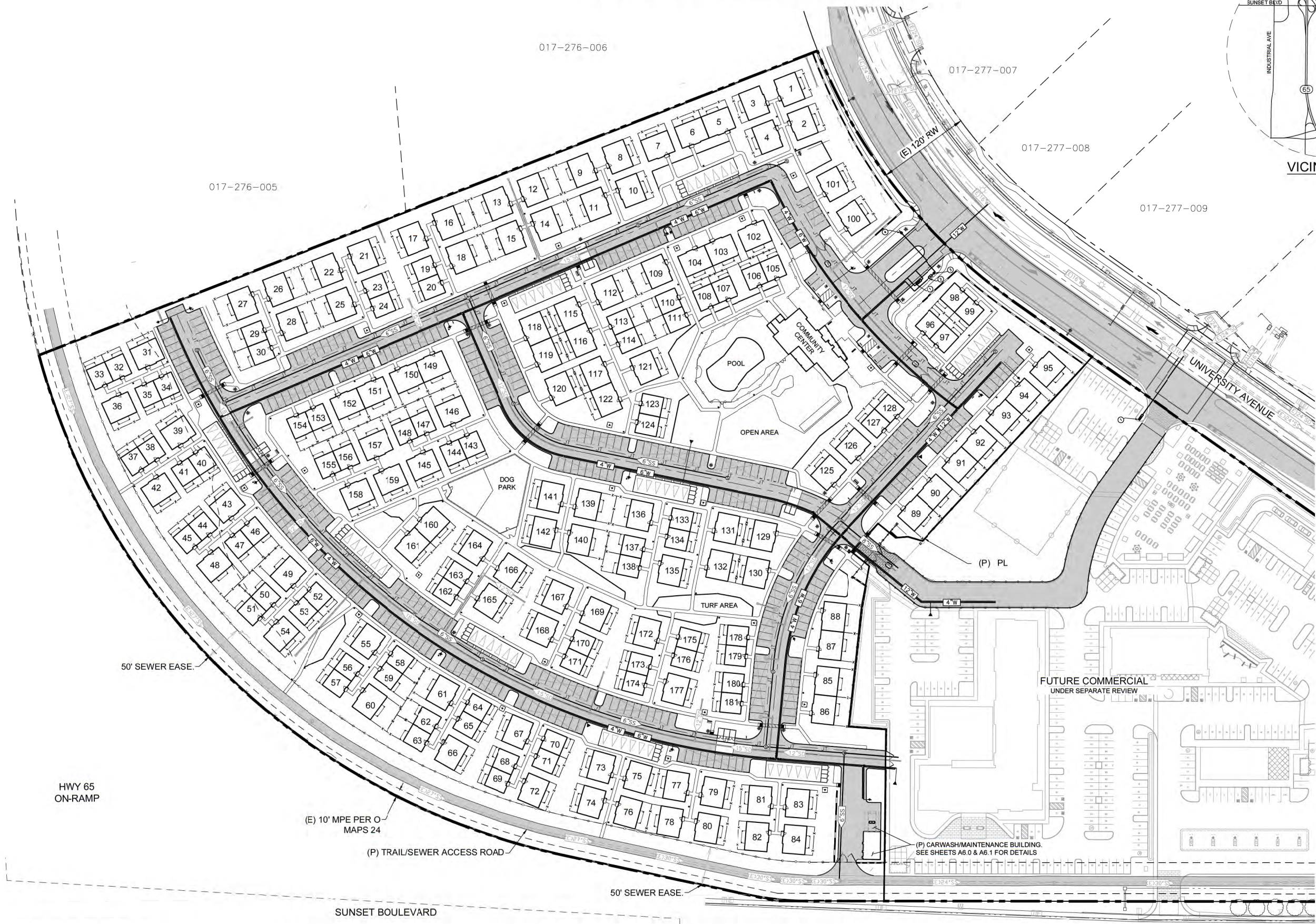
MAY 2022 | SR210296.00



Landscape:  
Homes by Towne  
Rancho Cordova, California



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



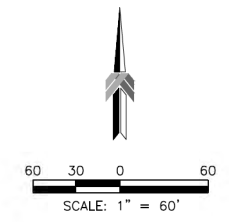
**TOTAL AREA**  
20.00 ACRES

**NOTES**

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
2. SEE PRELIMINARY SITE PLAN AND TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
3. SEE C4.0 FOR TYPICAL CROSS SECTIONS.
4. FOR WALLS AND FENCES PLEASE SEE SHEET L4.0.
5. PLEASE SEE STORMWATER QUALITY CONTROL PLAN, SHEET 3, FOR BMP/DMA INFORMATION.
6. ALL ROADWAY TYPE 1 CURB NOT ADJACENT TO PARKING SPACES SHALL BE PAINTED RED FOR FIRE LANE.
7. ANY REQUIRED FIRE LANES SHALL BE ENFORCED AND MAINTAINED BY THE HOA.
8. AUTOMATIC GATES TO THE SITE AND FUTURE COMMERCIAL PROPERTY SHALL BE EQUIPPED WITH OPTICOM AND KNOX SWITCHES. THESE GATES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH ASMT F2200.

**CONSTRUCTION NOTES**

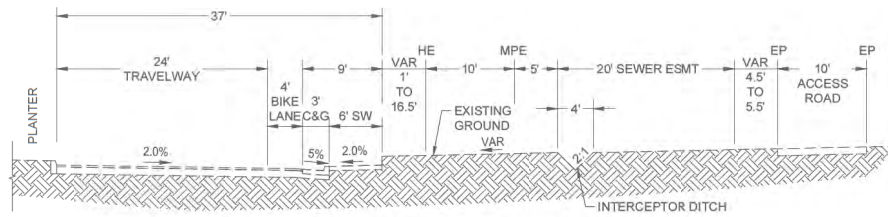
1. FIRE DOUBLE DETECTOR CHECK WITH METER SIZE PER PCWA STANDARD DRAWING S207.
2. 4" BACKFLOW PREVENTION DEVICE.
3. 4" MASTER DOMESTIC COMPOUND METER.
4. IRRIGATION METER.



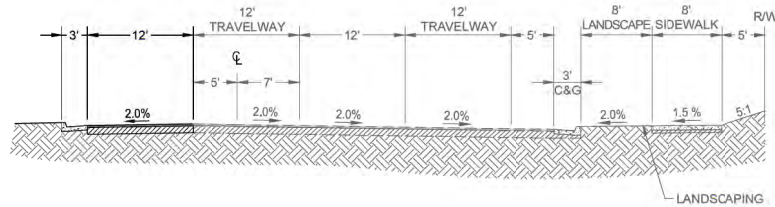
**C2.0**



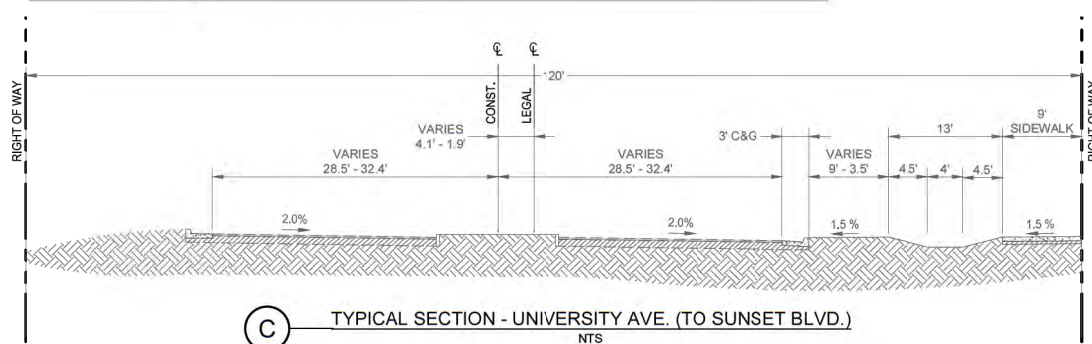
# PRELIMINARY PLAN DETAILS



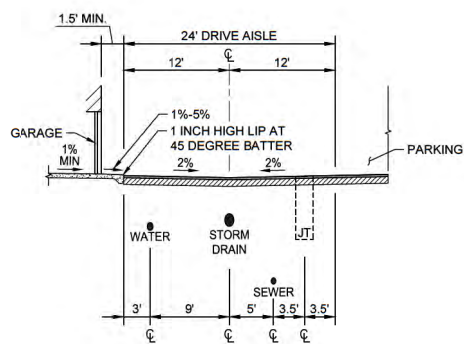
**(A)** TYPICAL SECTION - SUNSET BLVD.  
NTS



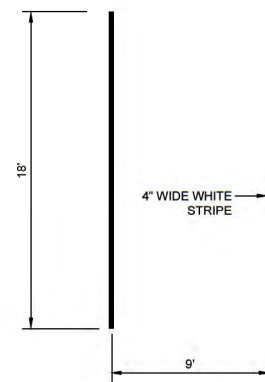
**(B)** TYPICAL SECTION - UNIVERSITY AVE. 48'  
NTS



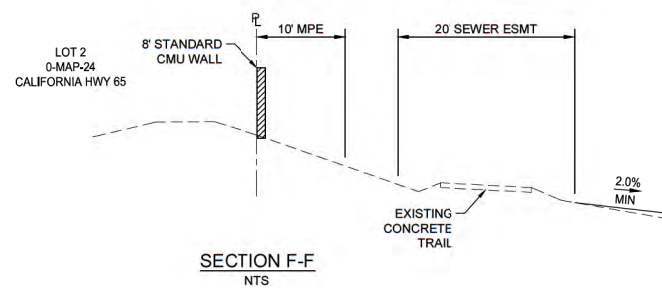
**(C)** TYPICAL SECTION - UNIVERSITY AVE. (TO SUNSET BLVD.)  
NTS



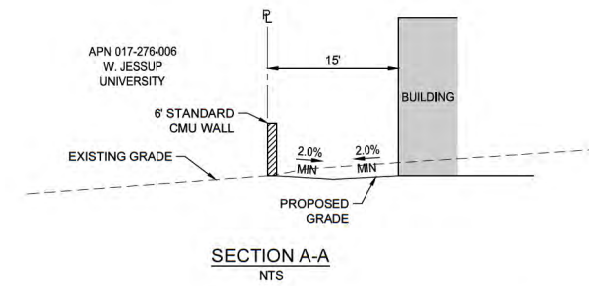
**(D)** TYPICAL ALLEY  
NTS



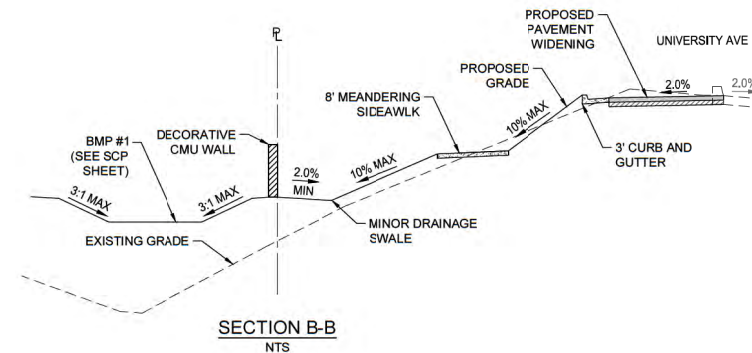
TYPICAL PARKING STALL STRIPING  
NTS



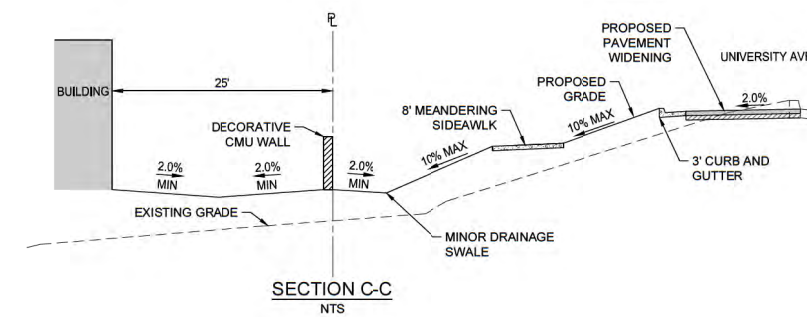
SECTION F-F  
NTS



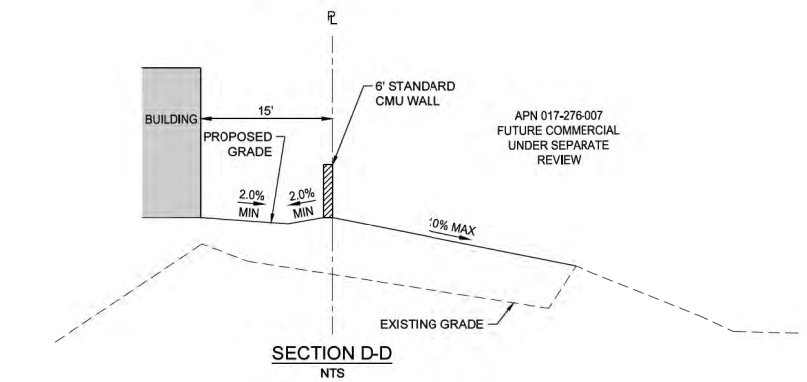
SECTION A-A  
NTS



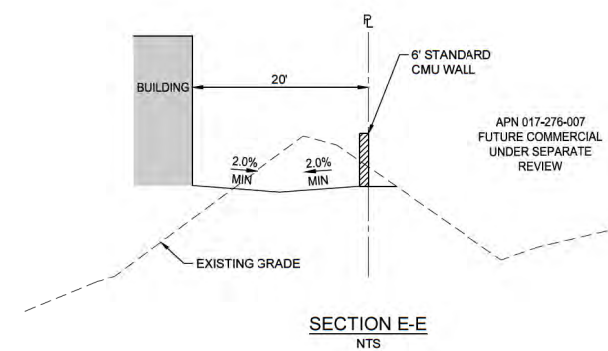
SECTION B-B  
NTS



SECTION C-C  
NTS



SECTION D-D  
NTS



SECTION E-E  
NTS



**ESTIA AT ROCKLIN**  
Rocklin, California

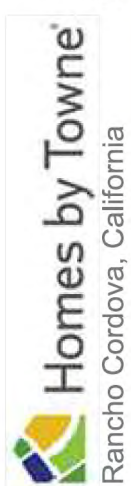
MAY 2022 | SR210296.00



Civil



Landscape



Rancho Cordova, California

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

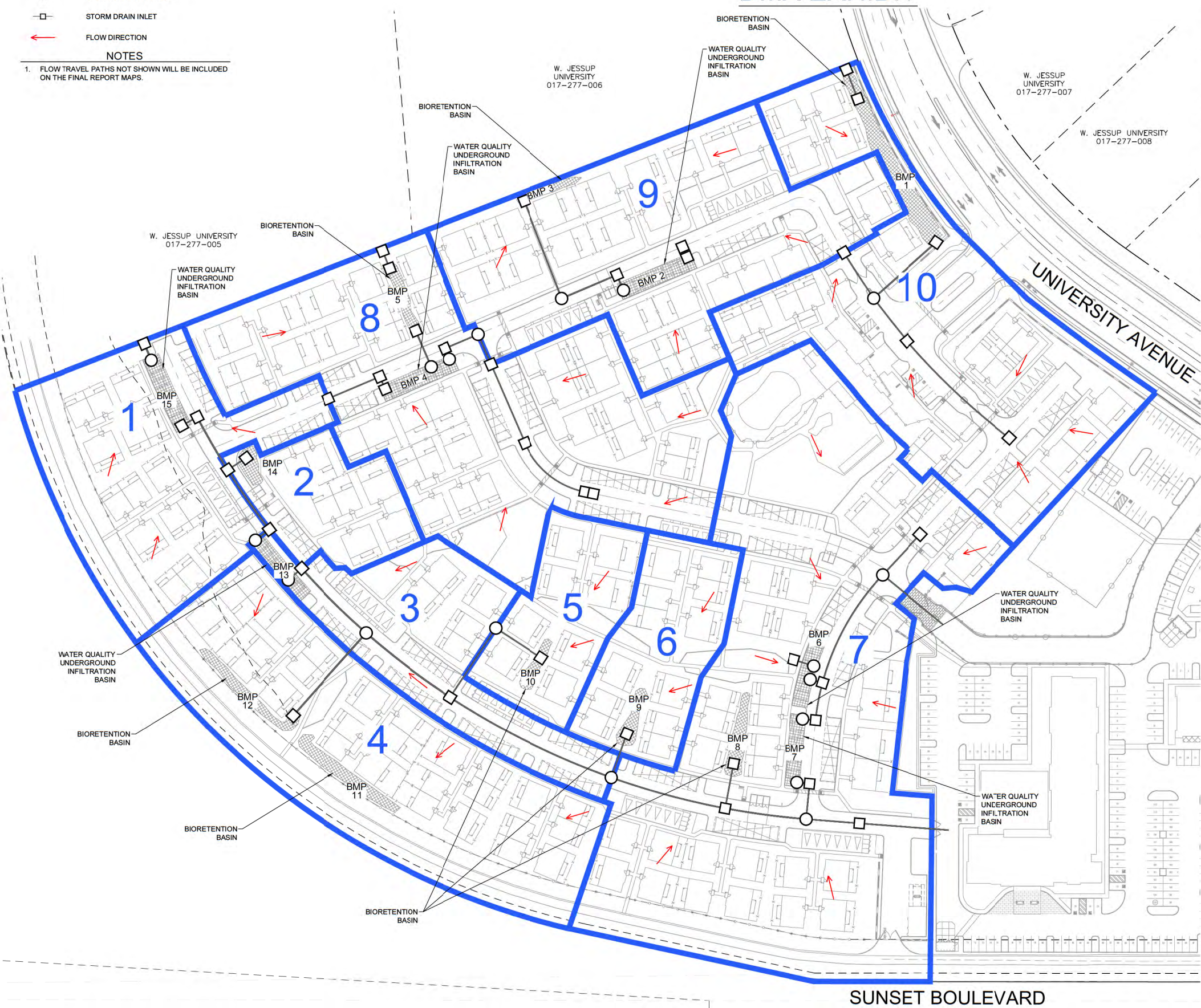
**LEGEND**

- ▽ STORM DRAIN FLARED END SECTION
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLOW DIRECTION

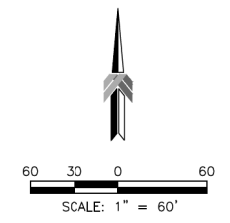
**NOTES**

1. FLOW TRAVEL PATHS NOT SHOWN WILL BE INCLUDED ON THE FINAL REPORT MAPS.

# DMA EXHIBIT



| LID SITE ASSESSMENT |   |  |
|---------------------|---|--|
| SOILS               | Exchequer-Rock  | {Hydrologic Soil Group D} - Use 0.12 in./hr. Infil. Rate |
| SLOPES              | Slopes are generally 1% to 6% across the site.  |  |
| GEOLOGY             | Impervious layers are rare and groundwater is sufficiently deep so that flow in swales.                           |  |
| VEGETATION          | Vegetation consists mainly of grasses with a few trees. The improvement plan shows which trees are to be removed. |  |
| SETBACKS            | No regulatory setbacks to wetlands for this site.   |  |
| DMA Name            | Surface Type  | Area (square feet)                                       |
| 1                   | Roofs and Paving  | 36207  |
|                     | Landscaped Areas  | 36207  |
|                     | <b>Total Area =</b>   | <b>72414</b>   |
| 2                   | Roofs and Paving  | 12554  |
|                     | Landscaped Areas  | 12554  |
|                     | <b>Total Area =</b>   | <b>25108</b>   |
| 3                   | Roofs and Paving  | 17119  |
|                     | Landscaped Areas  | 17119  |
|                     | <b>Total Area =</b>   | <b>34238</b>   |
| 4                   | Roofs and Paving  | 57549  |
|                     | Landscaped Areas  | 57549  |
|                     | <b>Total Area =</b>   | <b>115099</b>  |
| 5                   | Roofs and Paving  | 15226  |
|                     | Landscaped Areas  | 15226  |
|                     | <b>Total Area =</b>   | <b>30453</b>   |
| 6                   | Roofs and Paving  | 16714  |
|                     | Landscaped Areas  | 16714  |
|                     | <b>Total Area =</b>   | <b>33428</b>   |
| 7                   | Roofs and Paving  | 105572   |
|                     | Landscaped Areas  | 105572   |
|                     | <b>Total Area =</b>   | <b>211144</b>  |
| 8                   | Roofs and Paving  | 67111  |
|                     | Landscaped Areas  | 67111  |
|                     | <b>Total Area =</b>   | <b>134222</b>  |
| 9                   | Roofs and Paving  | 50331  |
|                     | Landscaped Areas  | 50331  |
|                     | <b>Total Area =</b>   | <b>100663</b>  |
| 10                  | Roofs and Paving  | 57057  |
|                     | Landscaped Areas  | 57057  |
|                     | <b>Total Area =</b>   | <b>114114</b>  |



**ESTIA AT ROCKLIN**  
Rocklin, California

MAY 2022 | SR210296.00



Landscape:

**Homes by Towne**  
Rancho Cordova, California

**C6.0**

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

# VEHICLE TURNING EXHIBIT 1



**ESTIA AT ROCKLIN**  
Rocklin, California

MAY 2022 | SR210296.00

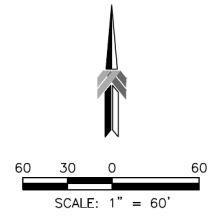


Civil:



Landscape:

**Homes by Towne**  
Rancho Cordova, California



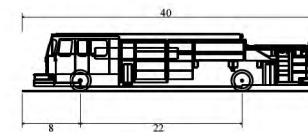
**LEGEND:**

- 36' TURNING RADIUS
- 50' TURNING RADIUS
- WHEEL PATH
- VEHICLE PATH

**NOTES**

- ① AUTODESK VEHICLE TRACKING 2020 WAS USED TO DETERMINE THE TURNING PATHS & DESIGN VEHICLE USED.
- ② AUTOMATIC GATES TO THE SITE AND FUTURE COMMERCIAL PROPERTY SHALL BE EQUIPPED WITH OPTICOM AND KNOX SWITCHES. THESE GATES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH ASMT F2200.

**DESIGN VEHICLE**



|                           |          |
|---------------------------|----------|
| Pumper Fire Truck         | 40.000ft |
| Overall Length            | 8.167ft  |
| Overall Width             | 7.745ft  |
| Overall Body Height       | 0.656ft  |
| Min Body Ground Clearance | 8.167ft  |
| Track Width               | 5.00s    |
| Lock-to-lock time         | 45.00°   |
| Max Wheel Angle           |          |

HWY 65  
ON-RAMP

**C7.0**

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

# VEHICLE TURNING EXHIBIT 2



**ESTIA AT ROCKLIN**  
Rocklin, California

MAY 2022 | SR210296.00

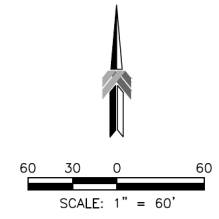


Civil:



Landscape:

**Homes by Towne**  
Rancho Cordova, California



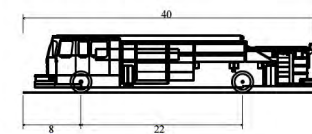
**LEGEND:**

- 36' TURNING RADIUS
- 50' TURNING RADIUS
- WHEEL PATH
- VEHICLE PATH

**NOTES**

- ① AUTODESK VEHICLE TRACKING 2020 WAS USED TO DETERMINE THE TURNING PATHS & DESIGN VEHICLE USED.
- ② AUTOMATIC GATES TO THE SITE AND FUTURE COMMERCIAL PROPERTY SHALL BE EQUIPPED WITH OPTICOM AND KNOX SWITCHES. THESE GATES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH ASMT F2200.

**DESIGN VEHICLE**



|                           |          |
|---------------------------|----------|
| Pumper Fire Truck         |          |
| Overall Length            | 40.000ft |
| Overall Width             | 8.167ft  |
| Overall Body Height       | 7.745ft  |
| Min Body Ground Clearance | 0.656ft  |
| Track Width               | 8.167ft  |
| Lock-to-lock time         | 5.00s    |
| Max Wheel Angle           | 45.00°   |

**C7.1**

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