CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, December 13, 2023

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:
https://cityofranchocordova.zoom.us/j/82556610557?pwd=Nhrdtm0apCwYsGikaR3WhPtOKG3vIX.1

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Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org **no later than 3:00 p.m. on Wednesday, December 13, 2023**. **All comments submitted later than 3:00 p.m. will be sent to the Planning Commission for their review and may not be read during the meeting.**

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Planning Commission Clerk to speak. Please wait to be called upon by the Planning Commission Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the Planning Commission Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Planning Commission Meeting or the use of Zoom, please contact the Planning Division at (916) 851-8750 before Wednesday, December 13, 2023, before 3:00 p.m.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Citizens wishing to address the Planning Commission for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the Planning Commission Clerk. If you want to make a public comment via teleconference, please use the “raise hand” feature at the bottom center of the screen.

If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 8, 2023.
Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

5.1. **Subject:** Kilgore Commerce Center - Major Design Review and Administrative Use Permit (CEQA Exemption 15332 In-fill Development Projects) - Project No. PLND-1022-0056.

Recommendation: Determine the project exempt per CEQA Guidelines section 15332 and Adopt the Resolution.

5.2. **Subject:** Pradera Ranch - Design Review Amendment (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) - Project No. PLND-0923-0079 - Located Southwest of Chrysanthy Boulevard & Grant Line Road; APN: 067-0040-010-0000.
Recommendation: Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans and adopt the Resolution approving the Pradera Ranch Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

6. REGULAR CALENDAR ITEMS

6.1. **Subject:** A Resolution Approving the 2024 Rancho Cordova Planning Commission Meeting Schedule.
Recommendation: Adopt the Resolution.

6.2. **Subject:** Selection of 2024 Chair and Vice Chair.
Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2024 calendar year.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

TENTATIVE UPCOMING MEETINGS

January 10, 2024	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the December 13, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on December 8, 2023 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed December 8, 2023 at Rancho Cordova, California.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.1.

DATE: December 13, 2023

TO: Planning Commission Members

FROM: Kelly Whitman, Planning Commission Clerk

SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 8, 2023**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. November 8, 2023 Planning Commission Draft Minutes

CITY OF RANCHO CORDOVA

RANCHO CORDOVA
PLANNING COMMISSION

PLANNING COMMISSION MEETING
Wednesday, November 8, 2023

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:
https://cityofranchocordova.zoom.us/j/86407848004?pwd=pU-5fAdudcBZBfg6N_QGNGlURCHHzA.nFAMeobp0jdnELia

Join the Meeting via the Zoom Phone Number
Zoom Phone Number: +1 669 900 6833 +1 253 215 8782
Webinar ID: 864 0784 8004
Password: 367887

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Chair Tripette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Darcy Goulart, Palmer Hilton, Adam Lindgren, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette led the pledge.

3. PUBLIC COMMENT

Chair Tripette opened the public comment period. Seeing no speakers. Chair Tripette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Tripette opened the public comment period. Seeing no speakers. Chair Tripette closed the public comment period.

ACTION: Motion to approve item 4.1 by Frechette second by Stauss; Motion passed with a 6:0 vote

4.1. **Subject:** Meeting Minutes from the Special Planning Commission Meeting of October 9, 2023 and the Regular Planning Commission Meeting of October 11, 2023.
Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

5.1. **Subject:** Shalako - Small Lot Tentative Subdivision Map & Large Lot Tentative Subdivision Map Amendment (CEQA Exempt Pursuant to Section 15183. Projects Consistent with the Community Plan, General Plan or Zoning) - Project No. PLND-0323-0065 - Located East of Sunrise Boulevard and South of Kiefer Boulevard; APN: 067-0090-026-0000.
Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and Adopt the Resolution approving the Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map amendment, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. George Phillips

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.1. by McGarvey second by Frechette; Motion passed with a 6:0 vote

5.2. **Subject:** Recommendation of an Ordinance Amending Title 23, Chapter 23.325 Overlay Zoning Districts, Chapter 23.716 Landscaping, Chapter 23.719 Parking & Loading, Chapter 23.734 Accessory Structures, Chapter 23.743 Signs, and Chapter 23.1104 Definitions (California Environmental Quality Act (CEQA) exemption found in Guidelines Sections 15061(b)(3)).
Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:
1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia

Chair Tripette closed the public comment period.

ACTION:	Motion to recommend that the City Council approve an Ordinance for the proposed amendments excluding the proposed amendments to Section 23.719.130 by Frechette second by Stauss; Motion passed with a 5:1 vote
AYES:	Devarapalli, Frechette, Kondakrindi, McGarvey, Stauss
NOES:	Tripette
ABSENT:	None
ABSTAIN:	None

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Tripette adjourned the meeting at 6:34 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.

DATE: December 13, 2023

TO: Planning Commission

FROM: Nicholas Sosa, Associate Planner

SUBJECT: **KILGORE COMMERCE CENTER – MAJOR DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT (CEQA EXEMPTION 15332 IN-FILL DEVELOPMENT PROJECTS) – PROJECT NO. PLND-1022-0056**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
DMJ Real Estate O.B.K. Family Partnership Dromoland Properties Jennifer O'Brien Cooley 5101 Florin Perkins Road Sacramento, CA 95826	Mark III Asset Management Jennifer O'Brien Cooley 5101 Florin Perkins Road Sacramento, CA 95826

PROJECT:	Kilgore Commerce Center – Major Design Review & Administrative Use Permit
FILE:	PLND-1022-0056
LOCATION:	2807 Kilgore Road & 2735 Kilgore Road
APN:	072-0223-001-0000, 072-0223-002-0000, 072-0223-003-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

Determine the project exempt per CEQA Guidelines section 15332 and Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Determine the project exempt per CEQA Guidelines Section 15332 (In-Fill Development Projects) and approve the Applicant's request for a Major Design Review and Administrative Use Permit for two (2) concrete tilt-up shell buildings totaling 68,325 SF and requested uses of warehouse and manufacturing – small scale.

PROJECT BACKGROUND

This project was originally presented to the Planning Commission on September 13, 2023. After the presentation, Staff and the Applicant received public comment as well as questions and concerns from the Commission. The item was continued to the October 11th Planning Commission meeting to work with the Applicant on making changes to the proposed project to address Commission's concerns.

At the October 11th Commission meeting, City staff and the Applicant requested additional time to address concerns and the item was further continued to the December 13, 2023 meeting, which was noticed to the community pursuant to Government Code Section 65090.

The original September 13th staff report is included as Attachment 1 for reference to the original project that was presented to the Commission. The following staff report addresses concerns that were presented at the meeting and includes the changes to the project that have taken place since the project was originally presented.

PLANNING COMMISSION CONCERNS

There were five main concerns presented by the public and the Planning Commission regarding the proposed project at the September 13, 2023 public hearing. These concerns have been listed below with a detailed description of the modifications provided by the Applicant to help mitigate these concerns.

Concern #1: Amount of on-site parking of passenger vehicles for customers and employees.

Response: The Applicant has made significant changes to their site plan to accommodate more on-site parking spaces for customers/employees. The Applicant has reduced the number of loading docks on-site and have replaced those areas with required parking spaces and associated landscape improvements. **Figure 1** shows the original site plan for the project which provided 54 on-site parking spaces and a total of 18 roll up doors; 12 of the 18 doors were for below grade loading docks.

Figure 1: Previous Site Plan with 54 Parking Spaces

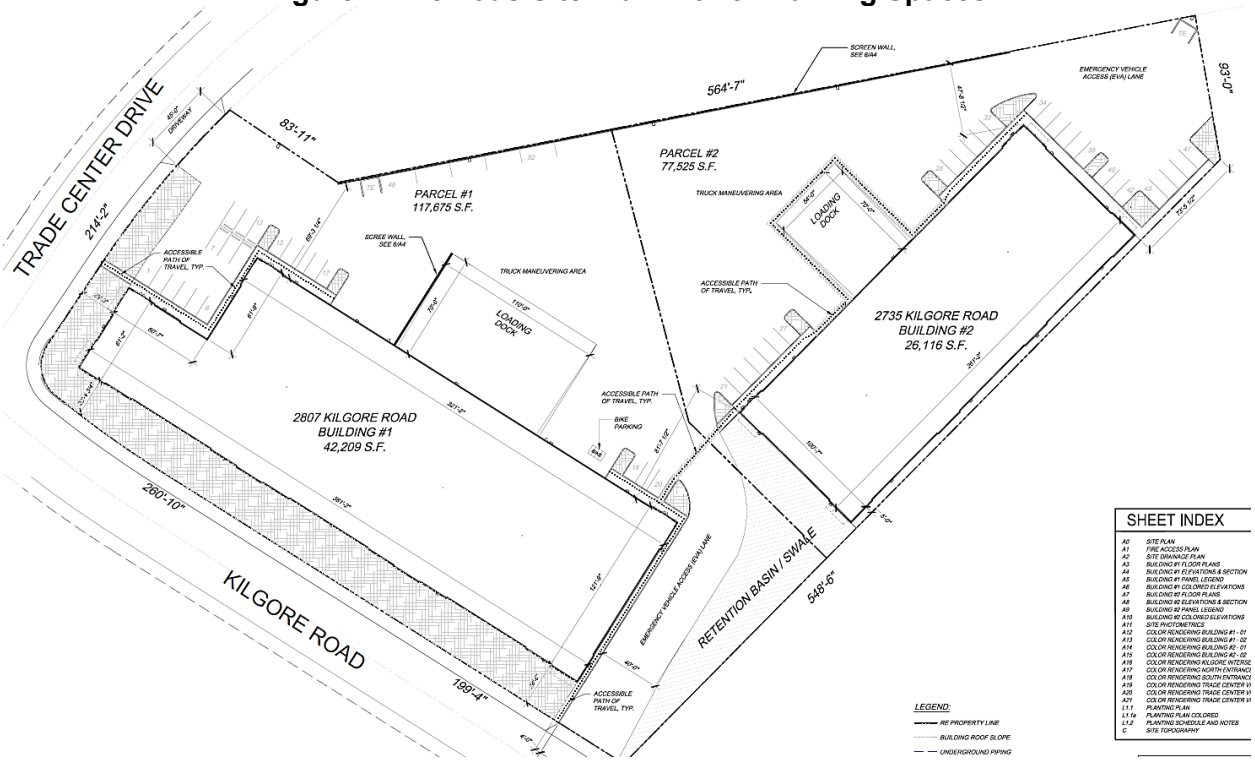
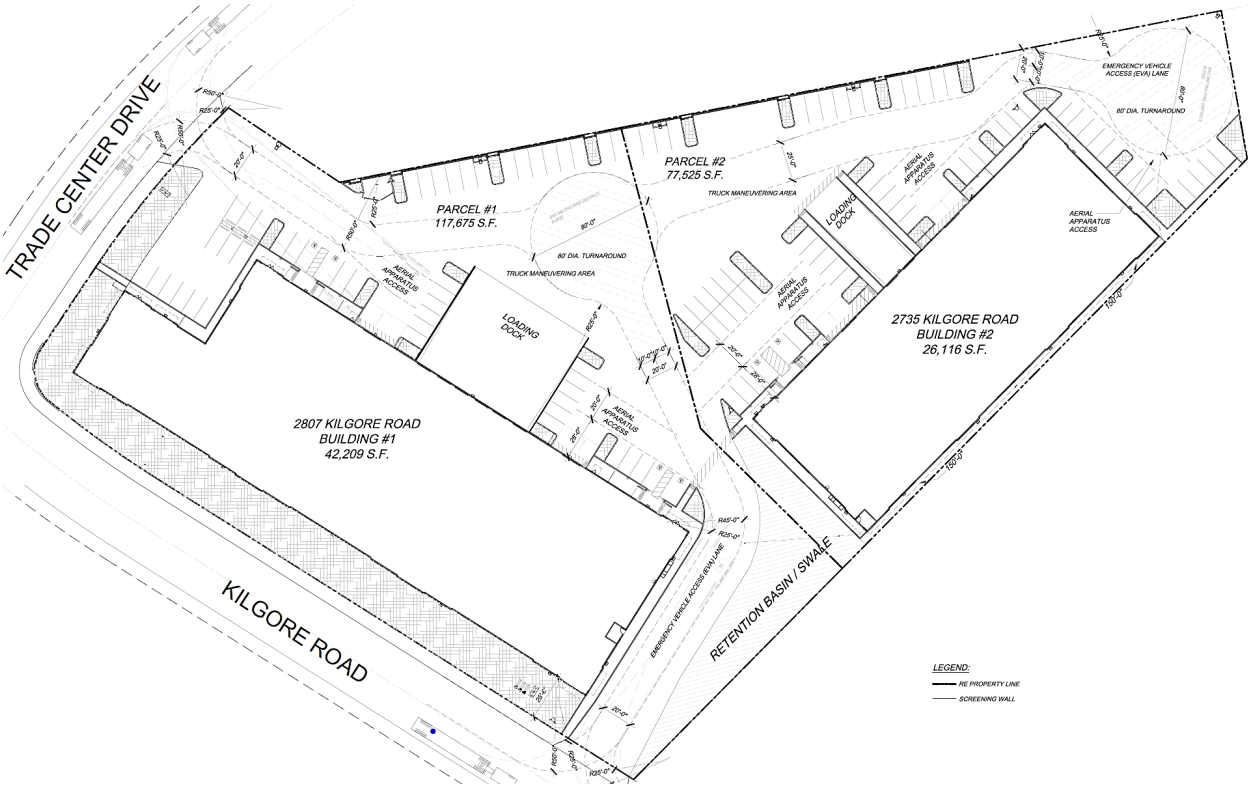


Figure 2 shows the revised site plan for the project which includes a total of 113 parking spaces with a total of 12 roll up doors; 8 of the 12 doors are now below grade loading docks. This site plan continues to maintain all required emergency vehicle access on-site.

Figure 2: Revised Site Plan with 113 Parking Spaces



The Applicant has been able to nearly double the number of parking spaces on-site to accommodate a larger variety of uses that are permitted within the Convention Overlay zone. It is important to note that the 25% parking reduction available to the applicant for their ½ mile proximity to a major transit station is still available if needed, however the additional on-site parking increases available parking opportunities and may reduce dependence on this reduction for future tenants.

Concern #2: Commercial vehicle parking on-site or on the public right-of-way.

Response: At the September 13th Planning Commission Meeting, there were some concerns with on-site and on-street parking of commercial trucks (with or without trailers) along Trade Center Drive and Kilgore Road. Staff has revisited the site and has determined that there are existing "No Stopping Any Time" signs along both of these public rights of ways. This would be applicable to all vehicles including commercial trucks and trailers. This signage, along with the existing bike lanes along both roads, would restrict any vehicle parking along these roadways (See **Figure 3**).

Figure 3: No Stopping Signage and Bike Lanes

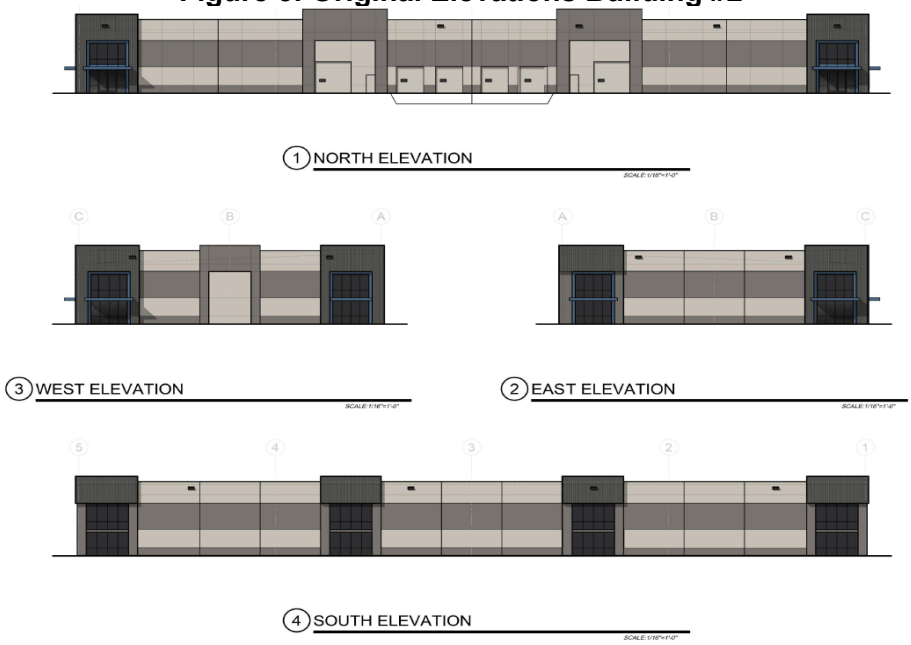
The project also includes a condition of approval (COA #14) which states that no parking of trucks (with or without trailers) is permitted on the public right-of-way and that trucks shall not inhibit the on-site circulation of the site. The condition has also been updated to state that commercial trucks are only allowed to be parked within the below grade loading dock areas.

Concern #3: Aesthetic of the building and that the proposed façade still feels out of place within the surrounding business park. Planning Commission requested that the Applicant provide additional windows to create more of an office like appearance.

Response: The Applicant originally proposed a façade with metal siding, a blue accent color, and variations of grays for the main base colors which gave the building an appearance that felt out of place with the surrounding business park. The original elevations for both Building #1 and Building #2 can be seen in **Figure 4 & 5** below.

Figure 4: Original Elevations Building #1

Figure 5: Original Elevations Building #2



After listening to the Commission's concerns and modifying the materials used for the east screen wall, the applicant has revised their elevations to include updated materials, added windows, and an updated color scheme that is more compatible with the surrounding office buildings and overall business park. See **Figures 6 & 7** below.

Figure 6: Updated Building #1 Elevation

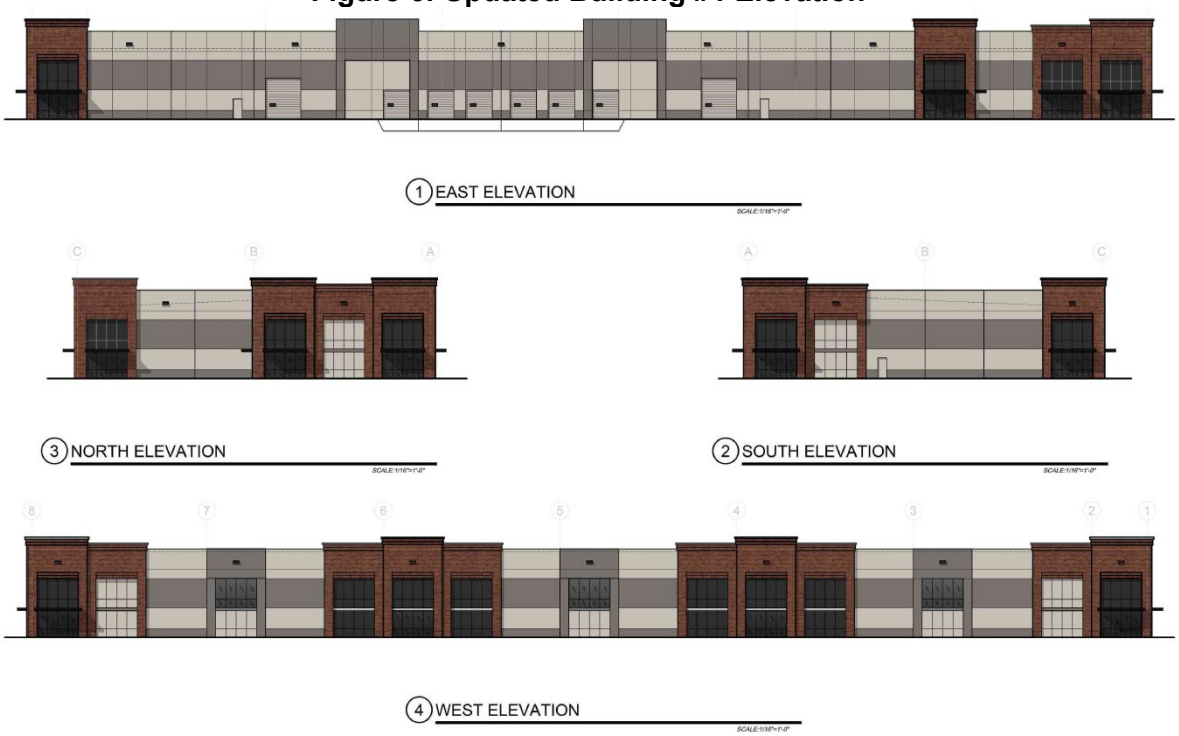
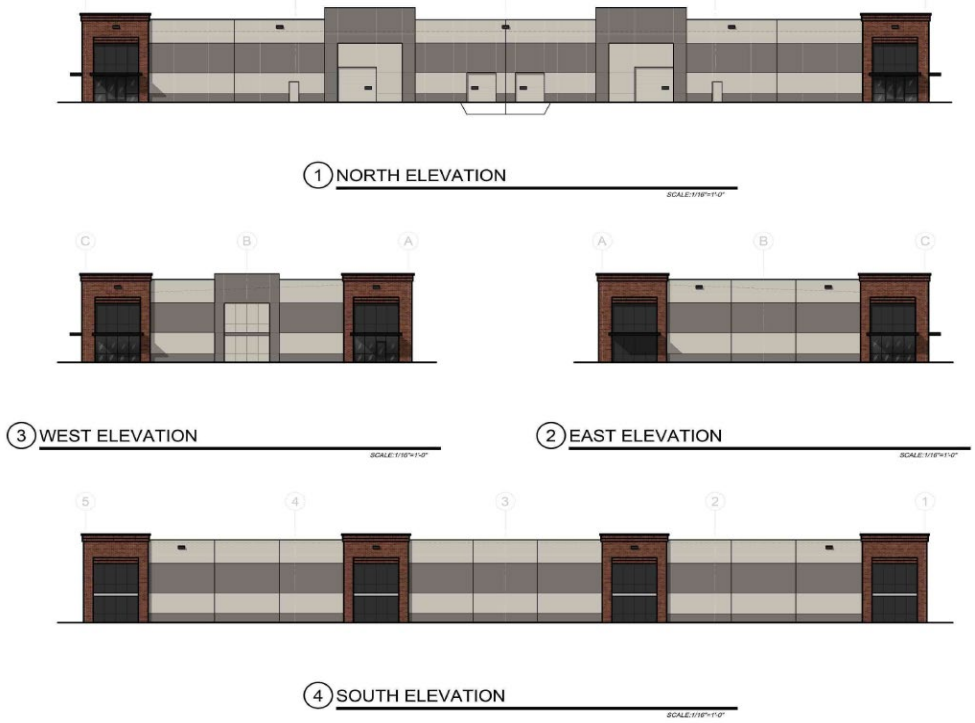


Figure 7: Updated Building #2 Elevation



The updated building designs incorporate brick material consistent with the surrounding buildings. The red brick material also adds a warmer accent color to the façade to provide a more office look rather than industrial. Planning Commission requested that the façade along Kilgore Road (Building #1: West Elevation) incorporate additional windows to convey an illusion of a second story on the building, consistent with adjacent office buildings. Along the Kilgore Road façade, the Applicant has added three new sets of second story windows to create a second story appearance as well as a total of six new sets of first story windows to the ground floor to create a more office like appearance. This is in addition to other areas of the project where the façade faces the public right of way where the applicant has added windows such as on the Building #1 north elevation and Building #2 west elevation. Updated renderings can be seen in **Figure 8** below with additional renderings available in Attachment 3.

Figure 8: Updated Kilgore Road Renderings

1 COLOR RENDERING KILGORE ELEVATION
- SCREENED TREES -
SCALE: NTS

1 COLOR RENDERING KILGORE ENTRANCE
- SCREENED TREES -
SCALE: NTS

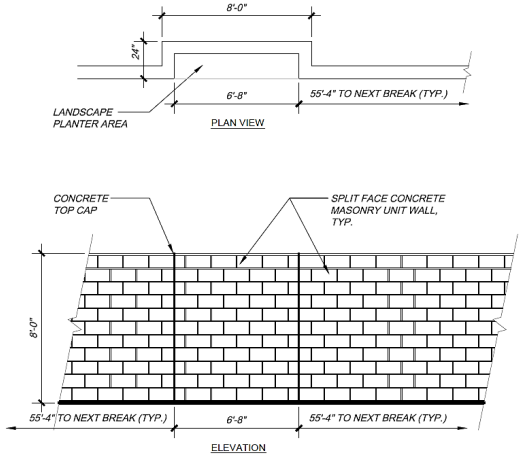
1 COLOR RENDERING KILGORE & TRADE CENTER
SCALE: NTS
- SCREENED TREES -
- SHOWN WITH EXAMPLE TENANT SIGNAGE -

Concern #4: Aesthetic and longevity of the proposed screen wall material along the east side of the property.

Response: The Applicant has modified the proposed screen wall as requested with a more durable and aesthetic material. The project was originally presented with an 8-foot tall all metal screen fence with alternating in & out panels. This fencing material has been replaced with an 8-foot-tall split face concrete masonry wall with a concrete cap to provide added durability and improved appearance. The color of the masonry will be consistent with colors proposed for the updated elevations of the building.

In addition to the change in materials, the Applicant has also incorporated a total of 7 planter areas along the wall to be able to provide greenery for a softer aesthetic visible from Trade Center Drive. The planters are 6'-8" wide and 24" deep, which allows for the planting of vines in these areas. These planters are separated by approximately 55'-4" between planters (**See Figure 9 & 10**)

Figure 9: CMU Screen Wall Details and Renderings



CMU SCREEN WALL DETAILS 6

Figure 10: Updated Screen Wall Renderings

1 COLOR RENDERING TRADE CENTER VIEW #1

1 COLOR RENDERING TRADE CENTER VIEW #2

1 COLOR RENDERING TRADE CENTER VIEW #3

Concern #5: Requests to add additional landscaping along the screen wall area including vines and/or trees.

Response: As mentioned in the response to concern #4 related to the change in materials for the screen wall, the Applicant has added 6'-8" planter cutouts that allow for the addition of vines approximately every 55' along the face of the wall. Due to the required widths interior to the site to maintain adequate emergency vehicle access, the wall was not able to be moved inward further to accommodate additional trees along the property line. However, with the added parking spaces interior to the site, 17 additional trees were added to the property to meet the required shade requirements in the parking area. Although these trees are behind the screen wall, their canopies still provide some greenery and screening height to the docking area of the buildings. See **Figure 11** below showing the added greenery to the wall and tree canopies along the loading dock elevation.

Figure 11: Northeast elevation facing Trade Center Drive

1 COLOR RENDERING TRADE CENTER VIEW #2
SCALE: NTS

Administrative Use Permit

Although the project has a reduced number of loading docks, roll up doors, and a more office-like appearance, the Applicant is still requesting the Administrative Use Permit for both warehouse use and manufacturing-small scale use to continue to be able to offer these uses to future tenants along with those uses already allowed by right within the Convention Overlay zone.

As described in more detail within the September 13th staff report, the proposed project does not have a designated user at this time. However, the Applicant is requesting an Administrative Use Permit (AUP) for both a warehouse use and a manufacturing, small scale use at this location to provide flexibility for future tenants. The AUP is required for these uses per Table 23.325-1 of the City of Rancho Cordova Municipal Code. Any future tenants that are not conducting either a warehouse use or small-scale manufacturing use, will be reviewed for consistency with the Convention Overlay land use table (Table 23.325-1) to determine if their use is permitted or if any necessary use permits will be required at that time.

GENERAL PLAN CONSISTENCY

The project site is located within the Office Mixed Use (OMU) designation of the City's General Plan. The General Plan compares the OMU designation to zoning designations such as Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU) within the City's Municipal Code. The proposed shell industrial buildings would be consistent with structures and uses envisioned within the OMU land use designation and compatible with future buildings within the same General Plan designation. The Office Mixed Use category encourages the integration of commercial and/or residential uses in conjunction with office use of the site. Office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The proposed warehouse buildings add a light industrial use to the area that is comparable to existing surrounding uses.

ZONING ORDINANCE

This project site is zoned Office Professional Mixed Use (OPMU) within the Convention Overlay (CO). The proposed project was reviewed for consistency with all standards and guidelines applicable to this site. The Applicant is requesting an Administrative Use Permit (AUP) for uses on the property consistent with these requirements. As previously mentioned, any conflicting regulations or standards between the underlying zoning designation of OPMU and the Convention Overlay, the Overlay shall prevail.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long-term positions for the construction of the shell building and the future uses of the site. The development of the building and the property from vacant land to a business will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

ENVIRONMENTAL

The applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. The Design Review and associated Use Permit for Kilgore Commerce Center would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15332 (In-fill Development Projects). This exemption is intended to promote infill development within already urbanized areas and includes projects that are less than 5 acres and consistent with local general plan and zoning requirements.

The proposed project is consistent with the general plan designation of Office Mixed Use (OMU) as this designation includes areas of both Office Industrial and Office Professional Uses which includes warehousing and small manufacturing. The proposed project is also consistent with the applicable zoning designation of Office Professional Mixed Use (OPMU) and Convention Overlay (CO) meeting all development standards of the Overlay and is requesting the proper use permits for the requested use of Warehousing and Small-Scale Manufacturing.

The project is surrounded by existing office and light industrial urban uses and is a total of 4.65 acres which is less than the 5-acre limitation to qualify for this exemption. The site is vacant and appears to have been previously disturbed by grading activities and contains no habitat for endangered, rare, or threatened species. Implementation of the proposed warehouse building, along with parking and landscaping features, will not result in any significant effects relating to

traffic, noise, air quality, or water quality. The development is considered an extension of existing mixed uses on adjacent and nearby properties. Lastly, the site is currently, and would continue to be, served by all required utilities and public services. Due to these factors, the proposed project is exempt and no environmental document pursuant to CEQA is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Categorical Exemption Section 15332 (In-Fill Development Projects) and adopt the resolution approving the Major Design Review and Administrative Use Permit for the Kilgore Commerce Center Project PLND-1022-0056, subject to the findings in the Resolution (Attachment 2), Project Plans (Attachment 3) and Conditions of Approval (Attachment 4).

ATTACHMENT(S)

1. September 13, 2023 – Planning Commission Staff Report
2. Resolution
3. Project Plans – Exhibit A to the Resolution
4. Conditions of Approval – Exhibit B to the Resolution

MEMORANDUM

ITEM 5.1.

DATE: September 13, 2023

TO: Planning Commission

FROM: Nicholas Sosa, Associate Planner

SUBJECT: **KILGORE COMMERCE CENTER – MAJOR DESIGN REVIEW & ADMINISTRATIVE USE PERMIT (CEQA EXEMPTION 15332 IN-FILL DEVELOPMENT PROJECTS) – PROJECT NO. PLND-1022-0056**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
DMJ Real Estate O.B.K. Family Partnership Dromoland Properties Jennifer O'Brien Cooley 5101 Florin Perkins Road Sacramento, CA 95826	Mark III Asset Management Jennifer O'Brien Cooley 5101 Florin Perkins Road Sacramento, CA 95826

PROJECT:	Kilgore Commerce Center – Major Design Review & Administrative Use Permit
FILE:	PLND-1022-0056
LOCATION:	2807 Kilgore Road & 2735 Kilgore Road
APN:	072-0223-001-0000, 072-0223-002-0000, 072-0223-003-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

Determine the project exempt per CEQA Guidelines section 15332 and Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Determine the project Exempt per CEQA Guidelines Section 15332 (In-Fill Development Projects) and approve the Applicant's request for a Major Design Review and Administrative Use Permit for two (2) concrete tilt-up shell buildings totaling 68,000 SF and requested uses of warehouse and small-scale manufacturing.

PROJECT BACKGROUND

The proposed project site currently consists of 3 parcels totaling 4.65 acres located at the southeast corner of Kilgore Road and Trade Center Drive. The three parcels will be merged to two parcels (one for each building) as part of a separate boundary line adjustment application.

The project site is zoned as Office Professional Mixed Use (OPMU) however the project site is also located within the City's Convention Overlay (CO) which provides additional development standards adding limitations on allowed uses within this area. In the event of a conflict between the site's OPMU underlying base zoning regulations and the overlay district, the provisions of the overlay zoning district would be the appropriate regulations that apply.

As mentioned, the project is located at the intersection of Kilgore Road and Trade Center Drive. The site is directly adjacent to vacant lots, however, within the surrounding area is a mix of office, light industrial, and commercial uses as shown in **Figure 1** and listed in **Table 1** below.

Figure 1: Project Location

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
Subject Site	Undeveloped lot	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU) within Convention Overlay (CO)
North	Outdoor Equipment Storage	Folsom Boulevard Planning Area (FBPA)	Office Industrial Mixed Use (OIMU) within Folsom Boulevard Specific Plan (FBSP)
South	Research & Development	Office Mixed Use (OMU)	Office Industrial Mixed Use (OIMU)
East	Undeveloped Lot	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU) within Convention Overlay (CO)
West	Mixed Office Spaces	Public/Quasi-Public	Office Professional Mixed Use (OPMU)

GENERAL PLAN CONSISTENCY

The project site is located within the Office Mixed Use (OMU) designation of the City's General Plan. The General Plan compares the OMU designation to zoning designations such as Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU) within the City's Municipal Code. The proposed shell industrial buildings would be consistent with structures and uses envisioned within the OMU land use designation and compatible with future buildings within the same General Plan designation. The Office Mixed Use category encourages the integration of commercial and/or residential uses in conjunction with office use of the site. Office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The proposed warehouse buildings add a light industrial use to the area that is comparable to existing surrounding uses.

ZONING ORDINANCE

This project site is zoned Office Professional Mixed Use (OPMU) within the Convention Overlay (CO). The proposed project was reviewed for consistency with all standards and guidelines applicable to this site. The Applicant is requesting an Administrative Use Permit (AUP) for uses on the property consistent with these requirements. As previously mentioned, any conflicting regulations or standards between the underlying zoning designation of OPMU and the Convention Overlay, the Overlay shall prevail.

ANALYSIS

Administrative Use Permit

The project site is located within the Convention Overlay of the City. The boundaries of the Convention Overlay can be seen as the shaded blue area in **Figure 2**, which also shows the location of the project site, highlighted in yellow.

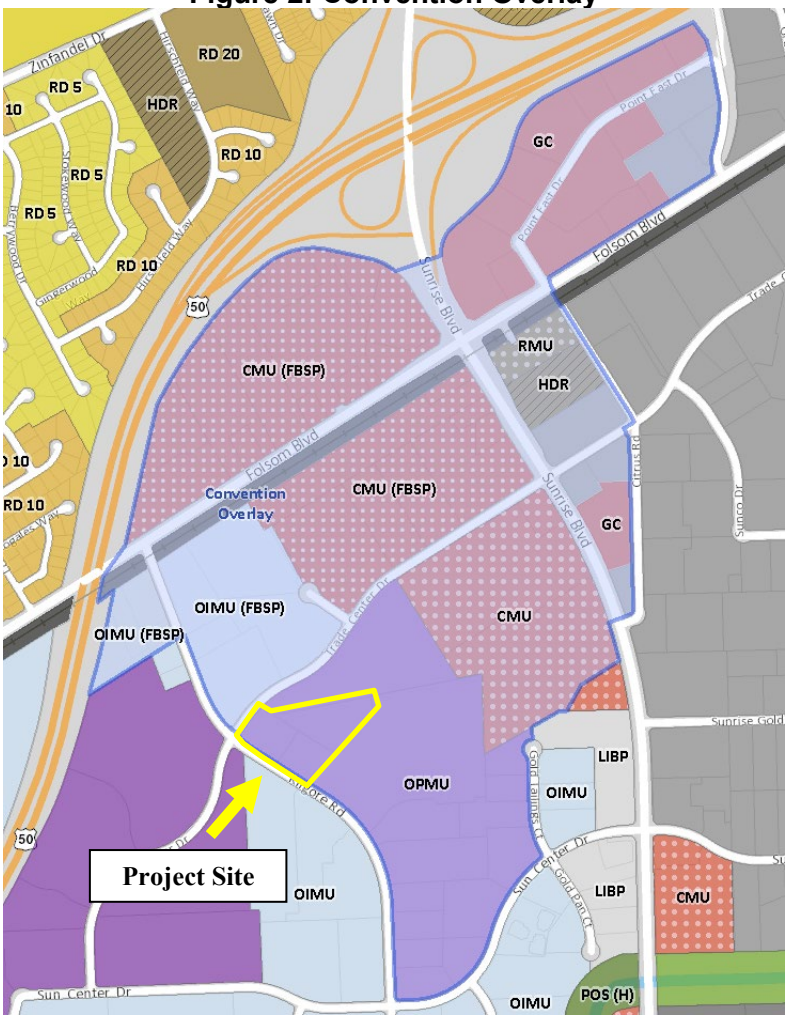
The proposed project does not have a designated user at this time however, the Applicant is requesting an Administrative Use Permit (AUP) for both a warehouse use and a manufacturing, small scale use at this location to provide flexibility for future tenants. The AUP is required for these uses per Table 23.325-1 of the City of Rancho Cordova Municipal Code. Any future tenants that are not conducting either a warehouse use or small-scale manufacturing use, will be reviewed for consistency with the Convention Overlay land use table (Table 23.325-1) to determine if their use is permitted or if any necessary permits will be required at that time.

To provide clarification on the warehouse use and small-scale manufacturing uses, the definitions have been included below for reference.

"Storage, warehouse" means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public.

"Manufacturing, small scale" means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size.

Figure 2: Convention Overlay



Major Design Review

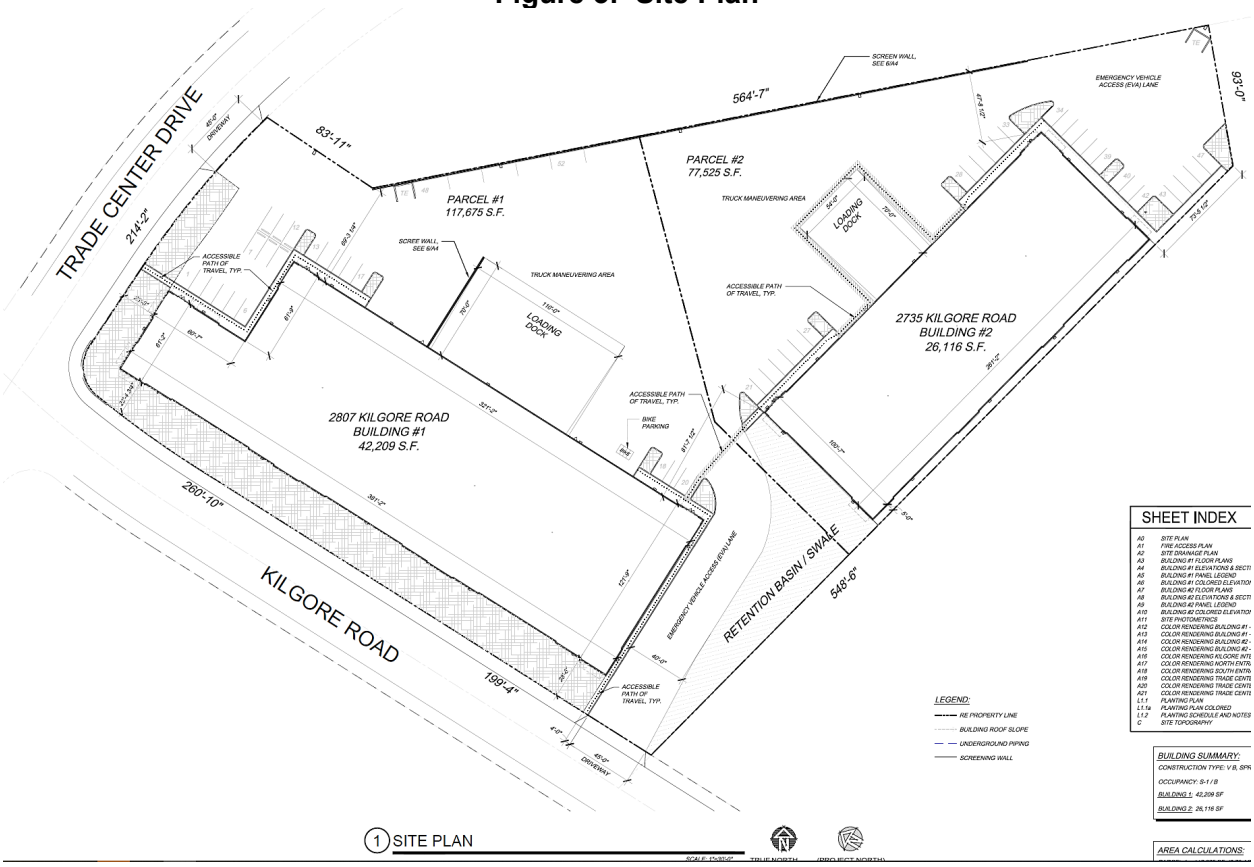
The Applicant has submitted an application for a Major Design Review for the construction of two concrete tilt-up shell buildings. Building 1 is proposed at 42,209 SF and Building 2 is proposed at 26,116 SF. Both buildings include accessory office space, required parking, and landscaping improvements. In total, both buildings will have 18 roll up doors/loading docks available for use.

Site Design and Parking

The proposed project includes two (2) buildings with loading docks, at the corner of Trade Center Drive and Kilgore Road. Given the Office Professional Mixed Use (OPMU) zoning designation, the predominant use of the area is office, therefore, the larger of the buildings has been positioned closer to the street along with significant landscape improvements, to create an aesthetic more consistent with a business park rather than an industrial use. This building orientation also allows for the loading docks to be internal to the site to minimize visibility. Although the loading docks are in the rear of the buildings, the property is adjacent to existing vacant lots which allow the loading docks to continue to be visible from Trade Center Drive. To mitigate the visibility from this angle, the applicant has proposed an 8-foot galvanized steel

fencing material along the northeastern property line and along the loading dock of Building #1 to ensure the dock areas remain hidden until future development occurs on adjacent parcels. The site plan is shown in **Figure 3**.

Figure 3: Site Plan

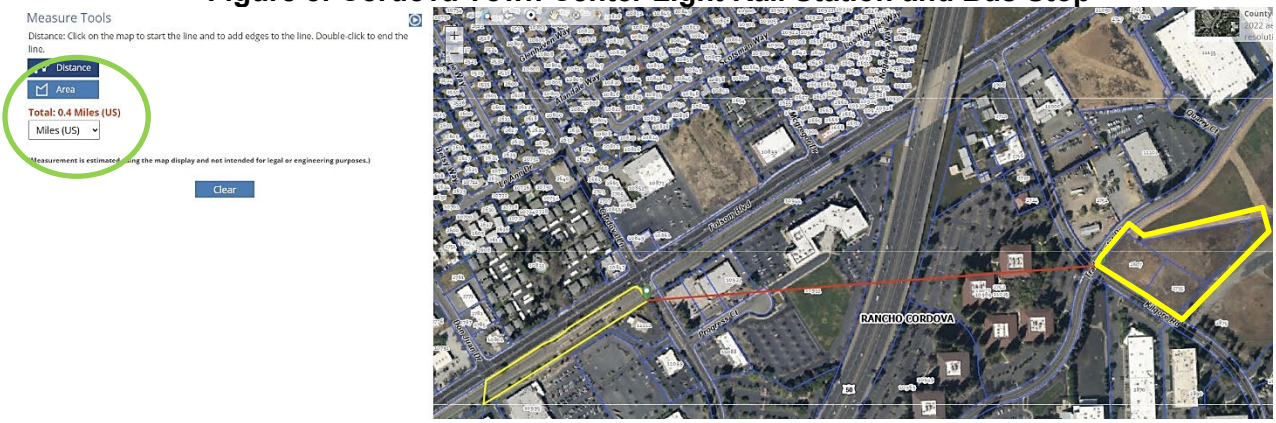


The site has also provided adequate parking for the uses requested as part of the Administrative Use Permit (AUP). The Applicant is requesting the AUP for both a warehouse use which requires a minimum of 0.5 spaces per 1,000 SF as well as a small-scale manufacturing use which is a 1 space per 1,000 SF parking ratio. To ensure that the site is capable of adequately accommodating both uses, the site was analyzed utilizing the parking ratio for the more intensive small-scale manufacturing use at 100% capacity which is 1 parking space per 1,000 SF. Utilizing the total square footage of both proposed buildings (68,329 SF), the site would require a minimum of 68 parking spaces on-site at 100% capacity.

As proposed, the project includes a total of 52 parking spaces which does not fully satisfy the 68 minimum required for 100% capacity of small-scale manufacturing. However, per Chapter 23.719.080 of the Rancho Cordova Municipal Code, parking may be reduced by the approval authority if they qualify for specified reductions listed in the chapter. The proposed project qualifies for reduction #3 “Reduction for Parking Near Major Transit Stops” which includes light rail stations and significant bus facilities. This reduction allows for a 25 percent reduction if the project site is located within one-half mile of a major transit stop. The site is located between two major transit stops: the Sunrise Light Rail Station which is also a major bus transit station and is located 0.5 miles away as shown in **Figure 4** and the Cordova Town Center light rail and bus station which is 0.4 miles away as shown in **Figure 5**.

Figure 4: Distance to Sunrise Light Rail Station and Bus Stop

Figure 5: Cordova Town Center Light Rail Station and Bus Stop



With the proximity to both major transit stations, the project is eligible for the 25 percent reduction if the approving authority agrees to reduce the requirement. With the reduction, the required parking would be reduced from 68 spaces to 51 spaces, which is met by the project as proposed.

Building Design

The project site is directly adjacent to vacant lots, however, the surrounding area includes a variety of office building developments which were taken into consideration as part of the building designs. The project proposes two buildings, Building #1 at 42,209 SF and Building #2 at 26,116 SF. The Applicant has proposed a combination of grays with accent colors of blue and black for their color scheme which is consistent with the existing building across Kilgore Road. Both buildings incorporate tower feature elements at building corners as well as along large facades to highlight main entries to the building or to create the impression of main entries

to be more consistent with an office appearance while also breaking up long blank facades. These architectural features have been positioned along the main public right of way to ensure that loading dock areas remain in the rear and the façade appears as an office to drivers and pedestrians. The elevations of both buildings can be seen in **Figure 6 & 7**.

Figure 6: Color Elevations for Building #1

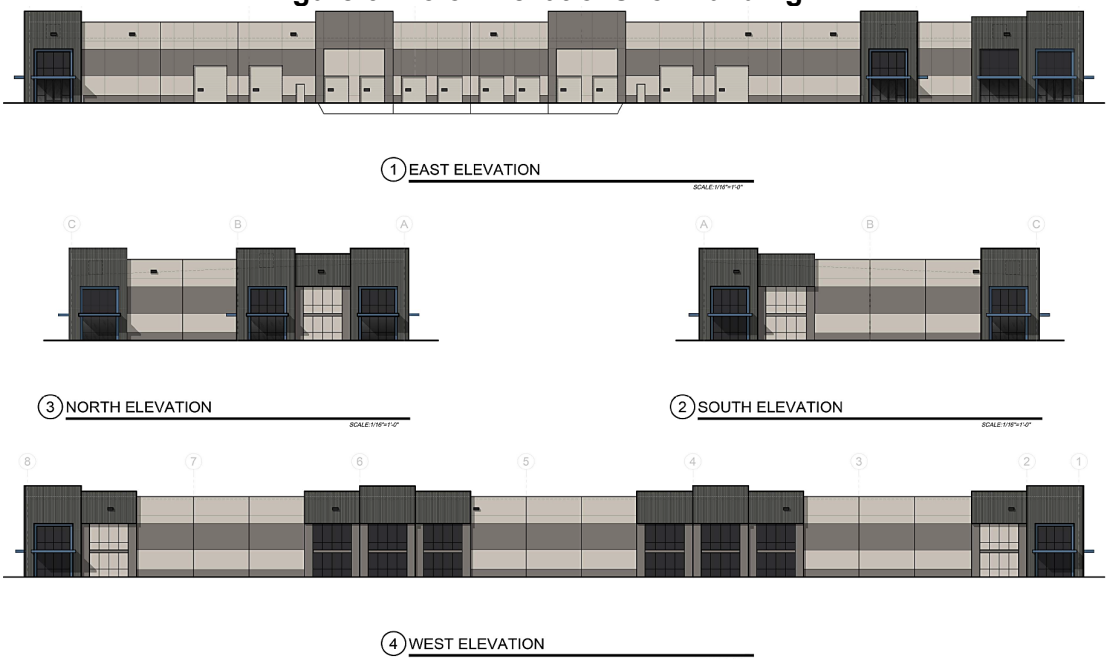


Figure 7: Color Elevations for Building #2

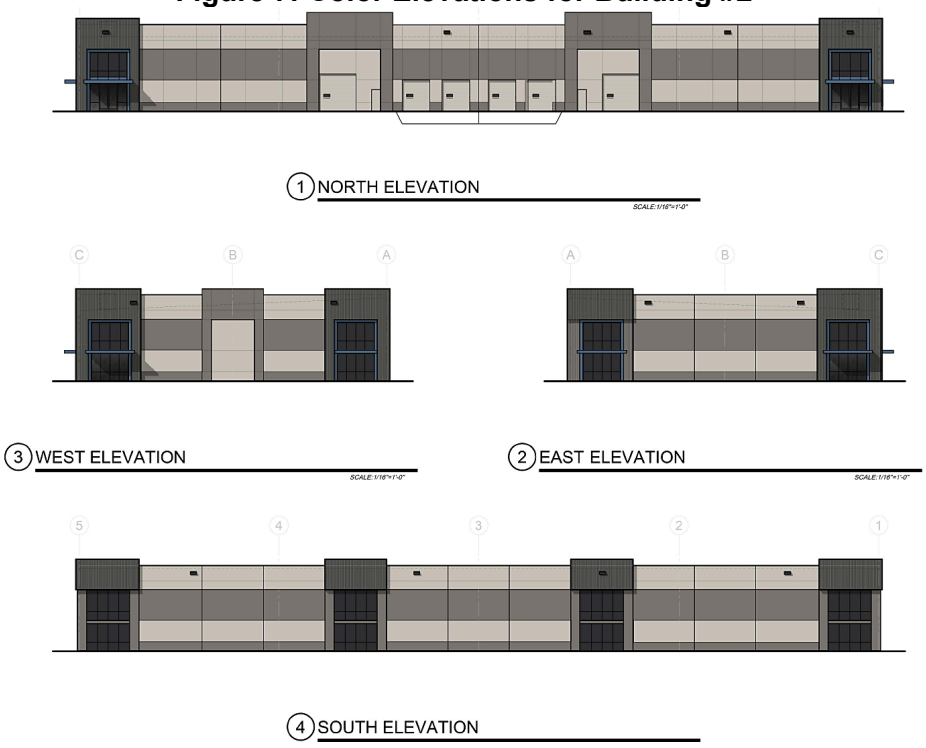


Figure 8: Project Renderings

1 COLOR RENDERING BUILDING #1 - 01

1 COLOR RENDERING BUILDING #1 - 02

1 COLOR RENDERING BUILDING #2 - 01

1 COLOR RENDERING BUILDING #2 - 02

1 COLOR RENDERING KILGORE INTERSECTION

1 COLOR RENDERING NORTH ENTRANCE

1 COLOR RENDERING SOUTH ENTRANCE

1 COLOR RENDERING TRADE CENTER VIEW #1

1 COLOR RENDERING TRADE CENTER VIEW #2

1 COLOR RENDERING TRADE CENTER VIEW #3

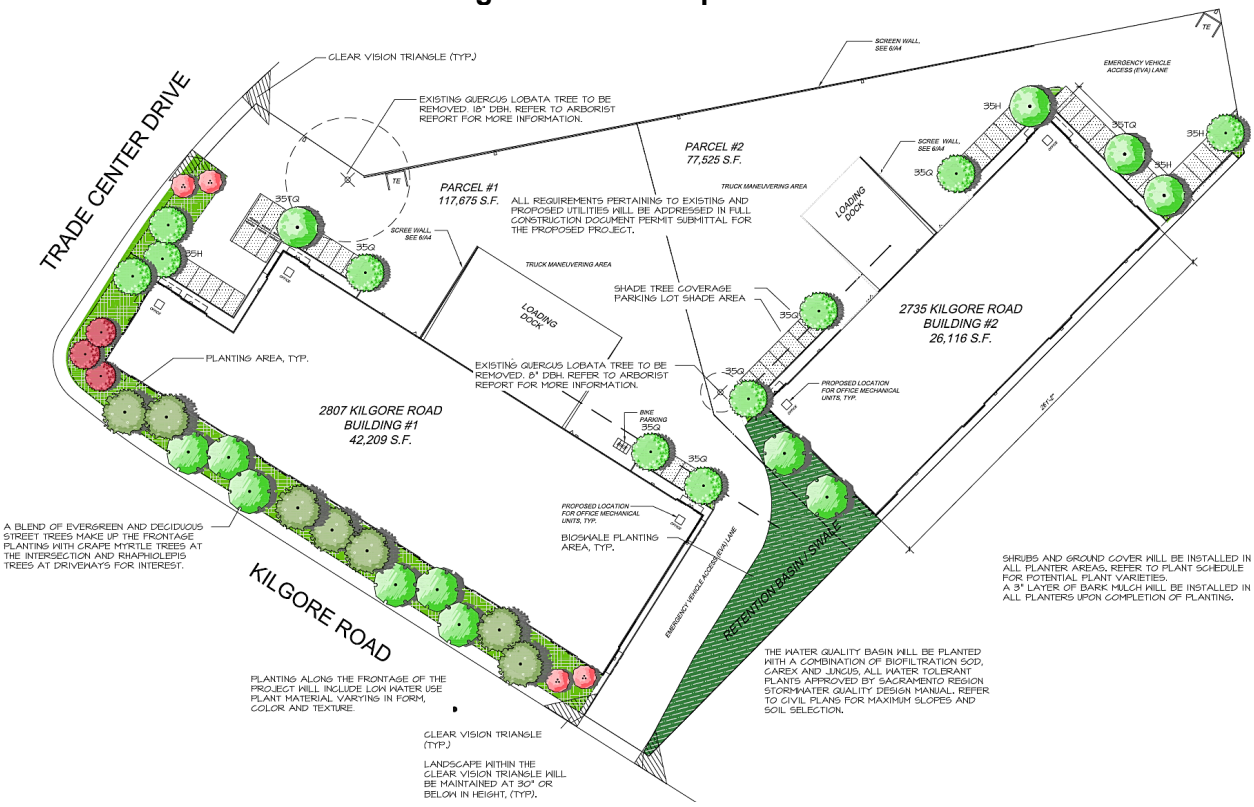
Landscaping

Given the shape of the parcel and the maintenance of fire lanes and truck maneuvering areas, the project did not have significant areas in the rear of the site for additional landscaping.

However, although the front and street side setbacks are allowed to be as little as zero feet from the property line within the Convention Overlay, the Applicant placed the building away from the street to accommodate additional landscaping along the public right of way to soften the appearance of the buildings along Kilgore Road and Trade Center Drive.

The project includes a variety of trees, shrubs, grasses, and ground cover along the property frontage. The trees have also been incorporated into parking areas on the site and are providing a total of 66% shade for parking areas which exceeds the minimum 50% that is required. The site is also providing a large retention basin/swale at southwest point of the property to comply with on-site water storage and stormwater requirements. The overall landscape plan can be seen in **Figure 9**.

Figure 9: Landscape Plan



FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long-term positions for the construction of the shell building and the future uses of the site. The development of the building and the property from vacant land to a business will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

ENVIRONMENTAL

The applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. The Design Review and associated Use Permit for Kilgore Commerce Center would be exempt from CEQA review under CEQA State Guidelines Categorical

Exemption Section 15332 (In-fill Development Projects). This exemption is intended to promote infill development within already urbanized areas and includes projects that are less than 5 acres and consistent with local general plan and zoning requirements.

The proposed project is consistent with the general plan designation of Office Mixed Use (OMU) as this designation includes areas of both Office Industrial and Office Professional Uses which includes warehousing and small manufacturing. The proposed project is also consistent with the applicable zoning designation of Office Professional Mixed Use (OPMU) and Convention Overlay (CO) meeting all development standards of the Overlay and is requesting the proper use permits for the requested use of Warehousing and Small-Scale Manufacturing.

The project is surrounded by existing office and light industrial urban uses and is a total of 4.65 acres which is less than the 5-acre limitation to qualify for this exemption. The site is vacant and appears to have been previously disturbed by grading activities and contains no habitat for endangered, rare, or threatened species. Implementation of the proposed warehouse building, along with parking and landscaping features, will not result in any significant effects relating to traffic, noise, air quality, or water quality. The development is considered an extension of existing mixed uses on adjacent and nearby properties. Lastly, the site is currently, and would continue to be, served by all required utilities and public services. Due to these factors, the proposed project is exempt and no environmental document pursuant to CEQA is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Categorical Exemption Section 15332 (In-Fill Development Projects) and adopt the resolution approving the Major Design Review and Administrative Use Permit for the Kilgore Commerce Center Project PLND-1022-0056, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Project Plans – Exhibit A to the Resolution
3. Conditions of Approval – Exhibit B to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, APPROVING A MAJOR DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT FOR THE KILGORE COMMERCE CENTER PROJECT NO. PLND-1022-0056

WHEREAS, Mark III Asset Management, Inc (hereinafter referred to as Applicant) filed an application for a Major Design Review and Administrative Use Permit approval for the Kilgore Commerce Center project; and

WHEREAS, the project consists of two (2) industrial buildings totaling 68,325 square feet and site improvements located at 2807 Kilgore Road and 2735 Kilgore Road; and

WHEREAS, the site is located within an Office Professional Mixed Use (OPMU) zoning designation within the City's Convention Overlay (CO); and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA that the Planning Commission approves the Kilgore Commerce Center Major Design Review and Administrative Use Permit (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

1. The CEQA exemption found in California Code of Regulation Categorical Exemption Section 15332 (In-fill Development) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

   A. **Finding**: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Categorical Exemption Section 15332 "In-fill Development".

      Evidence: The applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. The Design Review and associated Use Permit for Kilgore Commerce Center would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15332 (In-fill Development Projects). This exemption is intended to promote infill development within already urbanized areas and includes projects that are less than 5 acres and consistent with local general plan and zoning requirements.

      The proposed project is consistent with the general plan designation of Office Mixed Use (OMU) as this designation includes areas of both Office Industrial and Office Professional Uses which includes warehousing and small manufacturing. The proposed project is also consistent with the applicable zoning designation of Office Professional Mixed Use (OPMU) and Convention Overlay (CO) meeting all development standards of the Overlay and is requesting the proper use permits for the requested use of Warehousing and Small-Scale Manufacturing.

The project is surrounded by existing offices and light industrial urban uses and is a total of 4.65 acres which is less than the 5-acre limitation to qualify for this exemption. The site is vacant and appears to have been previously disturbed by grading activities and contains no habitat for endangered, rare, or threatened species. Implementation of the proposed warehouse building, along with parking and landscaping features, will not result in any significant effects relating to traffic, noise, air quality, or water quality. The development is considered an extension of existing mixed uses on adjacent and nearby properties. Lastly, the site is currently, and will continue to be, served by all required utilities and public services. Due to these factors, the proposed project is exempt and no environmental document pursuant to CEQA is required.

2. Approve the **Major Design Review** subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings as defined by Zoning Code Section 23.141.070 and Evidence as follows:

    a) **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

    Evidence: The project site is located within the Office Mixed Use (OMU) designation of the City's General Plan. The General Plan compares this land use category with zoning designations such as Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU). This designation encourages mixed use office areas which combine commercial uses with areas that are predominantly office. The proposed warehouse buildings will add a light industrial use to the area that is comparable to existing surrounding uses and consistent with the objectives of the Office Mixed Use land use category.

    The project site is also located within the Convention Overlay. The proposed project is consistent with all applicable development standards and requirements including setbacks, site requirements, and landscape requirements of the Convention Overlay as well as applicable Rancho Cordova Design Guidelines.

    b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

    Evidence: The Applicant has proposed buildings that are architecturally compatible with surrounding buildings as the facades portray less of an industrial building and more of an office look while still maintaining elements such as loading docks and screening that are suitable for the proposed use of the building. The orientation of the buildings closer to the public rights of way allow for significant landscaping along the frontage and also for the loading docks and other industrial elements to be in the rear of the building away from public view. The development of these parcels will enhance the character of the neighborhood and enhance a highly visible corner that has been vacant for an extended period of time.

c) **Finding:** The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The Applicant took into consideration the design elements of surrounding buildings when designing the project. The proposed buildings incorporate tower feature elements and windows at corners to highlight main entries to the buildings and have also utilized these elements to break up large expansive walls and provide an appearance of a multi-tenant building consistent with the surrounding area. The project incorporates loading docks in the rear of the building however because the site is surrounded by vacant parcels at the moment the loading docks are still visible and therefore additional screening was necessary with an 8-foot screen fence along the eastern property line. The buildings and site improvements as designed are compatible with existing buildings in the area and are anticipated to be consistent with future buildings on the adjacent vacant parcels.

d) **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The project proposes two entries to the site, one on Trade Center Drive and another on Kilgore Road. The Applicant has ensured that each driveway maintains the required clear vision triangle clearance to maintain clear visibility when entering and exiting the site. The project also maintains all required fire access routes, passenger vehicle access, and truck maneuvering areas required for loading dock areas. The Applicant has also shown that all necessary paths of travel are maintained for proper on-site pedestrian circulation. No other conflicts will result from the construction of this project.

3. Approve the **Administrative Use Permit** subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings as defined by Zoning Code Section 23.125.070 and Evidence as follows:

a) **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan, and any applicable Specific Plans or city regulations/standards

Evidence: The proposed uses of warehouse and small-scale manufacturing are allowed within the Convention Overlay (CO) zoning designation with the approval of an Administrative Use Permit (AUP). The uses requested continue to be consistent with the objectives of the General Plan and other applicable sections of the Municipal Code. The project site is outside of any specific plan or special planning areas and therefore none were utilized as part of the review. Currently, the proposal is for a shell building with no designated tenant. Any future tenants that are not conducting either a warehouse use or small-scale manufacturing use, will be reviewed for consistency with the Convention Overlay land use table (Table 23.325-1) to determine if their use is permitted or if any necessary permits will be required at that time.

b) **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The site has been designed to accommodate both warehouse and small-scale manufacturing uses. The project parking has been calculated for potential uses with the higher parking ratio to ensure that the project site can accommodate that use at 100% capacity if necessary. The site also includes an 8-foot screening fence along the east property line to screen loading dock areas as required by Chapter 23.731.080 of the Rancho Cordova Municipal Code. The site will have proper access to the public right of way and the utilities necessary for operation.

c) **Finding:** The permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The approval of the AUP would not be detrimental to the public interest and would not be injurious to people or property within the project area. The requested AUP for warehousing and small-scale manufacturing, would encourage more timely occupancy of the site by providing additional opportunities for the applicant to pursue tenants of these uses in addition to other uses allowed by right within the Convention Overlay. The development of the site and the uses requested would not have any significant effects on the development of the adjacent vacant parcels nor would it have a significant effect on the surrounding area.

The Planning Commission, based upon the findings and evidence herein, hereby approves the Major Design Review and Administrative Use Permit for the Kilgore Commerce Center, Project No. PLND-1022-0056.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of December 2023 by the following vote:

AYES:

NOES:

ABSENT:

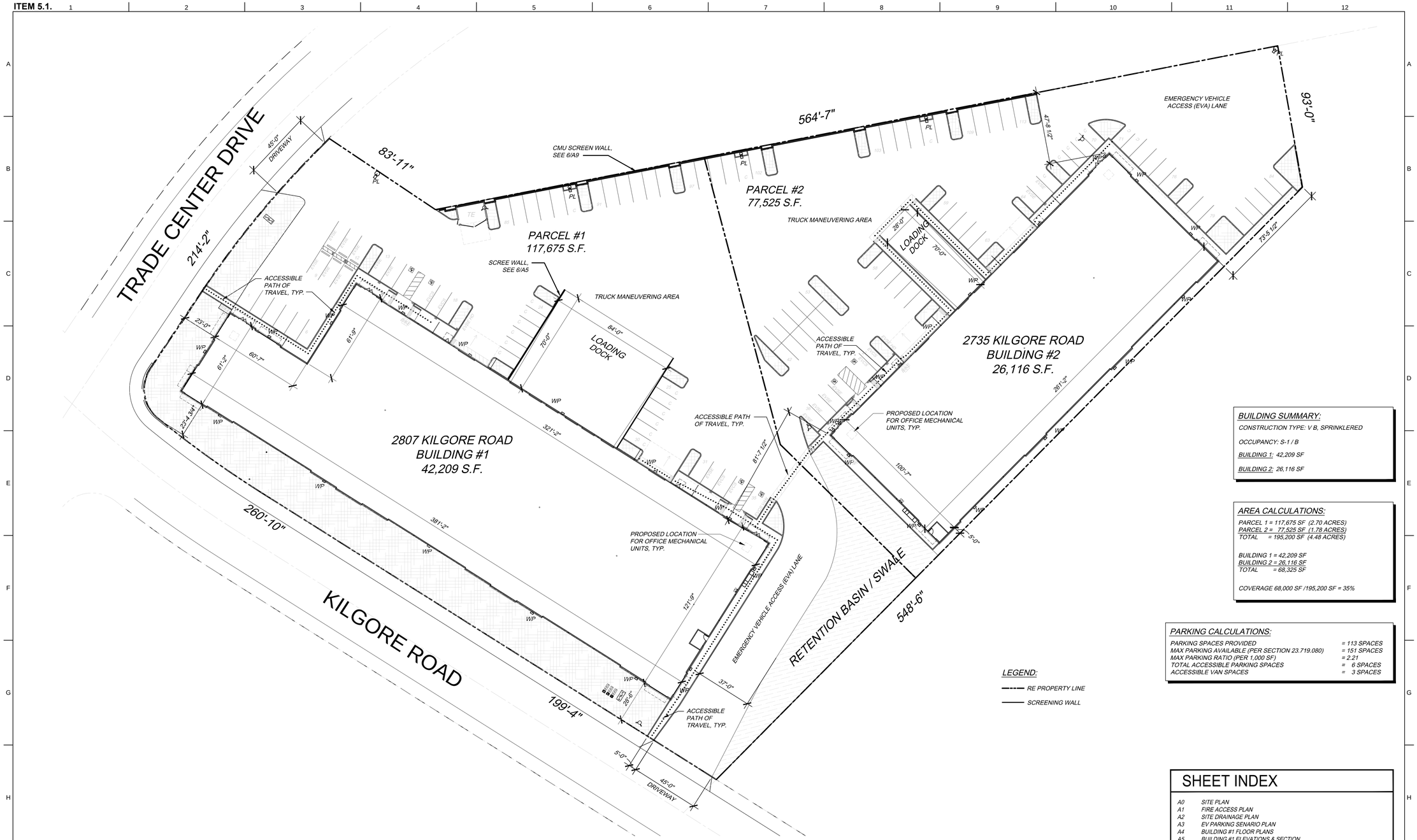
ABSTAIN:

_____
Leroy Tripette, Chair

ATTEST:

_____
Kelly Whitman
Planning Commission Clerk

5482161.1



1 SITE PLAN

SCALE: 1"=30'-0"

TRUE NORTH

(PROJECT NORTH)

BUILDING SUMMARY:

CONSTRUCTION TYPE: V B, SPRINKLERED

OCCUPANCY: S-1 / B

BUILDING 1: 42,209 SF

BUILDING 2: 26,116 SF

AREA CALCULATIONS:

PARCEL 1 = 117,675 SF (2.70 ACRES)
PARCEL 2 = 77,525 SF (1.78 ACRES)
TOTAL = 195,200 SF (4.48 ACRES)

BUILDING 1 = 42,209 SF
BUILDING 2 = 26,116 SF
TOTAL = 68,325 SF

COVERAGE 68,000 SF /195,200 SF = 35%

PARKING CALCULATIONS:

PARKING SPACES PROVIDED	= 113 SPACES
MAX PARKING AVAILABLE (PER SECTION 23.719.080)	= 151 SPACES
MAX PARKING RATIO (PER 1,000 SF)	= 2.21
TOTAL ACCESSIBLE PARKING SPACES	= 6 SPACES
ACCESSIBLE VAN SPACES	= 3 SPACES

LEGEND:

RE PROPERTY LINE

SCREENING WALL

SHEET INDEX

A0	SITE PLAN
A1	FIRE ACCESS PLAN
A2	SITE DRAINAGE PLAN
A3	EV PARKING SENARIO PLAN
A4	BUILDING #1 FLOOR PLANS
A5	BUILDING #1 ELEVATIONS & SECTION
A6	BUILDING #1 PANEL LEGEND
A7	BUILDING #1 COLORED ELEVATIONS
A8	BUILDING #2 FLOOR PLANS
A9	BUILDING #2 ELEVATIONS & SECTION
A10	BUILDING #2 PANEL LEGEND
A11	BUILDING #2 COLORED ELEVATIONS
A12	COLOR RENDERING BUILDING #1 - 01
A13	COLOR RENDERING BUILDING #1 - 02
A14	COLOR RENDERING BUILDING #2 - 01
A15	COLOR RENDERING BUILDING #2 - 02
A16	COLOR RENDERING KILGORE INTERSECTION
A17	COLOR RENDERING NORTH ENTRANCE
A18	COLOR RENDERING SOUTH ENTRANCE
A19	COLOR RENDERING TRADE CENTER VIEW #1
A20	COLOR RENDERING TRADE CENTER VIEW #2
A21	COLOR RENDERING TRADE CENTER VIEW #3
A22	COLOR RENDERING KILGORE & TRADE CENTER
A23	COLOR RENDERING KILGORE & TRADE CENTER - SCREENED TREES
A24	COLOR RENDERING KILGORE ENTRANCE
A25	COLOR RENDERING KILGORE ENTRANCE - SCREENED TREES
A26	COLOR RENDERING KILGORE ELEVATION
A27	COLOR RENDERING KILGORE ELEVATION - SCREENED TREES
L1.1	PLANTING PLAN
L1.1a	PLANTING PLAN COLORED
L1.2	PLANTING SCHEDULE AND NOTES
C	SITE TOPOGRAPHY

PLANNING

MARK III
ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

The ideas, drawings, designs and specifications incorporated herein serve as an instrument of services and is the property of Mark III Asset Management, Inc. and is not to be used in whole or in part for any other project without the written authorization of Mark III Asset Management, Inc.

Re-use, publication or reproduction by any method in whole or in part is prohibited. Title to the plans and specifications remain with Mark III Asset Management, Inc. without prejudice pursuant to the provisions of Chapter 9 of Division 3 of the Business and Professions Code.

These plans and specifications are property of Mark III Asset Management, Inc. for their exclusive use and not intended for bidding purposed. Mark III Asset Management, Inc. disclaim any responsibility for the plans accuracy and contents if used by other than Mark III Asset Management, Inc.

SEAL:

MARK III DEVELOPERS DESIGN BUILDERS
CLASSIFICATION
A B C-10
C-16 C-36
LICENSE NO.
941726
STATE OF CALIFORNIA

No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
2	CYCLE 2 SUBMITTAL	5/12/23
3	CYCLE 3 SUBMITTAL	7/12/23
4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

SITE PLAN

Scale 1" = 30'-0"

SHEET NO:

A0

PLANNING

SCALE SET FOR ARCH E1

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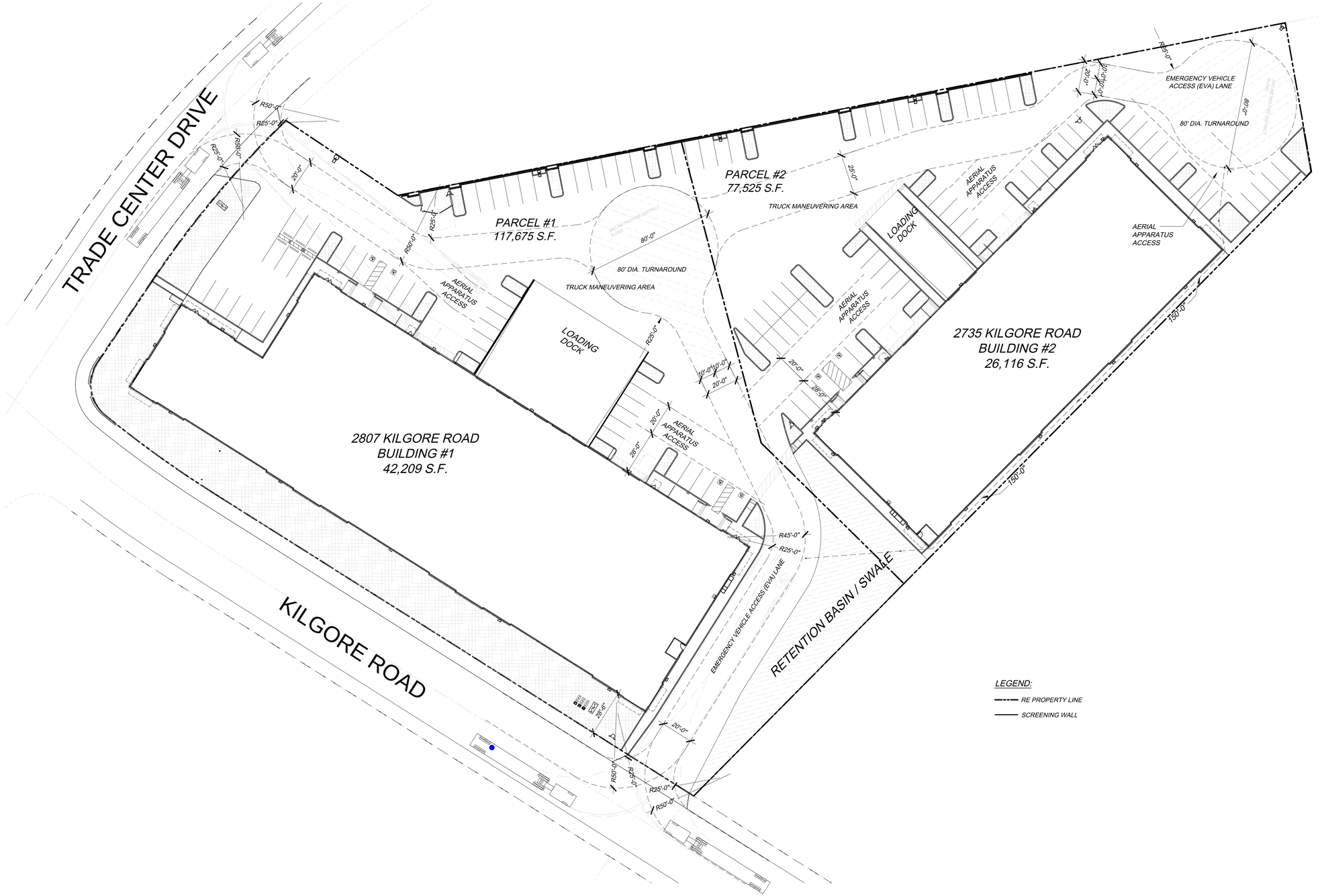

LEGEND:

- *RE PROPERTY LINE*
- *SCREENING WALL*

1 SITE PLAN

SCALE: 1"=30'-0"

TRUE NORTH

(PROJECT NORTH)

PLANNING

MARK III

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4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

FIRE ACCESS PLAN

Scale 1" = 30'-0"

SHEET NO:

A1

PLANNING

SCALE: SET FOR A1(ARCH E)

11/16/2023 2:56 PM

1 SITE DRAINAGE PLAN

SCALE: 1"=30'-0"

TRUE NORTH

(PROJECT NORTH)

LANDSCAPE SUMMARY:

BUILDING #1	=	42,209 SF (21.6%)
BUILDING #2	=	26,116 SF (13.4%)
LANDSCAPING	=	18,489 SF (9.5%)
RETENTION SWALE	=	7,914 SF (4.1%)
PAVED AREAS	=	100,472 SF (51.4%)
TOTAL	=	195,200 SF

RETENTION BASIN:
REQUIRED = 7,808 S.F. (195,200 @ 4%)
PROPOSED = 7,914 S.F. (4.1%)

PLANNING

MARK III
ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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SEAL:

MARK III DEVELOPERS DESIGN BUILDERS
CLASSIFICATION
A B C-10
C-16 C-36
LICENSE NO.
941726
STATE OF CALIFORNIA

No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
2	CYCLE 2 SUBMITTAL	5/12/23
3	CYCLE 3 SUBMITTAL	7/12/23
4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

SITE DRAINAGE PLAN

Scale 1" = 30'-0"

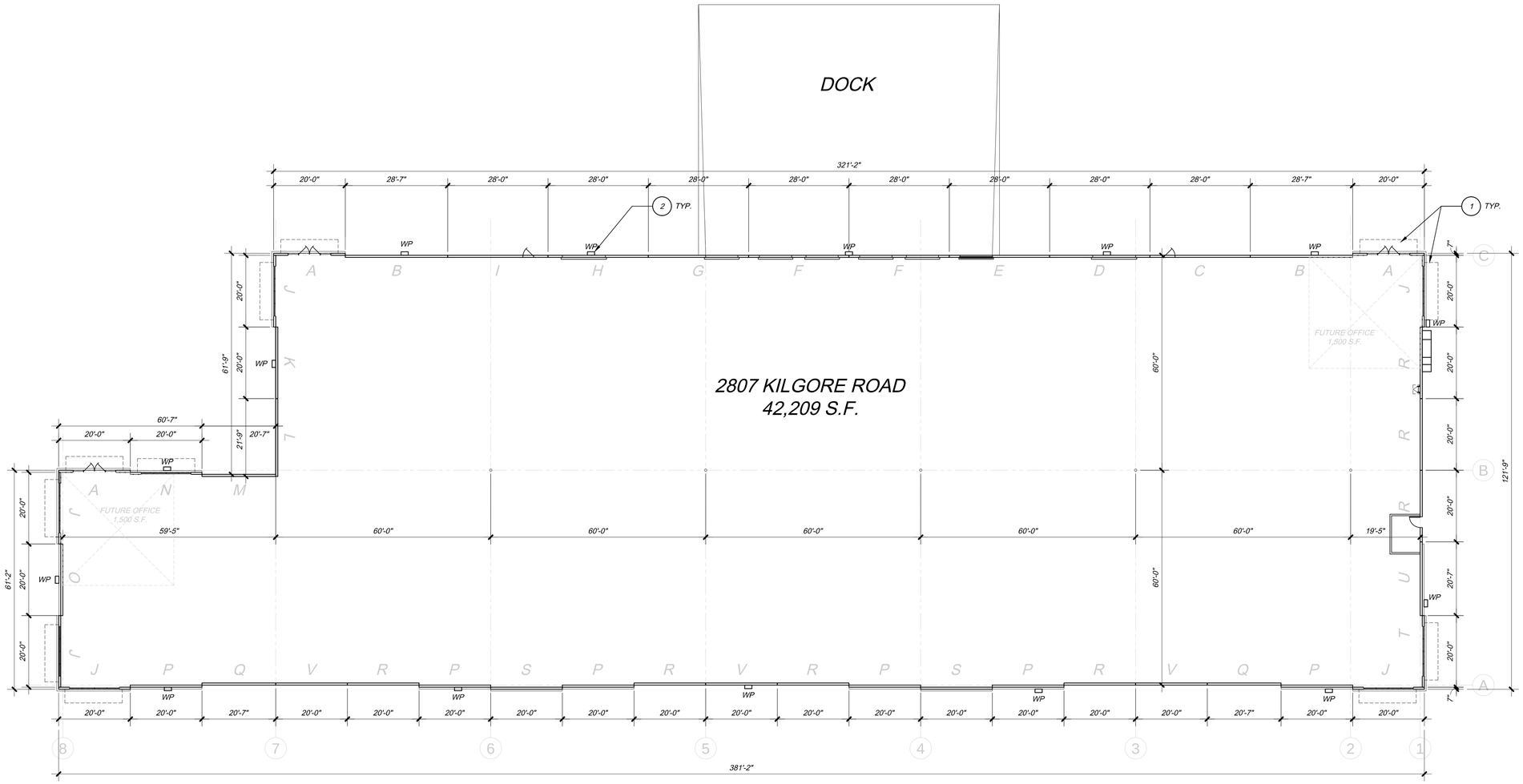
SHEET NO:

A2

PLANNING

SCALE SET FOR ARCH E1

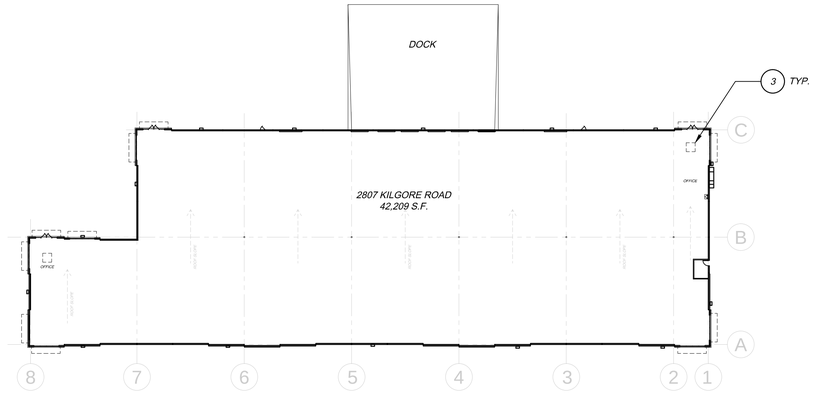
11/16/2023 2:56 PM



1 BUILDING #1 PLAN

SCALE:1/16"=1'-0"

TRUE NORTH (PROJECT NORTH)



2 BUILDING #1 - ROOF PLAN

SCALE:1"=40'-0"

NORTH (PROJECT NORTH)

SHEET NOTES

1. CANOPIES ABOVE STOREFRONTS, TYP.
2. WALL PACK LIGHTING FIXTURES, TYP., SEE PHOTOMETRICS SHEET A9
3. PROPOSED LOCATIONS OF OFFICE MECHANICAL UNITS, TYP.

PLANNING

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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #1 FLOOR PLAN

Scale 1" = 30'-0"

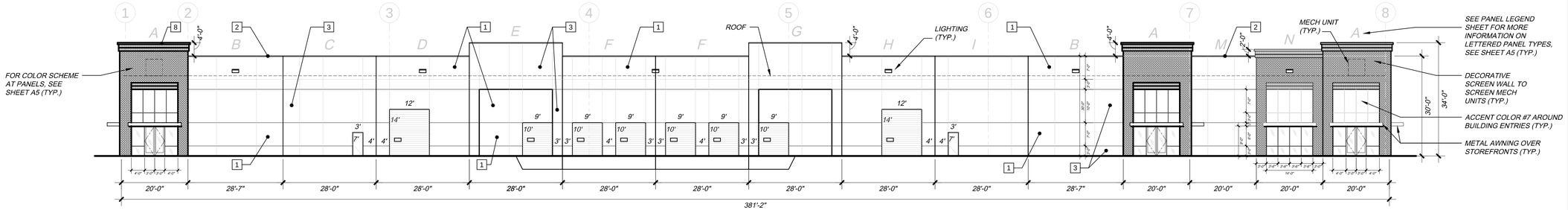
SHEET NO:

A4

PLANNING

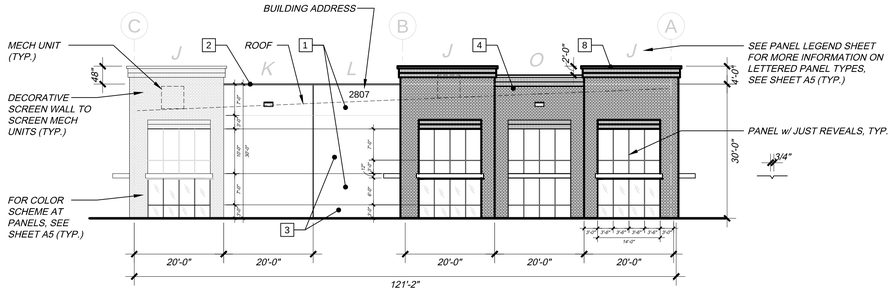
11/16/2023 3:16 PM

SCALE SET FOR A4ME1



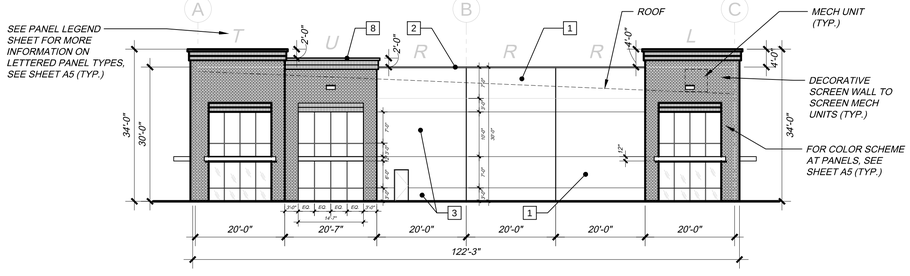
1 EAST ELEVATION

SCALE:1/16"=1'-0"



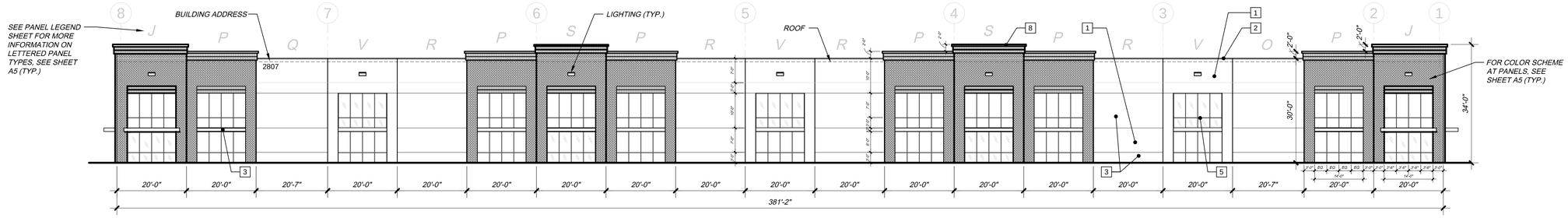
3 NORTH ELEVATION

SCALE:1/16"=1'-0"



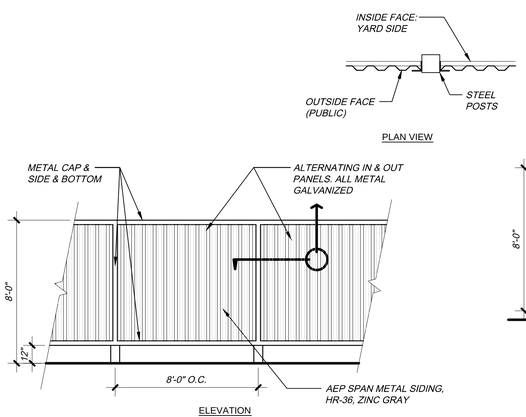
2 SOUTH ELEVATION

SCALE:1/16"=1'-0"



4 WEST ELEVATION

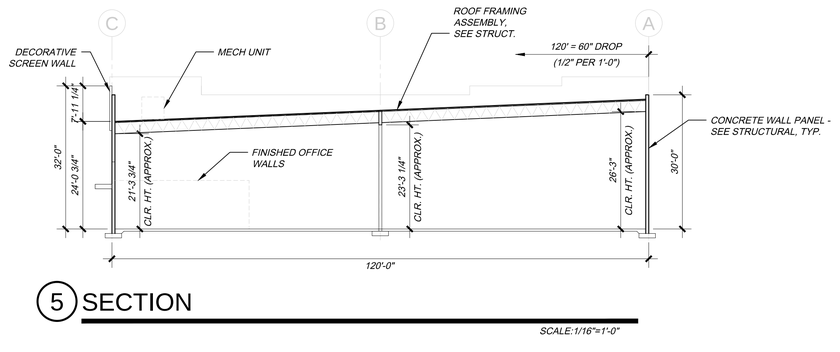
SCALE:1/16"=1'-0"



BUILDING #1
SCREEN WALL DETAILS

SCALE: 1/4" = 1'-0"

6



5 SECTION

SCALE:1/16"=1'-0"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2807 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #1

1. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2. METAL FLASHING TO MATCH WALL COLOR
3. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
4. COMMERCIAL THIN BRICK - JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH: (H.C. MUDDOX) MONTEREY BAY FLASHED
5. ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH, 2" x 4", DUAL GLAZED SOLAR GRAY
6. STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: COLOR: GLOSS BLACK
7. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8. METAL TOP CAP FLASHING -COLOR: ZINC GRAY

SCALE SET FOR A3/B1

PLANNING

MARK III

ASSET MANAGEMENT, INC.

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SACRAMENTO, CA. 95826
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C-16 C-36
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4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #1 ELEVATIONS

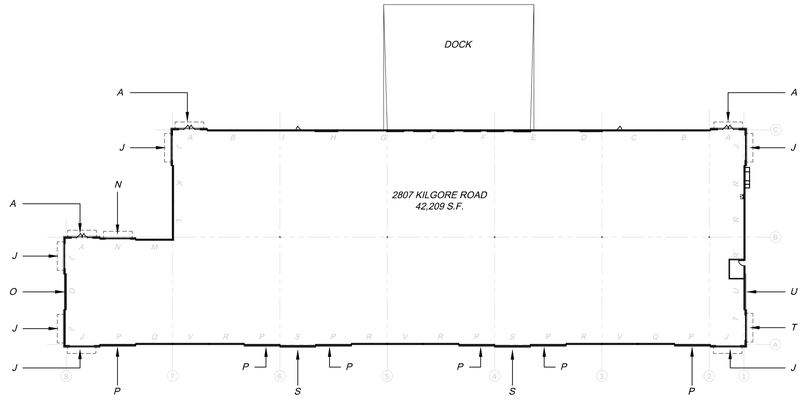
Scale 1/16" = 1'-0"

SHEET NO:

A5

PLANNING

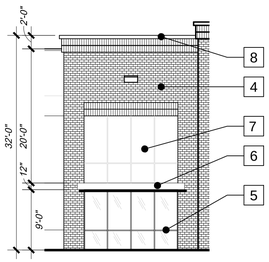
11/20/2023 12:49 PM



1 BUILDING #1 - PANEL LAYOUT PLAN

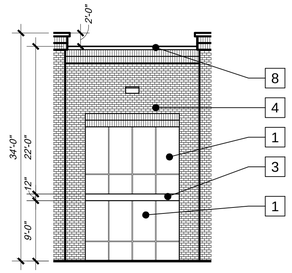
SCALE:1"=40'-0"

NORTH
(PROJECT NORTH)



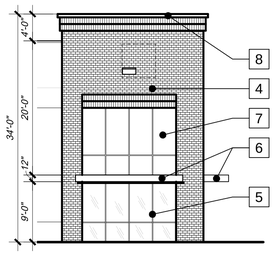
D PANEL TYPE "N"

SCALE: 3/32" = 1'-0"



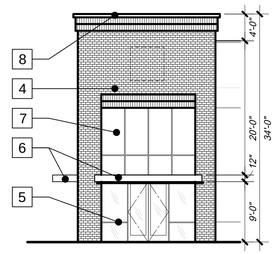
C PANEL TYPE "O"

SCALE: 3/32" = 1'-0"



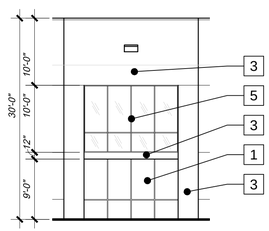
B PANEL TYPE "J" (TYP.)

SCALE: 3/32" = 1'-0"



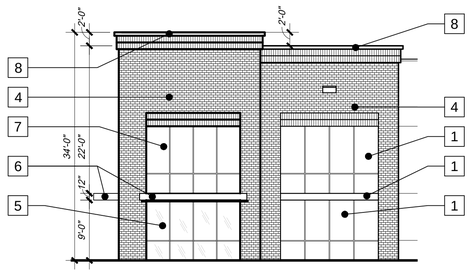
A PANEL TYPE "A" (TYP.)

SCALE: 3/32" = 1'-0"



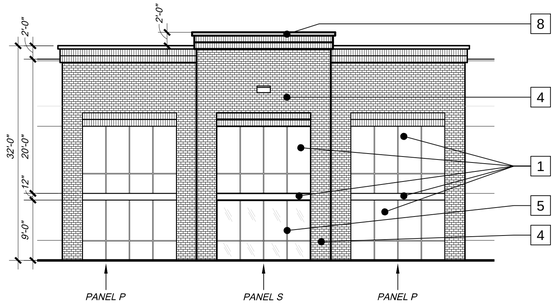
G PANEL TYPE "V"

SCALE: 3/32" = 1'-0"



F PANEL TYPE "T & U"

SCALE: 3/32" = 1'-0"



E PANEL TYPE "P/S/P" (TYP.)

SCALE: 3/32" = 1'-0"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2807 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #1

1. *PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY*
2. *METAL FLASHING TO MATCH WALL COLOR*
3. *PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY*
4. *COMMERCIAL THIN BRICK - JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH: (H.C. MUDDOX) MONTEREY BAY FLASHED*
5. *ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH, 2" x 4", DUAL GLAZED SOLAR GRAY*
6. *STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: COLOR: GLOSS BLACK*
7. *PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK*
8. *METAL TOP CAP FLASHING -COLOR: ZINC GRAY*

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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SEAL:

MARK III DEVELOPERS DESIGN/BUILDERS
CLASSIFICATION
A B C-10
C-16 C-36
LICENSE NO.
941726
STATE OF CALIFORNIA

No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
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4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #1
PANEL LEGEND

Scale 1/16" = 1'-0"

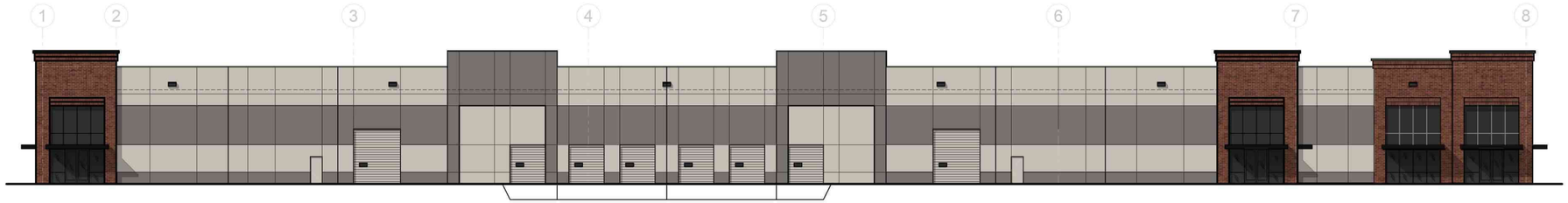
SHEET NO:

A6

PLANNING

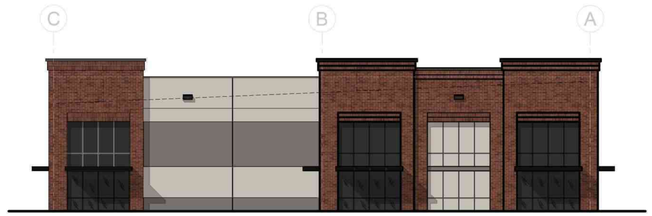
SCALE SET FOR ARCH E1

11/20/2023 12:49 PM



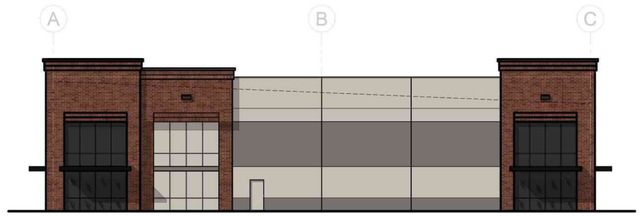
1 EAST ELEVATION

SCALE:1/16"=1'-0"



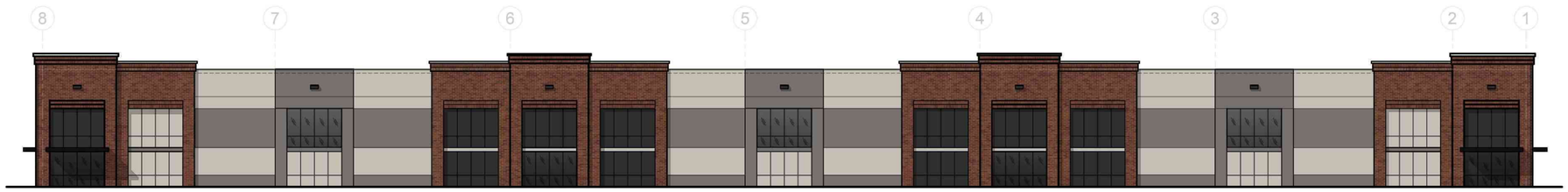
3 NORTH ELEVATION

SCALE:1/16"=1'-0"



2 SOUTH ELEVATION

SCALE:1/16"=1'-0"



4 WEST ELEVATION

SCALE:1/16"=1'-0"

COLOR AND MATERIAL EXAMPLES

PAINT 1 SW7641 "COLONNADE GRAY"

PAINT 3 SW7019 "GAUNTLET GRAY"

PAINT 4 THIN BRICK "MONTEREY BAY FLASHED"

PAINT 6 STEEL AWNING "GLOSS BLACK"

PAINT 7 SW6528 "TRICORN BLACK"

PAINT 8 METAL PANELING "ZINC GRAY"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2807 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #1

1. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2. METAL FLASHING TO MATCH WALL COLOR
3. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
4. COMMERCIAL THIN BRICK - JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH: (H.C. MUDDOX) MONTEREY BAY FLASHED
5. ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH, 2" x 4", DUAL GLAZED SOLAR GRAY
6. STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: COLOR: GLOSS BLACK
7. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8. METAL TOP CAP FLASHING - COLOR:ZINC GRAY

PLANNING

MARK III

THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #1 COLORED ELEVATIONS

Scale 1/16" = 1'-0"

SHEET NO:

A7

PLANNING

11/13/2023 9:54 PM

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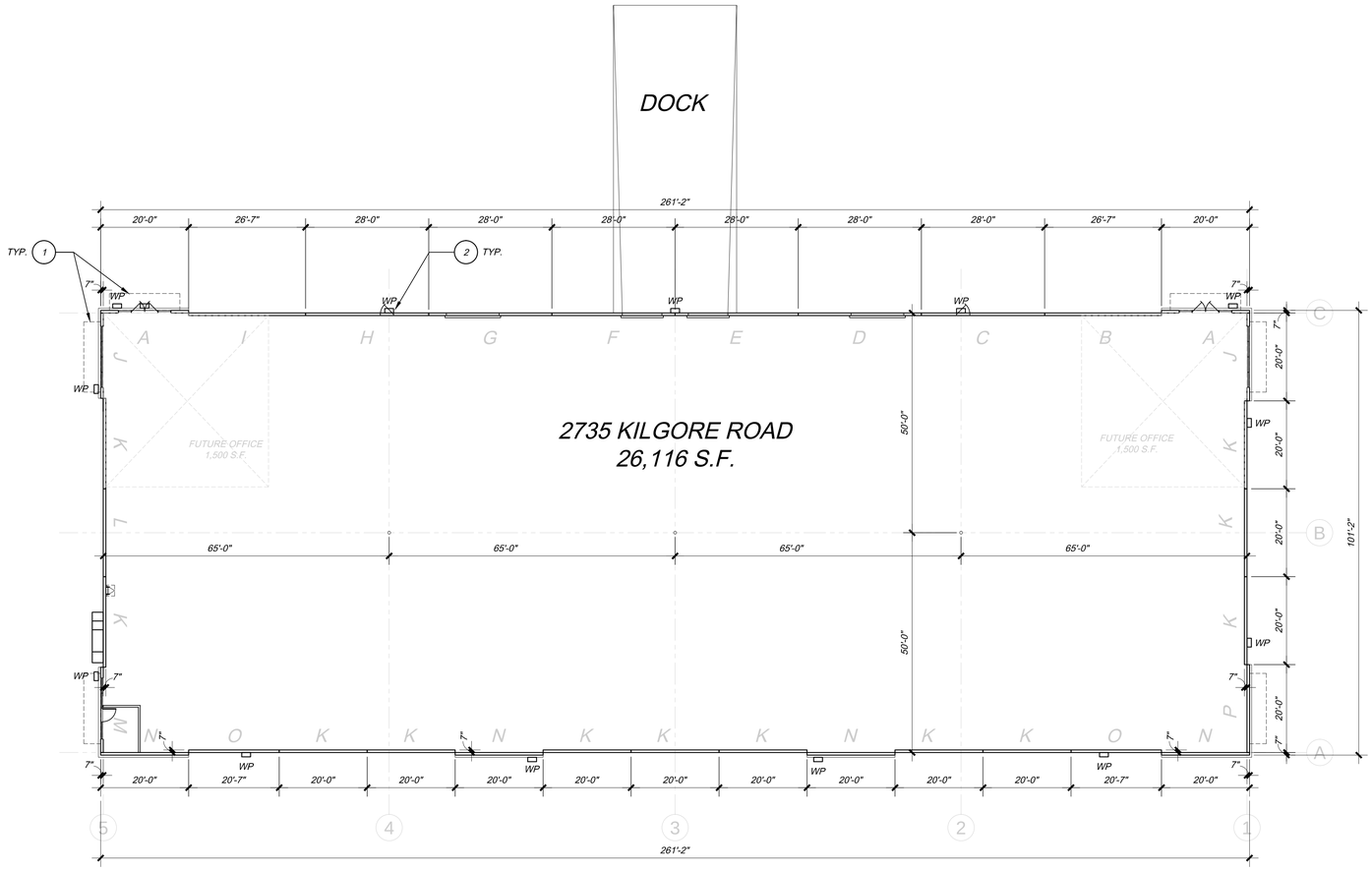

1 BUILDING #2 PLAN

SCALE:1/16"=1'-0"

TRUE NORTH

(PROJECT NORTH)

2 BUILDING #2 - ROOF PLAN

SCALE:1"=40'-0"

NORTH
(PROJECT NORTH)

SHEET NOTES

1. CANOPIES ABOVE STOREFRONTS, TYP.
2. WALL PACK LIGHTING FIXTURES, TYP., SEE PHOTOMETRICS SHEET A9
3. PROPOSED LOCATIONS OF OFFICE MECHANICAL UNITS, TYP.

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5	CYCLE 5 SUBMITTAL	12/13/23

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RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #2 FLOOR PLAN

Scale 1" = 30'-0"

SHEET NO:

A8

PLANNING

11/16/2023 3:18 PM

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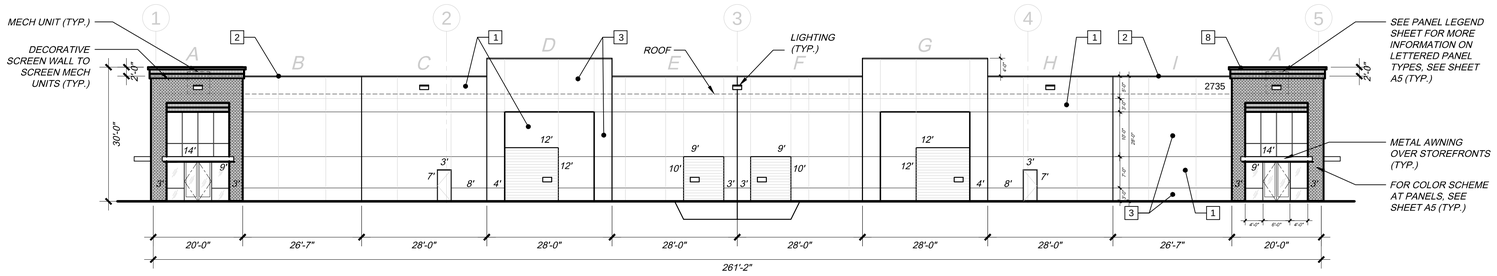

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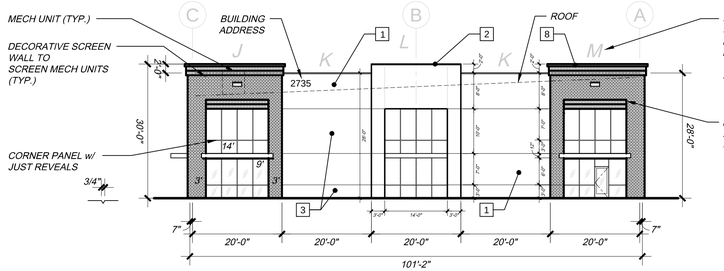

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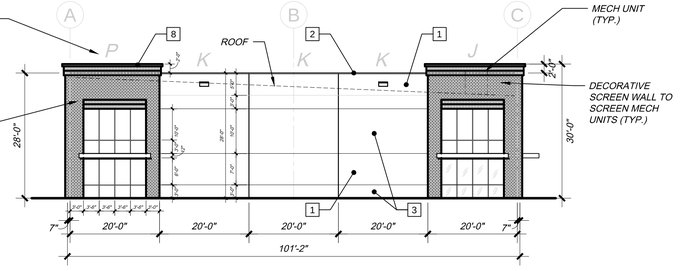

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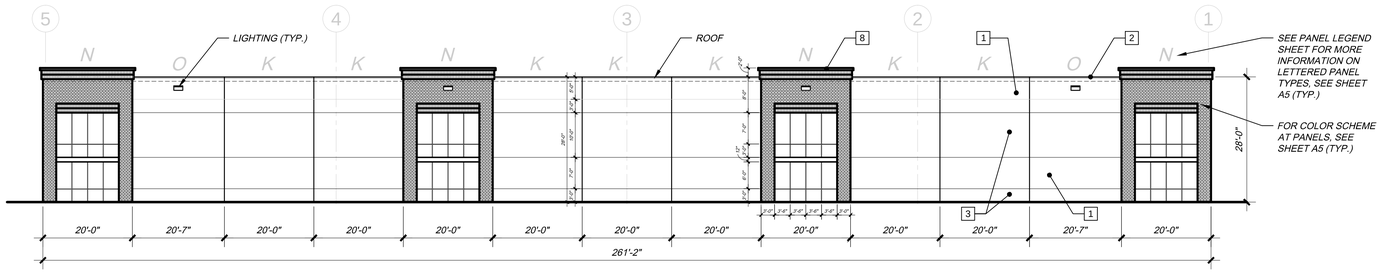
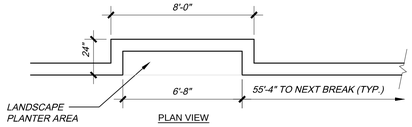
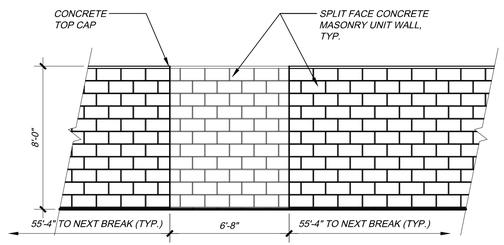


4 SOUTH ELEVATION

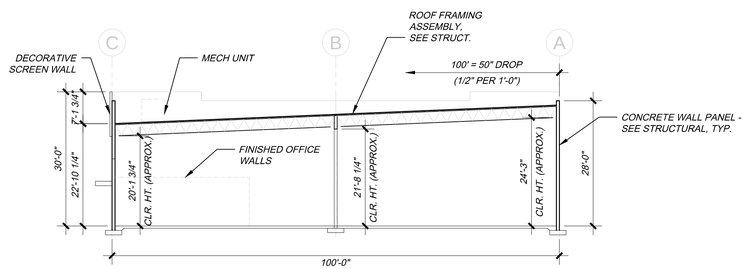
SCALE:1/16"=1'-0"



PLAN VIEW



ELEVATION



5 SECTION

SCALE:1/16"=1'-0"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2735 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #2

1. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2. METAL FLASHING TO MATCH WALL COLOR
3. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
4. COMMERCIAL THIN BRICK - JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH: (H.C. MUDDOX) MONTEREY BAY FLASHED
5. ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH, 2" x 4", DUAL GLAZED SOLAR GRAY
6. STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: COLOR: GLOSS BLACK
7. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8. METAL TOP CAP FLASHING -COLOR: ZINC GRAY

CMU SCREEN WALL DETAILS

SCALE: 1/4" = 1'-0"

6

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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SEAL:

MARK III DEVELOPERS DESIGN BUILDERS
CLASSIFICATION
A B C-10
C-16 C-36
LICENSE NO.
941726
STATE OF CALIFORNIA

No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
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4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #2 ELEVATIONS AND SECTION

Scale 1" = 30'-0"

SHEET NO:

A9

PLANNING

11/20/2023 12:46 PM

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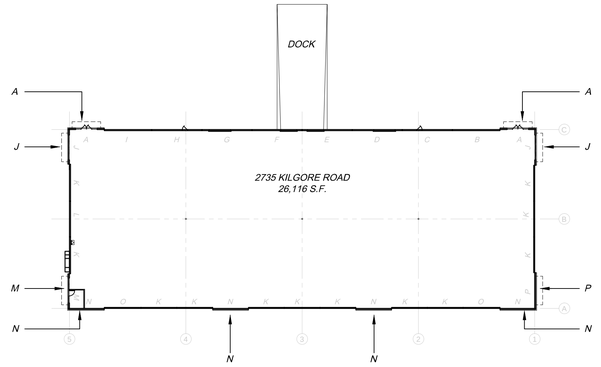

1 BUILDING #2 - PANEL LAYOUT PLAN

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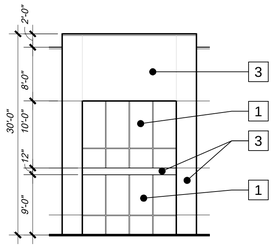
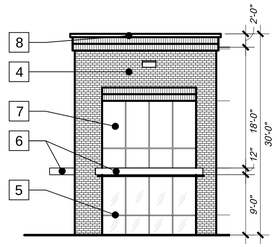
NORTH
(PROJECT NORTH)



C PANEL TYPE "L"

SCALE: 3/32" = 1'-0"



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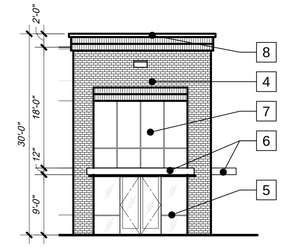

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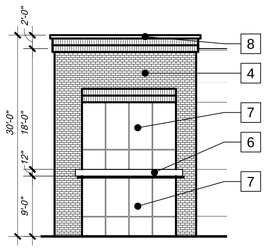

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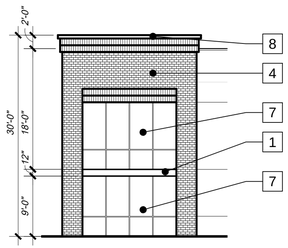

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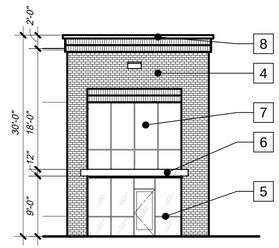

D PANEL TYPE "M"

SCALE: 3/32" = 1'-0"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2735 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #2

1. *PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY*
2. *METAL FLASHING TO MATCH WALL COLOR*
3. *PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY*
4. *COMMERCIAL THIN BRICK - JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH: (H.C. MUDDOX) MONTEREY BAY FLASHED*
5. *ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH, 2" x 4", DUAL GLAZED SOLAR GRAY*
6. *STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: COLOR: GLOSS BLACK*
7. *PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK*
8. *METAL TOP CAP FLASHING -COLOR: ZINC GRAY*

PLANNING

MARK III
ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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C-16 C-36
LICENSE NO.
941726
STATE OF CALIFORNIA

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4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #2
PANEL LEGEND

Scale 1" = 30'-0"

SHEET NO:

A10

PLANNING

11/20/2023 12:46 PM

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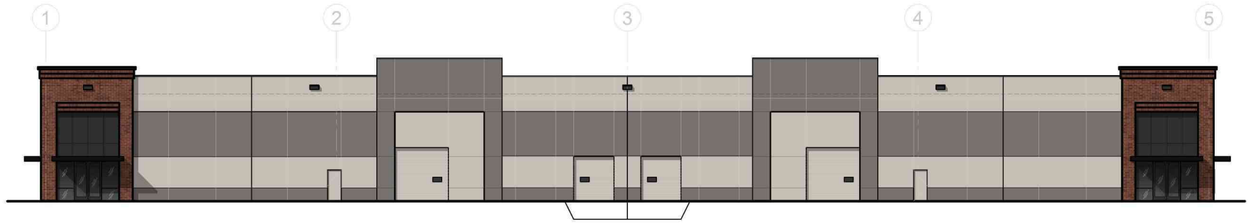
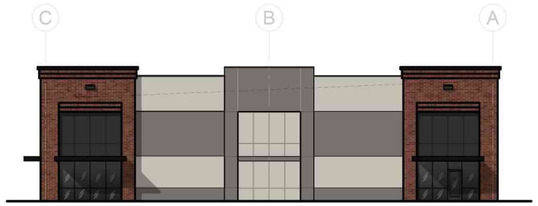


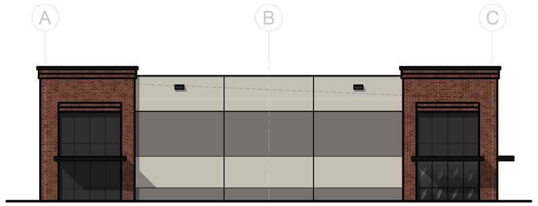
1 NORTH ELEVATION

SCALE:1/16"=1'-0"



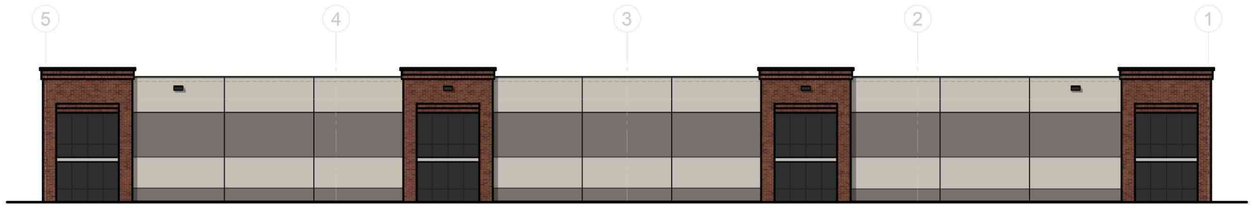
3 WEST ELEVATION

SCALE:1/16"=1'-0"



2 EAST ELEVATION

SCALE:1/16"=1'-0"



4 SOUTH ELEVATION

SCALE:1/16"=1'-0"

COLOR AND MATERIAL EXAMPLES

PAINT 1	PAINT 3	PAINT 4	PAINT 6	PAINT 7	PAINT 8
SW7641 "COLONNADE GRAY"	SW7019 "GAUNTLET GRAY"	THIN BRICK "MONTEREY BAY FLASHED"	STEEL AWNING "GLOSS BLACK"	SW6528 "TRICORN BLACK"	METAL PANELING "ZINC GRAY"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2807 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #1

1. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2. METAL FLASHING TO MATCH WALL COLOR
3. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
4. COMMERCIAL THIN BRICK - JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH: (H.C. MUDDOX) MONTEREY BAY FLASHED
5. ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH, 2" x 4", DUAL GLAZED SOLAR GRAY
6. STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: COLOR: GLOSS BLACK
7. PAINT OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8. METAL TOP CAP FLASHING -COLOR:ZINC GRAY HR-36, ZINC GRAY

PLANNING

MARK III

THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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LICENSE NO.
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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL | DATE: 10/18/22

SHEET TITLE:

BUILDING #2 COLORED ELEVATIONS

Scale 1" = 30'-0"

SHEET NO:

A11

PLANNING

11/5/2023 3:24 PM

SCALE SET FOR ArchD

1 COLOR RENDERING BUILDING #1 - 01

SCALE: NTS

ATTACHMENT 3
Exhibit A to the Resolution

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING BUILDING #1 - 01

Scale N/A

SHEET NO:

A12

PLANNING

SCALE SET FOR A1x36E1

11/16/2023 3:05 PM

1 COLOR RENDERING BUILDING #1 - 02

SCALE: NTS

ATTACHMENT 3
Exhibit A to the Resolution

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING BUILDING #1 - 02

Scale N/A

SHEET NO:

A13

PLANNING

SCALE: SET FOR A1(E1)

11/16/2023 3:06 PM

1 COLOR RENDERING BUILDING #2 - 01

SCALE: NTS

- SHOWN WITH EXAMPLE TENANT SIGNAGE -

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING BUILDING #2 - 01

Scale N/A

SHEET NO:

A14

PLANNING

SCALE: SET FOR ARCH E1

11/20/2023 12:54 PM

1 COLOR RENDERING BUILDING #2 - 02

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING BUILDING #2 - 02

Scale N/A

SHEET NO:

A15

PLANNING

11/16/2023 3:06 PM

SCALE SET FOR A1ARE1

1 COLOR RENDERING KILGORE INTERSECTION

SCALE: NTS

- SHOWN WITH EXAMPLE TENANT SIGNAGE -

PLANNING

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SEAL:

MARK III DEVELOPERS DESIGN BUILDERS
CLASSIFICATION
A B C-10
C-16 C-36
LICENSE NO.
941726
STATE OF CALIFORNIA

No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
2	CYCLE 2 SUBMITTAL	5/12/23
3	CYCLE 3 SUBMITTAL	7/12/23
4	CYCLE 4 SUBMITTAL	9/13/23
5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE INTERSECTION

Scale N/A

SHEET NO:

A16

PLANNING

11/20/2023 12:54 PM

SCALE: SET FOR A4/HE1

1 COLOR RENDERING NORTH ENTRANCE

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING NORTH ENTRANCE

Scale N/A

SHEET NO:

A17

PLANNING

SCALE SET FOR A1ARE1

11/16/2023 3:08 PM

1 COLOR RENDERING SOUTH ENTRANCE

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING SOUTH ENTRANCE

Scale N/A

SHEET NO:

A18

PLANNING

11/16/2023 3:08 PM

SCALE: SET FOR A1(E1)

1 COLOR RENDERING TRADE CENTER VIEW #1

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING TRADE CENTER VIEW #1

Scale N/A

SHEET NO:

A19

PLANNING

SCALE SET FOR ANSI E1

11/16/2023 3:08 PM

1 COLOR RENDERING TRADE CENTER VIEW #2

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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MARK III DEVELOPERS DESIGN BUILDERS
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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING TRADE CENTER VIEW #2

Scale N/A

SHEET NO:

A20

PLANNING

SCALE SET FOR ARCH E1

11/16/2023 3:09 PM

1 COLOR RENDERING TRADE CENTER VIEW #3

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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5	CYCLE 5 SUBMITTAL	12/13/23

PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING TRADE CENTER VIEW #3

Scale N/A

SHEET NO:

A21

PLANNING

SCALE SET FOR A1ARE1

11/16/2023 3:09 PM

1 COLOR RENDERING KILGORE & TRADE CENTER

SCALE: NTS

- SHOWN WITH EXAMPLE TENANT SIGNAGE -

PLANNING

MARK III

MARK III
ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE & TRADE CENTER

Scale N/A

SHEET NO:

A22

PLANNING

SCALE SET FOR ARCH E1

11/20/2023 12:54 PM

1 COLOR RENDERING KILGORE & TRADE CENTER

SCALE: NTS

- SCREENED TREES -

- SHOWN WITH EXAMPLE TENANT SIGNAGE -

PLANNING

MARK III

MARK III
ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE & TRADE CENTER

Scale N/A

SHEET NO:

A23

PLANNING

SCALE SET FOR ARCH E1

11/20/2023 12:53 PM

1 COLOR RENDERING KILGORE ENTRANCE

SCALE: NTS

PLANNING

MARK III

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PROJECT NAME:

KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE ENTRANCE

Scale N/A

SHEET NO:

A24

PLANNING

SCALE SET FOR ARCH E1

11/16/2023 3:11 PM

1 COLOR RENDERING KILGORE ENTRANCE

SCALE: NTS

- SCREENED TREES -

PLANNING

MARK III

ASSET MANAGEMENT, INC.

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
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PROJECT NAME:

KILGORE COMMERCE CENTER

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RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE ENTRANCE

Scale N/A

SHEET NO:

A25

PLANNING

SCALE SET FOR ARCH E1

11/16/2023 3:13 PM

1 COLOR RENDERING KILGORE ELEVATION

SCALE: NTS

PLANNING

MARK III

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TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE ELEVATION

Scale N/A

SHEET NO:

A26

PLANNING

11/16/2023 3:13 PM

SCALE SET FOR A1ARE1

1 COLOR RENDERING KILGORE ELEVATION

- SCREENED TREES -

SCALE: NTS

PLANNING

MARK III

ASSET MANAGEMENT, INC.

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KILGORE COMMERCE CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN | DATE: 10/18/22

SHEET TITLE:

COLOR RENDERING KILGORE ELEVATION

Scale N/A

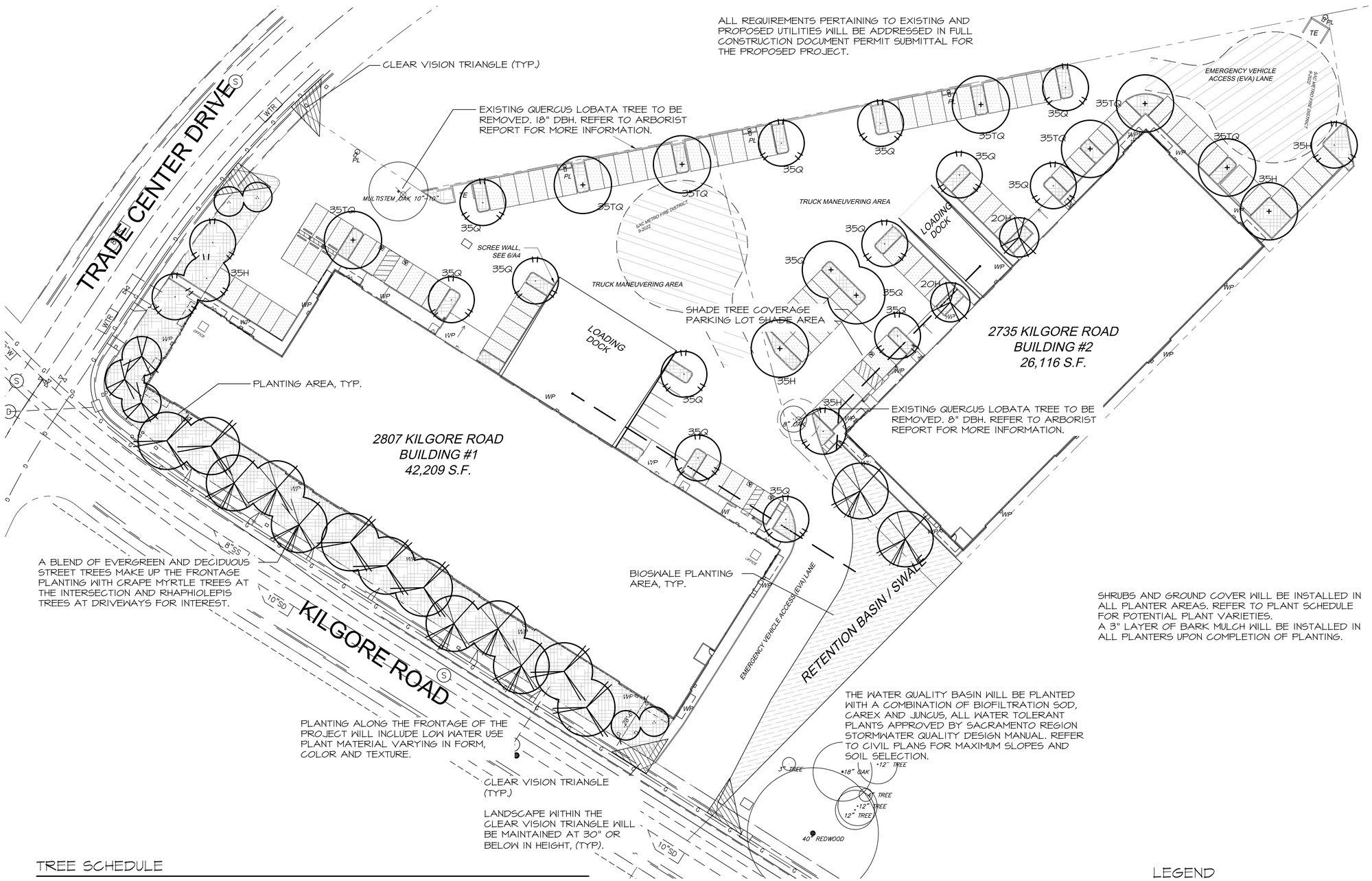
SHEET NO:

A27

PLANNING

SCALE: SET FOR A1/E1

11/16/2023 3:13 PM



TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
+	ACE OCT	11	Acer rubrum 'October Glory' / October Glory Red Maple	15 gal
Y	LAG NAT	5	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box
Y	QUE WIS	7	Quercus wislizeni / Interior Live Oak	24" box
∴	RHA MAJ	4	Rhaphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn	15 gal
·	ULM EME	18	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	15 gal
·	ZEL VIL	8	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal

SEE SHEET L1.2 FOR FULL PLANT SCHEDULE

LEGEND

- LANDSCAPE AREA
- CLEAR VISION TRIANGLE
- WATER QUALITY BASIN
- PARKING LOT SHADE CALC AREA

0' 60' 30' 120'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

KILGORE COMMERCE CENTER
LANDSCAPE DEVELOPMENT PLANS
TRADE CENTER DRIVE & KILGORE ROAD
RANCHO CORDOVA, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PLANTING PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Expiration Date
12/24
Renewal Date
1/5/23
Date
STATE OF CALIFORNIA

No.	Date	Revision
1	7/5/23	Plan Check Comment

Project Mgr.: JMA
Drawn By: JMA
Scale: 1"=30'-0"
Date: 3/23/23
File Name: KCC PL

Sheet No.: L1.1
of 2 sheets

S:\Dwg\Kilgore Commerce Center\DWG's\DEV\KCC PL.dwg\L2.1\24 Oct 2023 8:58 AM by: Jeff Ambrosia

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
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	LAG NAT	5	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box
	QUE WIS	7	Quercus wislizeni / Interior Live Oak	24" box
	RHA MAJ	4	Rhaphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn	15 gal
	ULM EME	18	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	15 gal
	ZEL VIL	8	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal

SEE SHEET L1.2 FOR FULL PLANT SCHEDULE

LEGEND

- LANDSCAPE AREA
- CLEAR VISION TRIANGLE
- WATER QUALITY BASIN
- PARKING LOT SHADE CALC AREA

0' 60' 30' 120'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

KILGORE COMMERCE CENTER
LANDSCAPE DEVELOPMENT PLANS
TRADE CENTER DRIVE & KILGORE ROAD
RANCHO CORDOVA, CALIFORNIA

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Sheet Title
PLANTING PLAN

Seal

LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA
4057
Expiration Date
12/24
Renewal Date
7/5/23
Date
STATE OF CALIFORNIA

No.	Date	Revision
1	7/5/23	Plan Check Comment

Project Mgr.: JMA
Drawn By: JMA
Scale: 1"=30'-0"
Date: 3/23/23
File Name: KCC PL

Sheet No.: L1.1a
of 2 sheets

S:\Jeff\Kilgore Commerce Center\DWG's\DD\KCC PL.dwg\L2.1\24 Oct 2023 9:54 AM by: Jeff Ambrosia

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	H'XW'	WATER USE
	ACE OCT	Acer rubrum 'October Glory' / October Glory Red Maple	15 gal	40'X35'	M
	LAG NAT	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box	20'X20'	L
	QUE WIS	Quercus wislizeni / Interior Live Oak	24" box	45'X45'	L
	RHA MAJ	Rhaphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn	15 gal	12'X10'	L
	ULM EME	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	15 gal	35'X25'	L
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal	35'X25'	L

POTENTIAL SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	H'XW'	WATER USE
	ARC HOO	Arctostaphylos hookeri / Hooker's Manzanita	5 gal	4'X6'	L
	BAC PIL	Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Brush	5 gal	2'X6'	L
	BER ATR	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	4'X4'	M
	CAL LJN	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal	3'X3'	L
	DIE BIC	Dietes bicolor / Fortnight Lily	5 gal	3'X3'	L
	GRE NOE	Grevillea x 'Noellii' / Noel Grevillea	5 gal	4'X4'	L
	LEU COM	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal	6'X6'	L
	NAN SEI	Nandina domestica 'Compacta' / Heavenly Bamboo	5 gal	4'X3'	L
	NAN HAR	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	5 gal	3'X3'	L
	RHA EVE	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	6'X6'	L
	RHA JAC	Rhaphiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	5 gal	4'X4'	M
	ROS KEN	Rosmarinus officinalis 'Ken Taylor' / Rosemary	5 gal	3'X4'	L

POTENTIAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	H'XW'	WATER USE
	MUH PIN	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	1 gal	3'X3'	L
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal	4'X4'	L

POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	H'XW'	WATER USE
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	48" o.c.	1'X4'	M
	CAR BAR	Carex barbarae / Santa Barbara Sedge	1 gal	24" o.c.	2'X2'	L
	CIS PUL	Cistus x pulverulentus 'Sunset' / Sunset Rockrose	1 gal	72" o.c.	2'X6'	L
	JUN PAT	Juncus patens / California Gray Rush	1 gal	24" o.c.	2'X2'	L

POTENTIAL SEED/SOD	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE
	BIO SOD	Biofiltration Sod / Avail. from: Belta Bluegrass	sod	M

PLANTING STATEMENT

The proposed landscape plant palette consists of moderate and low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs are required to be no less than 5-gallon size and groundcover to be no less than 1-gallon size. Trees are required to be no less than 15-gallon size and at least 25% of trees to be 24" box minimum container size. As well, 30% minimum of proposed trees are required to be evergreen species. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

Pre emergent will be applied in all non-seeded landscape planters. Root barriers are required for all trees planted within 10' of paving or hardscape.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups. There is approximately 24,483 square feet of planned irrigated landscape area on the site.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
ACE. OCT. (35)		7 (722) = 5,054	2 (481) = 962	
LAG. NAT. (20)			2 (157) = 314	
ULM. EME. (35)			3 (481) = 1,443	13 (240) = 3,120

PARKING LOT AREA	16,870 s.f.
SHADE REQUIRED (50%)	8,435 s.f.
TOTAL SHADE	**10,893 s.f.**
PERCENT SHADE	**65%**

TREE CALCULATIONS

TOTAL TREE QUANTITY: 34
24" BOX TREES: 10 (29%) (MINIMUM IS 25%)
EVERGREEN TREES: 11 (32%) (MINIMUM IS 30%)

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

KILGORE COMMERCE CENTER
LANDSCAPE DEVELOPMENT PLANS
TRADE CENTER DRIVE & KILGORE ROAD
RANCHO CORDOVA, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PLANTING SCHEDULE AND NOTES

Seal

LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
12/24
Renewal Date
7/5/23
Date
STATE OF CALIFORNIA

No.	Date	Revision
1	7/5/23	*Plan Check Comment*

Project Mgr.: JMA
Drawn By: JMA
Scale:
Date: 3/23/23
File Name: KCC PL

Sheet No.: **L1.2**
of 2 sheets

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ENGINEERING

PARCEL 6
47 PM 28
APN: 072-0223-004

APN: 072-0490-024

74 PM 35

TRADE CENTER ROAD

KILGORE ROAD

EXIST 30' ROW PER 810227 O.R. 1946

RW

CL

(E)SIDEWALK BARRICADE

SMH RIM=116.26 FL=110.26

(E)FENCE

(E)PULL BOX

(E)UNDERGROUND SBC CABLE

MULTISTEM OAK 10"-10"

ABANDONED WELL

(E)FIRE HYDRANT

(E)STREET LIGHT W/ PULL BOX

SMH RIM=115.96 FL=103.06

DRAIN INLET TG=115.38 FL=113.18

DMH RIM=115.73 FL=108.73

(E)STREET LIGHT

(E)PULL BOX

(E)PEDESTAL WALK INDICATOR W/PULL BOX

(E)PUSH BUTTON PEDESTAL

EXISTING GAS

(E)UNDERGROUND SBC CABLE

(E)UNDERGROUND BOX

(E)LIGHT POLE W/ PULL BOX

ABANDONED LIGHT POLE

ABANDONED LIGHT POLE

(E)UNDERGROUND BOX

EXISTING SEWER

EXIST 30.0' ROW PER 810227 O.R. 1946

SMH RIM=115.93 FL=104.23

DMH RIM=115.47 FL=109.72

(E)UNDERGROUND BOX

(E)UNDERGROUND BOX

DRAIN INLET TG=114.13 FL=111.13

(E)FENCE

8" OAK

40" REDWOOD

12" TREE

12" TREE

8"SS

12"SD

10"SD

WTR

12"W

BENCHMARK: COUNTY OF SACRAMENTO BM 9-50 ELEV. 114.19

2" BRASS DISC STAMPED "SAC CO DEPT OF PUBLIC WORKS" SOUTHWEST CORNER CONCRETE BASE OF LUMINAIRE #13390, NORTH SIDE KILGORE RD, 700' SOUTHEAST OF TRADE CENTER DR

PROJECT DATUM NAVD88

BASIS OF BEARING

CENTERLINE OF KILGORE PER 74PM35. HELD FOUND PK/W AS POINTS ON CENTERLINE. FITS BACK OF WALK LOCATION.

LEGEND

EXISTING SYMBOL:	DESCRIPTION:
100.00	ELEVATION
	CURB, GUTTER & WALK
	PROPERTY LINE
	RIGHT OF WAY
	CENTERLINE
90	CONTOURS
	STREET LIGHT/POLE
G G	NATURAL GAS
12"SD	STORM DRAIN
8"SS	SANITARY SEWER
WTR	DOMESTIC WATER
X X	FENCE
4" TREE	TREE
D	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT R FOR RESTRAINED
	GATE VALVE

SCALE 1"=30'

30 15 0 30 60 90

SCALE: 1"=30'

CITY OF RANCHO CORDOVA	EXHIBIT
KILGORE AND TRADE CENTER	C
SITE TOPOGRAPHY	

C:\USERS\FBAIR\B2 ENGINEERING INC\B2 ENGINEERING INC. - PROJECTS\10.041\1MP\EXH\10.041-TOPO-EXH A.DWG/FBAIR/PLOT DATE3/21/2023 8:33:25 PM/

Kilgore Commerce Center

Supplemental Documents: Cycle 4

A. Color and Material Legend
B. CMU Screen Wall Materials

A.

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
BUILDINGS #1 & #2
KILGORE ROAD & TRADE CENTER DRIVE, RANCHO CORDOVA

1. *PAINT OVER CONCRETE TILTUP WALLS:*
   (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2. *METAL FLASHING TO MATCH WALL COLOR*

3. *PAINT OVER CONCRETE TILTUP WALLS:*
   (SHERWIN WILLAMS) SW7019 GAUNTLET GRAY
4. *COMMERCIAL THIN BRICK – JUMBO 11-1/2" x 3-1/2", WIRE CUT FINISH:*
   (HC MUDDOX) MONTEREY BAY FLASHED
5. *ALUMINUM STOREFRONT – ANODIZED BLACK ALUMINUM COLOR FINISH*
   2" X 4", DUAL GLAZED SOLAR GRAY
6. *STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA:*
   COLOR: GLOSS BLACK
7. *PAINT OVER CONCRETE TILTUP WALLS:*
   (SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8. *METAL TOP CAP FLASHING – COLOR: ZINC GRAY*

COLOR AND MATERIAL EXAMPLES

PAINT 1
SW7641
"COLONNADE GRAY"

PAINT 3
SW7019
"GAUNTLET GRAY"

PAINT 4
THIN BRICK
"MONTEREY BAY FLASHED"

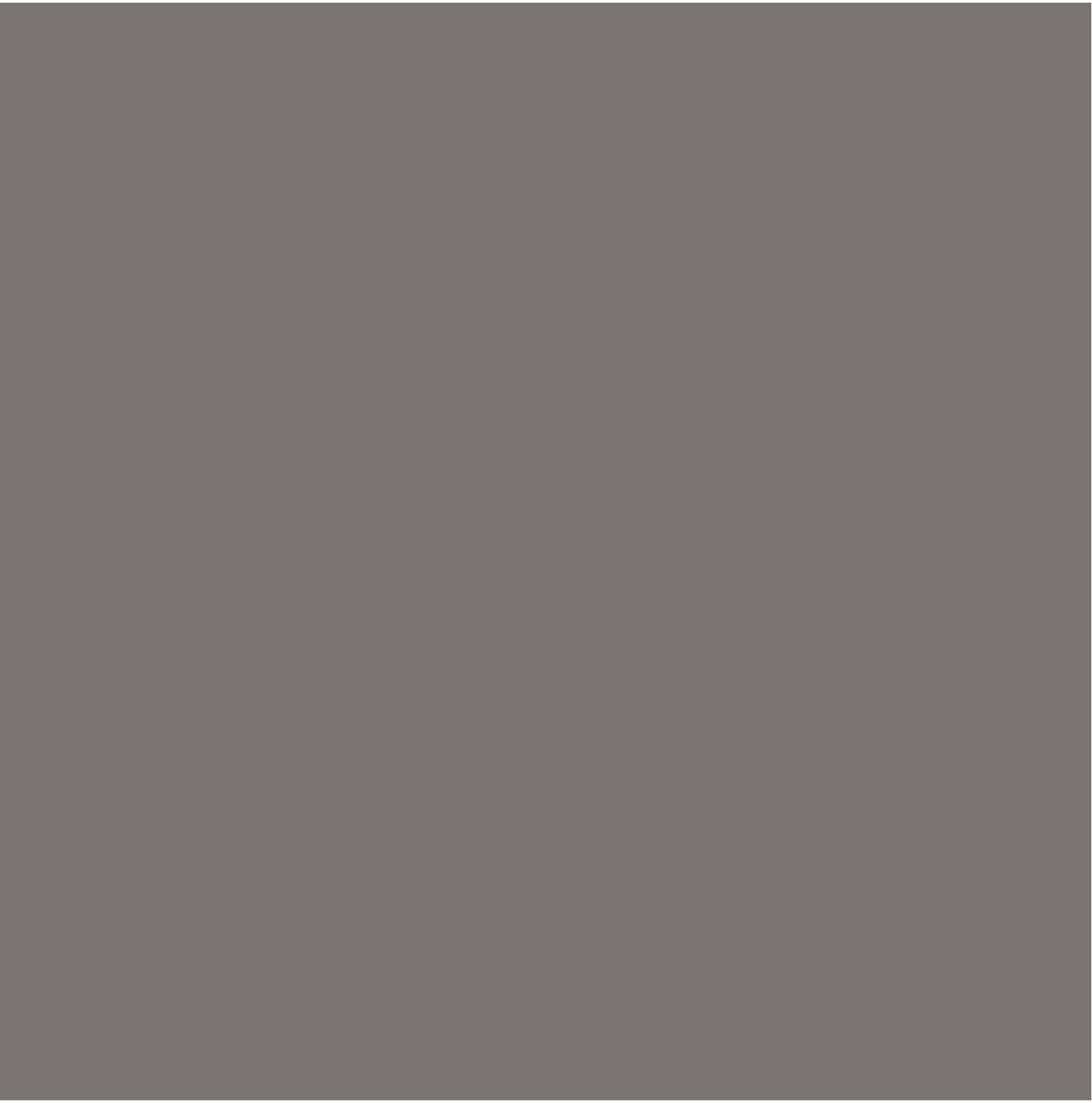
PAINT 6
STEEL AWNING
"GLOSS BLACK"

PAINT 7
SW6528
"TRICORN BLACK"

PAINT 8
METAL PANELING
"ZINC GRAY"

1. SW7641 COLONNADE GRAY

3. SW7019 GAUNTLET GRAY



4. COMMERCIAL THIN BRICK -
JUMBO 11-1/2” x 3-1/2”, WIRE CUT FINISH:
(HC MUDDOX) MONTEREY BAY FLASHED

5 & 7. SW6528 TRICORN BLACK

Architectural Metal Roofing and Siding

COLOR CHART

AEP SPAN

STANDARD COLORS

DURA TECH™ *5000* - Premium 70% Fluoropolymer (PVDF) Coating

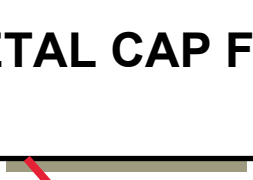
ZINCALUME® Plus*
SRI: 64 • LRV: 67

Cool REGAL WHITE
SRI: 88 • LRV: 75

Cool PARCHMENT
SRI: 58 • LRV: 40

ITEM NO. 8 - METAL CAP FLASHING

Cool SIERRA TAN
SRI: 55 • LRV: 34



Cool PEBBLE
SRI: 48 • LRV: 27

Cool WALNUT
SRI: 38 • LRV: 18

Cool WEATHERED COPPER
SRI: 34 • LRV: 11

Cool DARK BRONZE
SRI: 32 • LRV: 8

Cool TERRA-COTTA
SRI: 41 • LRV: 15

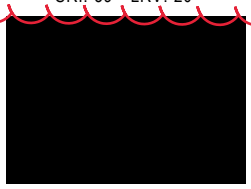
Cool COLONIAL RED
SRI: 35 • LRV: 9

Cool OLD TOWN GRAY
SRI: 43 • LRV: 27

Cool ZINC GRAY
SRI: 39 • LRV: 20

Cool SLATE GRAY
SRI: 33 • LRV: 12

Cool MIDNIGHT BRONZE
SRI: 27 • LRV: 7



Cool MATTE BLACK
SRI: 29 • LRV: 5

Cool TAHOE BLUE
SRI: 33 • LRV: 14

Cool REGAL BLUE
SRI: 29 • LRV: 10

Cool SAGE GREEN
SRI: 41 • LRV: 21

Cool LEAF GREEN
SRI: 30 • LRV: 11

Cool FOREST GREEN
SRI: 29 • LRV: 9

METALLIC COLORS[1]

DURA TECH™ *mx* - Premium Fluoropolymer (PVDF) Pearlescent Coating
(Subject to upcharge)

PREMIUM COLORS[1]

(Subject to upcharge)

VINTAGE®[1]
SRI: 22 • LRV: 20

NATURAL RUST[1]
SRI: 32 • LRV: 10

Cool METALLIC SILVER[1]
SRI: 65 • LRV: 50

Cool SILVERSMITH[1]
SRI: 58 • LRV: 54

Cool ZACtique® II[1]
SRI: 39 • LRV: 22

Cool METALLIC CHAMPAGNE[1]
SRI: 54 • LRV: 33

Cool METALLIC COPPER[1]
SRI: 53 • LRV: 29

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your AEP Span representative for more information.

DURA TECH™ Fluoropolymer Coatings

AEP SPAN

TABLE NOTES:
- ● 24 and 22 GA
- ○ 24 GA only
- □ 22 GA only
- ■ 26 GA only

SRI: Solar Reflective Index.
LRV: Light Reflectance Value.

DURA TECH™ *5000* (PVDF)	SRI	LRV	Design Span®	Span-Lok™ *hp*	Select Seam®	Flex Series	Prestige Series®	Perception Collection®	Flush Panel	HR-36®	Box Rib™	Nu-Wave® Corrugated	PBR Panel	U-Panel	Mini-V-Beam™	Flat Sheet 46"	Flat Sheet 48 3/8"
Cool **Regal White**	88	75	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool **Parchment**	58	40	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool **Sierra Tan**	55	34	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Pebble**	48	27	●	●	●	□	●	□	●	○	○	○				○	●
Cool **Walnut**	38	18	●	●	●	□	●	□	●	○	○	○				○	●
Cool **Weathered Copper**	34	11	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Dark Bronze**	32	8	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool **Terra-Cotta**	41	15	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Colonial Red**	35	9	●	●	●	□	●	□	●	○	○	○	○	○	○	○	●
Cool **Old Town Gray**	43	27	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool **Zinc Gray**	39	20	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Slate Gray**	33	12	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool **Midnight Bronze**	27	7	●	●	●	□	●	□	●	●	●	●				●	●
Cool **Matte Black**	29	5	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Tahoe Blue**	33	14	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Regal Blue**	29	10	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Sage Green**	41	21	●	●	●	□	●	□	●	●	●	●				●	●
Cool **Leaf Green**	30	11	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Forest Green**	29	9	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
DURA TECH™ *mx* (PVDF)[1]																	
Cool **Metallic Silver**	65	50	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Silversmith**	58	54	●	●	●	□	●	□	●	○	○	○				○	●
Cool **ZACtique® II**	39	22	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Metallic Champagne**	54	33	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool **Metallic Copper**	53	29	●	●	●	□	●	□	●	○	○	○				○	●
PREMIUM COLORS [1]																	
Natural Rust	32	10								■	■	■				■	
Vintage®	22	20	○	○	○	○	○	○	○	○	○	○				○	○
BARE (Clear Acrylic Coated)																	
ZINCALUME® Plus*	64	67	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

PAINT SYSTEM	SMP	PVDF
OVERALL	Better	Best
PRICE POINT	Moderate	Higher
WARRANTY	Long	Longest
DURABILITY	Medium to high. Improved weatherability	Highest weatherability
APPLICATION	Residential and commercial	High-end, architectural and commercial
OTHER ATTRIBUTES	Wide range of colors and gloss options	Excellent chalk and fade resistance

DURA TECH™ *5000*: A premium 70% Fluoropolymer (PVDF) Coating.

DURA TECH™ *mx*: A premium Fluoropolymer (PVDF) Pearlescent Coating.

VINTAGE® COATED METAL: An innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

DURA TECH™ *nt*: Silicone-modified polyester (SMP). Used in most residential roofing products sold today.

*** Clear Acrylic Coated**

[1] BATCH SENSITIVITY: Prints and metallic coatings are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. AEP Span recommends requesting a sample to review actual color before ordering to ensure color accuracy. AEP Span is not responsible for color variations.

OIL CANNING: All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRRC) performance values for CA Title 24 are based on color families and will differ from those listed in table.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS
Sample color chips are available upon request. Consult your AEP Span representative for more information.

SPECIALTY PRINTS, CUSTOM COLORS, AND OTHER GAUGES AVAILABLE AS SPECIAL ORDERS
Inquire with your outside sales representative about lead times and minimum order requirements.

Cool DURA TECH 5000

Cool DURA TECH mx

CRRC COOL ROOF RATING COUNCIL MEMBER

FINISHES DEVELOPED BY steelscape

©2022 ASC Profiles LLC. All rights reserved. ZINCALUME® is a registered trademark of BlueScope Steel Ltd. Galvalume® is a registered trademark of BIEC International, Inc. TruZinc® is a registered trademark of Steelscape, LLC Kynar 500® is a registered trademark of Arkema Inc. Hylar 5000® is a registered trademark of Solvay Specialty Polymers USA, L.L.C.
All information stated in the color chart is correct at time of printing and subject to change without notice, check our website for the latest version. 0622 web (CC046)

B STOREFRONTS

Round Rock Premium Outlets
Round Rock, TX

U.S. Aluminum knows that fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. We offer cost efficient and versatile systems with clean lines and superb performance characteristics. All series may be glazed from the interior or exterior using a top load E.P.D.M. glazing gasket, and all series are compatible with most U.S. Aluminum Entrance Doors.

U.S. Aluminum Storefront Systems can be custom modified to the specific requirements of your project. Our product specialists will work with you to ensure the storefront system you order from us will meet your needs and the approval of your clients.

ITEM NO. 5. STOREFRONT
ITEM NO. 5. GLAZING
ITEM NO. 6 AWNING

SYSTEM **PAGES**

- **Series 400/450 Center Glaze .....01-B1 thru 29-B1**
- **Series 451/IT451 Center Glaze.....30-B1 thru 56-B1**
- **Flush Front™ .....01-B2 thru 44-B2**
- **Accessory Hardware.....01-B3 thru 04-B3**

For information or other assistance, use our toll free phone or fax service numbers from anywhere in the U.S. or Canada

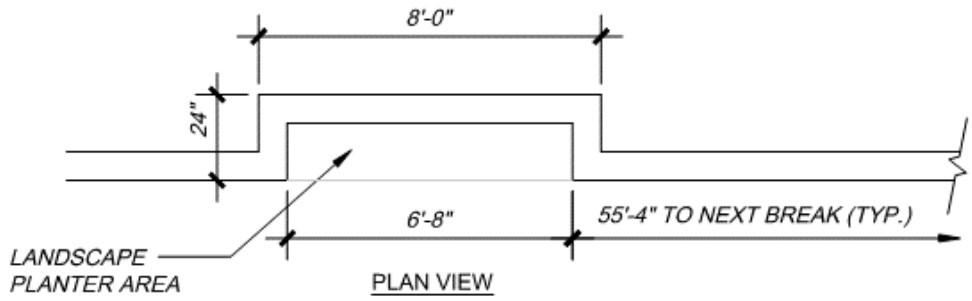
Toll Free Phone (800) 262-5151 Toll Free Fax (866) 262-3299

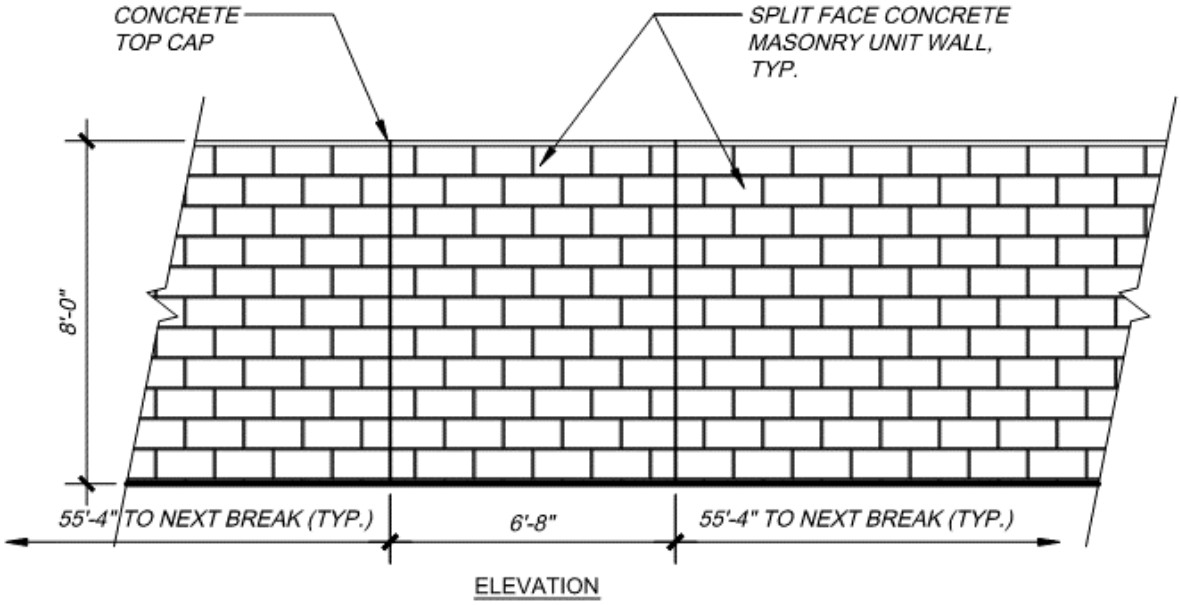
Contact us through our web site at usalum.com

B.
CMU SCREEN WALL MATERIALS

EXAMPLE PHOTO: (SHOWN WITHOUT VINE)

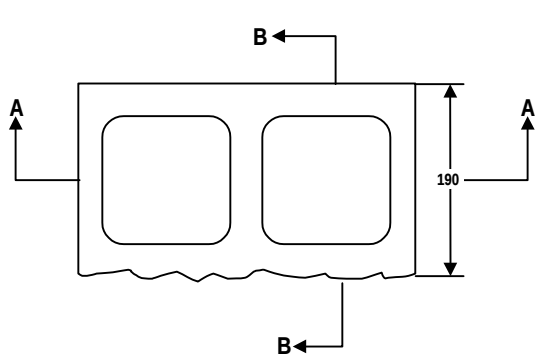
CMU SCREEN WALL DETAILS:

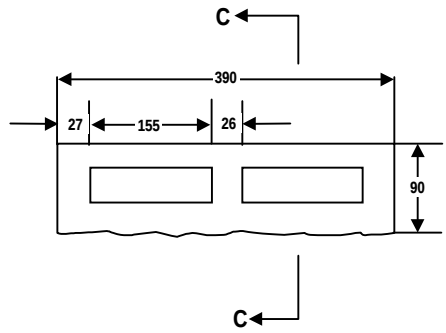


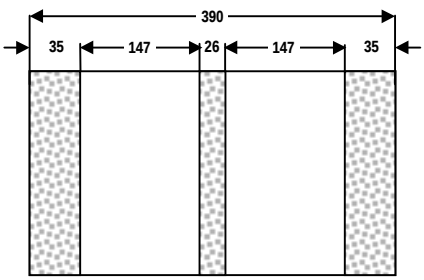


Full Split Face

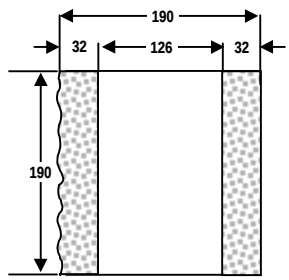
Distinction



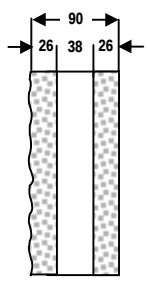




Section A-A



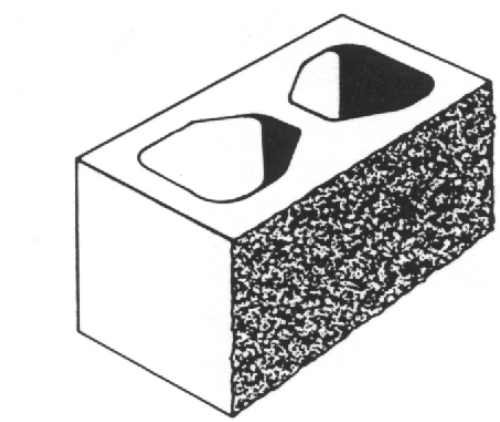
Section B-B



Section C-C

Dimensions may vary slightly, please check with your local representative.

All Dimensions in Millimeters



UNIT DATA

Nominal width, cm	10	20	30*
Mass, kg			
Standard Concrete	13	19	25
Semi Light Weight	10	16	21
MANUFACTURED AS			
D.E. or Stretcher	●	●	✶
Half		●	✶
Bond Beam		●	✶
Return		●	
Half Return		●	
Two Faces		✶	
Two Faces, One End		✶	

✶ Availability dependent upon quantity.

		Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going Conditions				
1.	The proposed entitlement is for a Major Design Review Permit and Administrative Use Permit for the Kilgore Commerce Center at Rancho Cordova as described in the Planning Commission staff report dated September 13, 2023 and attached Project Plans (Exhibit A) with project conditions herein (Exhibit B), for project number PLND–1022-0056.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's agents to attack, set aside, void, annul, or modify an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this condition obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a	General	On-Going	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council or Planning Commission approval unless an extension is granted by the Community Development Director or substantial construction of the permitted use or project has commenced and is diligently pursued to completion.	Expiration	On-Going	Planning
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards in the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Sidewalk Repair	On-Going	Public Works
9.	SMUD has existing underground 12kV facilities along Trade Center Dr that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible	Existing Facilities	On-Going	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	for the cost of relocation.			
10.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Easements	On-Going	SMUD
11.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal	On-Going	SMUD
12.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Future Facility	On-Going	SMUD
13.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication	On-Going	SMUD
14.	Parking of trucks (with or without trailers) is not permitted on the public right of way surrounding the property and also not permitted in any passenger vehicle parking spaces. Trucks shall not inhibit any on-site circulation or access on the property. Commercial trucks are only allowed to be parked within below grade loading dock areas.	Truck Parking	On-Going	Planning
15.	Sweeping of Trade Center Drive and Kilgore Road is required as needed to maintain a clean public right of way during construction, along with the enforcement of CA fugitive dust requirements for construction sites.	Construction	On-Going Throughout Construction	Planning / Public Works
16.	During construction, the Project must utilize electric tools and vehicles to the extent feasible, including heavy equipment tools and construction vehicles. Any heavy equipment tools and vehicles not powered by electricity	Construction Equipment	On-Going Throughout Construction	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	must be limited in the amount of time they are allowed to idle. City may request at any time, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications. City may conduct an on-site inspection to verify compliance with this condition.			
Prior to Approval of Improvement Plans				
17.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. ***The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.***	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
18.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site or areas to be served. A minimum 2 remote access roadways shall be provided for in any of the following conditions: • A single building in excess of 62,000 Sq. ft. • Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 Sq. ft • Multi-family dwellings in excess of 39 units.	Fire Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
19.	Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30 feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).	Aerial Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
20.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus Turnaround	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
21.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Lanes	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
22.	Provide a note on the plan that reads, “Fire apparatus access roads shall be designed and maintained to support the imposed live load of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.”	Fire Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
23.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
	developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
24.	**Drainage Study:** Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate.	Drainage Study	Prior to Approval of Improvement Plans	Public Works
25.	**100-Year Detention:** The project is required to provide on-site detention of the 100-year flows because of the constraints with the downstream system capacity and existing local flooding in the area.	On-Site Detention	Prior to Approval of Improvement Plans	Public Works
26.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, hydromodification management, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance	Stormwater	Prior to Approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the Stormwater Quality Design Manual for the Sacramento Region.			
27.	**Stormwater Quality– During Construction:** SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. **Advisory Condition: Construction General Permit** The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the *National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities* (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works
28.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this	SWPPP	Prior to Approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.			
29.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage System	Prior to Approval of Improvement Plans	Public Works
30.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Floodplain Management	Prior to Approval of Improvement Plans	Public Works
31.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Concrete Stamp	Prior to Approval of Improvement Plans	Public Works
32.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Storm Drain Facilities	Prior to Approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
33.	**Fees:** Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Drainage Impact Fees	Prior to Approval of Improvement Plans	Public Works
34.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
35.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Frontage Agreement	Prior to Approval of Improvement Plans	Public Works
36.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Tree Installation	Prior to Approval of Improvement Plans	Public Works
37.	There are 2 protected on-site trees ranging from 8 inches to 18 inches in diameter at standard height proposed for removal totaling 26-inches. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is $165 per inch.	Tree Removals	Prior to Approval of Improvement Plans	Public Works
38.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Trash Enclosure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
39.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer Plans	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
40.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewage Connections	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
Prior to Issuance of Building Permit				
41.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance	Utility Clearance	Prior to Issuance of Building Permit	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	requirements for other utilities (e.g., Gas, Telephone, etc.).			
42.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.	Siting Requirements	Prior to Issuance of Building Permit	SMUD
43.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Issuance of Building Permit	SMUD
44.	The Rancho Cordova Police Department has reviewed the plan design for the Kilgore Commerce Center and has the following recommendations for the project: • Any glass doors should be secured with a deadbolt lock with minimum throw of 1 inch. The outside ring should be free moving. • The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600lbs. of pressure in both vertical distance of 3 inches and a horizontal distance of 1 inch each side of the strike, so as to prevent violation of the strike. • Overhead roll-up doors should be so secured on the inside that the lock cannot be defeated from the outside and should also be secured with a cylinder lock or padlock from the inside. • Doors with glass panel and door with glass panels adjacent to the door frame should be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed. • Windows that are capable of being opened should be secured on the inside with a locking device capable of	RCPD Recommendations	Prior to Issuance of Building Permit	Rancho Cordova Police Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
	withstanding a force of three hundred 300lbs. applied in any direction. • Parking lots, driveways, circulations areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting should be equipped with vandal resistant covers. A lighting level of .5 to 1 foot candle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used. • All exterior doors should be provided with a light source and should be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. • Each premises, while closed for business after dark, should be sufficiently lighted by use of interior night lights. • Due to the amount of hours the facility will be unoccupied, an alarm system should be installed. The type of alarm is dependent upon the nature of the individual business.			
45.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District **does not** allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
46.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.	Apparatus Access	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department
47.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of $7,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Maintenance Services for Stormwater drainage and flood protection	The annexation shall occur prior to issuance of building permit. The annual fee commences when a building permit is issued	Public Works
48.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's **Communities Facilities District No. 2014-2** (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of $5,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Maintenance Services for Fair Share of Public Improvements	The annexation shall occur prior to issuance of building permit. The annual fee commences when a building permit is issued	Public Works
49.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to	Funding for Transit-related	Prior to Issuance of Building Permits	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Dalia Fadl at (916) 851-8718 as there may be a 1-2 month lead time to satisfy this condition.	Services		
50.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City Standards. • Remove and replace sidewalk, curb and gutter per City Standard along Kilgore Road and Trade Center Drive. • Remove the three driveways along Kilgore Road and the one driveway along Trade Center Drive. Replace with sidewalk that meet current ADA requirements and City Standards. • Utility laterals • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department	Improvement Plans	Prior to Issuance of Building Permits	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	• Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department. Compete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy			
51.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Grading Plans	Prior to Issuance of Building Permit	Public Works
52.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of a Building Permit	Sacramento Area Sewer District
53.	A final landscape plan shall be submitted in conjunction with building permit submittal and approved by the planning department prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Landscape Plan	Prior to Issuance of Building Permit	Planning
54.	Project building will include skylights to allow for natural lighting within the proposed building.	Roof Design	Prior to Issuance of Building Permit	Planning
55.	Signage shall be added to loading dock areas that states trucks parked in loading dock areas shall be shut off to	Signage	Prior to Issuance of Building Permit	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	reduce idling and no overnight parking of trucks is permitted.			
56.	Facility shall provide adequate infrastructure and electrical capacity to prepare for future zero-emission future goods movement including EV charging for future zero-emission vehicles as well as electrical plugs at every loading dock station prior to usage for refrigerated trucks.	Infrastructure	Prior to Issuance of Building Permits	Planning
57.	EV Charging infrastructure to be installed upon construction along with designated parking spaces to be provided to ensure the site is EV Ready consistent with California Green Building Code Requirements.	EV Infrastructure	Prior to Issuance of Building Permits	Planning / Building
58.	On-site public PA system or other address systems shall be located in areas that are controlled so that noise levels do not exceed 45 dba at property line	Noise	Prior to Issuance of Building Permit	Planning
59.	Short-Term and Long-Term bicycle parking shall be included on-site as required by Rancho Cordova Municipal Code Section 23.719.110.	Bike Parking	Prior to Issuance of Building Permit	Planning
Prior to Final Inspection				
60.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to Final Building Inspection	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
61.	Install public and onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	On-Site Improvements	Prior to Final Building Inspection	Public Works
62.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Water Conservation Requirements	Prior to Final Building Inspection	Public Works
63.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Drawing Recordation	Prior to Final Building Inspection	Public Works
64.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire
Prior to Occupancy				
65.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Repair and Replace	Prior to Occupancy	Public Works

ADVISORY:

- **FIRE**: Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.
- **SACSEWER**: On-Going- Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

MEMORANDUM

ITEM 5.2.

DATE: December 13, 2023

TO: Planning Commission

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **PRADERA RANCH – DESIGN REVIEW AMENDMENT AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15182, C, RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) – PROJECT PLND-0923-0079 – LOCATED SOUTHWEST OF CHRYSANTHY BOULEVARD & GRANT LINE ROAD; APN: 067-0040-010-0000**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
AG EHC II (LEN) CA2, L.P., a Delaware Limited Partnership c/o Essential Housing Asset Management 8585 E Hartford Drive, Suite 118 Scottsdale, AZ 85255	Lennar Homes of CA, LLC (Pierre Martinez) 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678

PROJECT:	The Applicant is seeking approval of an amendment to the approved Pradera Ranch Design Review to add four additional floor plans each with three architectural styles. The homes would range in size from 1,228 sq. ft. to 1,900 sq. ft. with the 3 smallest plans being 1-story and the largest plan being a 2-story plan.
FILE:	PLND-0923-0079
LOCATION:	Southwest of Chrysanthy Boulevard & Grant Line Road
APN:	067-0040-010-0000
ZONING:	RD-5 & RD-7
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans and adopt the Resolution approving the Pradera Ranch Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

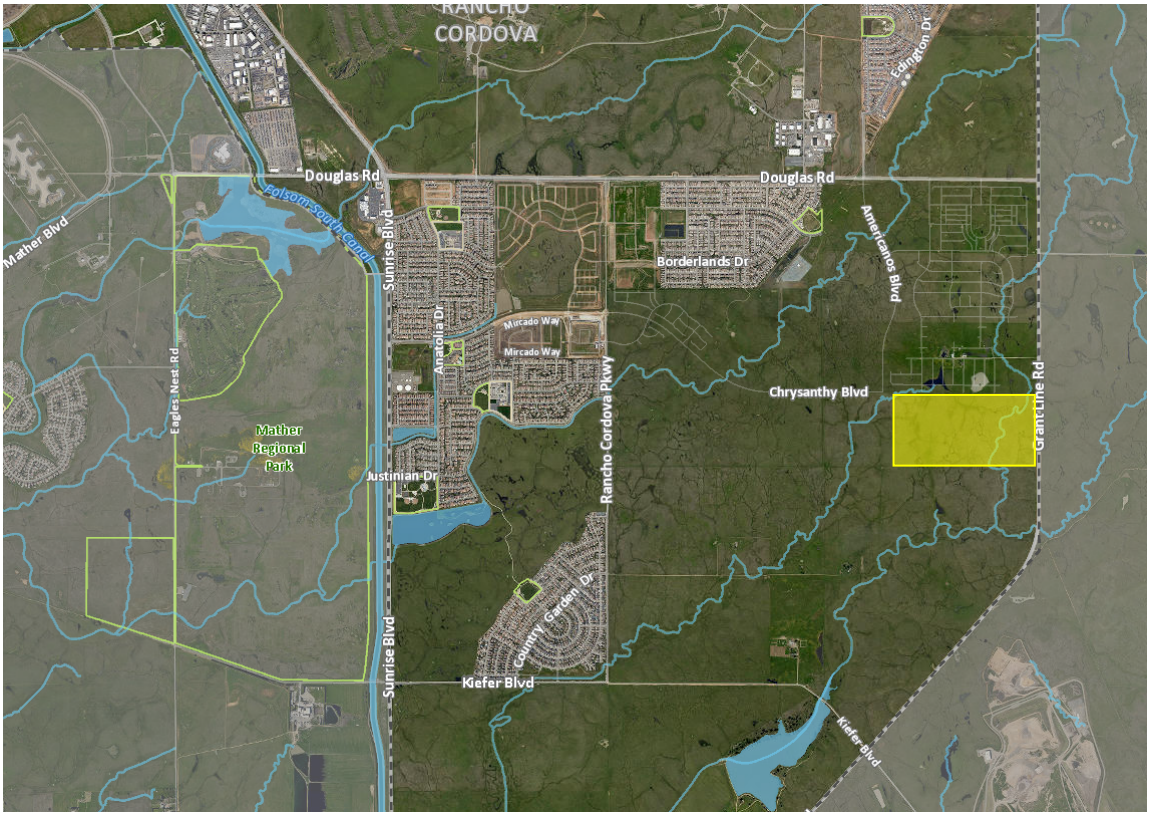
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Pradera Ranch Design Review Amendment to add four additional floor plans.

BACKGROUND

Pradera Ranch, also known as Grantline 220, is within the existing Suncreek Specific Plan and is located west of Grant Line Road approximately one mile south of Douglas Road just east of The Ranch SPA and just below the Arista Del Sol property as shown is **Figure 1: Pradera Ranch Project Location**. The applicant, Lennar Homes of CA, is requesting an amendment to the approved Design Review to add four additional house floor plans.

Figure 1: Pradera Ranch Project Location



ANALYSIS

GENERAL PLAN

The project site is located within the Suncreek Specific Plan (SCSP) with a Low Density Residential (LDR) designation (2.1-6.0 DU/AC) and Medium Density Residential (MDR) designation (6.1-18 DU/AC). The LDR designation is typically characterized by single-family detached homes and the MDR designation is generally characterized by small lot, single-family detached or attached homes. The Design Review Amendment is to an approved residential subdivision proposing single-family detached homes.

ZONING CODE

The subject property is zoned RD-5 and RD-7 within the SCSP. This zoning designation allows for single-family housing with density consistent with the LDR and MDR designation of the General Plan. The proposed Design Review Amendment does not change the approved density range or any other required development standards for the previously approved Design Review.

DESIGN REVIEW AMENDMENT

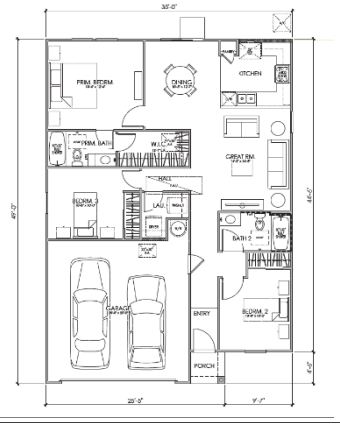
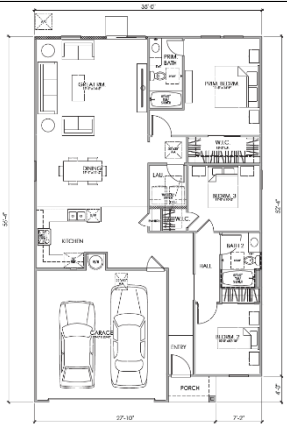
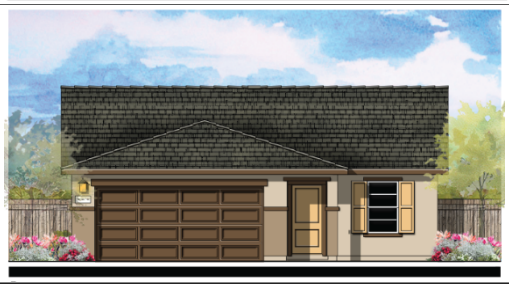
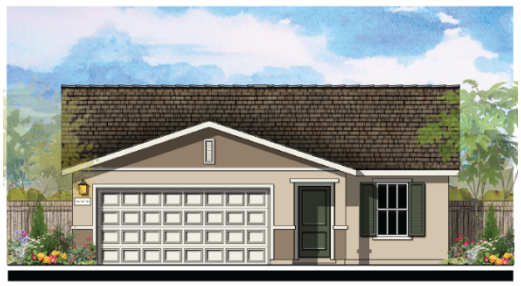
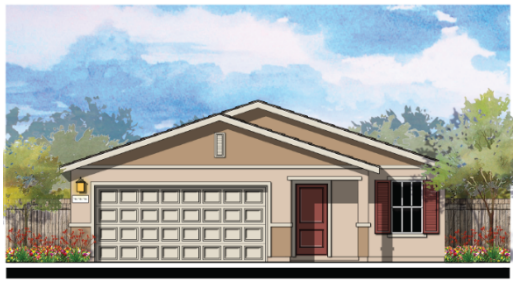
In July 2022, the Pradera Ranch Major Design Review was approved for five collections comprised of 19 floor plans. The approved Design Review included the following:

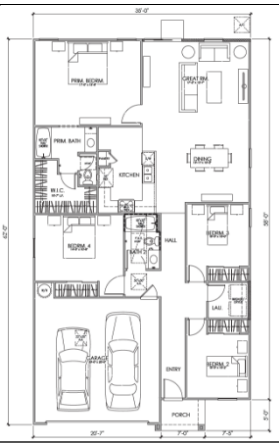
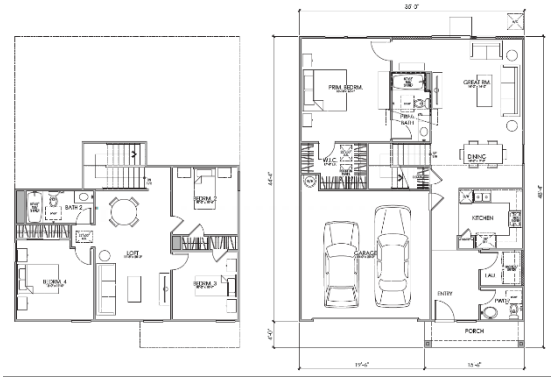
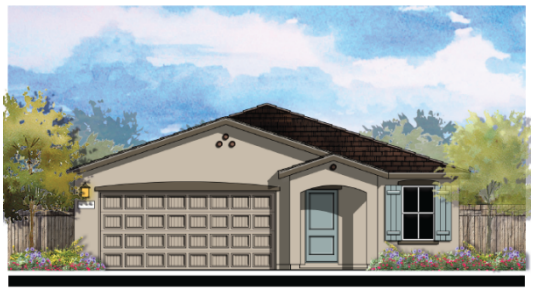
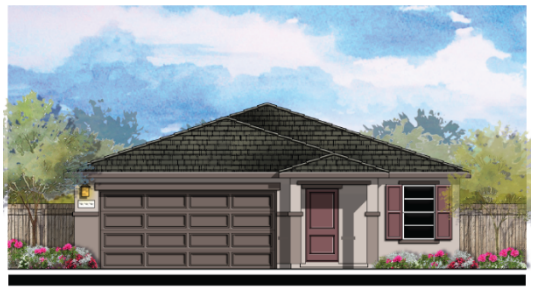
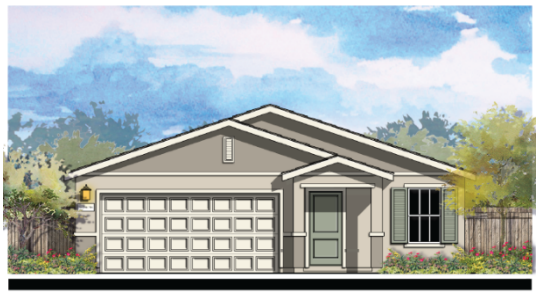
- Verdant II – The Verdant II collection is planned for the smaller home sites (45'x105') in Villages 1, 2, 3, and 6. They are designed to accommodate four distinct home plans ranging in size from 1,587 to 2,536 square feet.
- Viridian II – The Viridian II collection is planned for similar size home sites as Verdant II but in Villages 1 and 5. The Viridian II collection is designed to accommodate four distinct home plans ranging in size from 1,603 to 2,617 square feet.
- Jade – The Jade collection is planned for larger home sites in Villages 1 (55'x105 portion), 3 (50'x105' portion), and 6 (50'x105' portion). The Jade collection is designed to accommodate four distinct home plans ranging in size from 1,994 to 3,033 square feet.
- Celedon – The Celedon collection is planned for Villages 1 (50'/55'x105 portion), 2 (55'x105 portion) and 3 (50'x105' portion). The Celedon collection is designed to accommodate four distinct home plans ranging in size from 1,772 to 2,971 square feet.
- Midori – The Midori collection is planned for the largest home sites in Villages 3, 4, and 6 (60'x105' portion). The Midori collection is designed to accommodate three distinct home plans ranging in size from 2,510 to 3,312 square feet.

The Pradera Ranch development is comprised of many architectural styles, including Spanish, Ranch, Traditional, Mediterranean, Italian, Farmhouse, Prairie, and French. Each floor plan is available in three architectural styles. The approved designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Color schemes include colors for body, fascia, trim, front door, garage door, and other accent colors.

The proposed amendment includes four additional floor plans, as shown in **Figure 2: Pradera Ranch Additional Floor Plans (Olive Grove)**. The additional floor plans introduce smaller home products to better respond to market conditions and introduce more housing opportunities for first-time buyers. The homes range in size from 1,228 square feet to 1,900 square feet with the smallest floor plans at 1-story and the largest plan at 2-stories. Three architectural styles (Spanish, Prairie, and Cottage) are proposed for the new plans. All house floor plans, including the additional four new floor plans, and elevations (front, side, rear elevations) for each floor plan are shown in the attached Design Review Booklet (Attachment 2)

Figure 2: Pradera Ranch Additional Floor Plans (Olive Grove)

	Additional Plan 1 (1,228 SF)	Additional Plan 2 (1,494 SF)
Floor Plan		
Spanish		
Prairie		
Cottage		

	Additional Plan 3 (1,691 SF)	Additional Plan 4 (1,900 SF)
Floor Plan		
Spanish		
Prairie		
Cottage		

The proposed designs adhere to the City's Design Guidelines in the following ways:

- All proposed home products provide one living/family/community living room at the front of the home facing the street.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.

- Varied roof lines between each collection.
- A minimum of one floor plan in each collection is single-story.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- Façade materials are wrapped a minimum distance of 4 feet along the side yard elevations.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.

Approval of the Design Review Amendment, subject to the Design Review Booklet (Attachment 2) and the Conditions of Approval (Attachment 3 and Attachment 4) must be in compliance with the City's Design Guidelines. Supportive evidence for approval is shown in Attachment 1.

FISCAL IMPACT

Approval of the Design Review Amendment for additional floor plan designs of production homes within Pradera Ranch will benefit the City and the community by providing direct contributions to funds needed for public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

RECOMMENDED MOTIONS

Staff recommends the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15182(C), Residential Projects Implementing Specific Plans and adopt the Resolution approving the Pradera Ranch Design Review Amendment, subject to the findings contained in the attached Resolution and Conditions of Approval.

ATTACHMENT(S)

1. Resolution
2. Design Review Booklet – Exhibit A to the Resolution
3. Conditions of Approval – Exhibit B to the Resolution
4. Pradera Ranch (PLND-0222-0028) Conditions of Approval – Exhibit C to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA APPROVING A DESIGN REVIEW AMENDMENT FOR PRADERA RANCH PROJECT NO. PLND-0923-0079

WHEREAS, Lennar Homes of CA, LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review Amendment for Pradera Ranch located in the Grantline 220 subdivision, Parcel Number: 067-0040-010-000; and

WHEREAS, the Applicant is proposing four additional house floor plans to the previously approved Design Review (PLND-0222-0028, Approved July 18, 2022); and

WHEREAS, the submitted application is in compliance with applicable Citywide Design Guidelines; and

WHEREAS, the project site was previously analyzed as a part of the Suncreek Specific Plan Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, on December 13, 2023, the Planning Commission held a properly noticed public hearing at which it received a report from City Staff regarding the design review amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Suncreek Specific Plan Environmental Impact Report.

    a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Implementing Specific Plan.

    Evidence: The proposed project has been analyzed as part of the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

2. Approve the Design Review Amendment, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B & Exhibit C) supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

a) **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The project site is located within the Suncreek Specific Plan (SCSP) with a Low Density Residential (LDR) designation (2.1-6.0 DU/AC) and Medium Density Residential (MDR) designation (6.1-18 DU/AC). The LDR designation is typically characterized by single-family detached homes and the MDR designation is generally characterized by small lot, single-family detached or attached homes. The Design Review Amendment is to an approved residential subdivision proposing single-family detached homes. The subject property is zoned RD-5 and RD-7 within the SCSP. This zoning designation allows for single-family housing with density consistent with the LDR and MDR designation of the General Plan. The proposed Design Review Amendment does not change the approved density range or any other required development standards for the previously approved Design Review.

The proposed designs adhere to the City's Design Guidelines in the following ways:

- All proposed home products provide one living/family/community living room at the front of the home facing the street.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Varied roof lines between each collection.
- A minimum of one floor plan in each collection is single-story.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- Façade materials are wrapped a minimum distance of 4 feet along the side yard elevations.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.

b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed amendment includes four additional floor plans that introduce smaller home products to better respond to market conditions and introduce more housing opportunities for first-time buyers. The homes range in size from 1,228 square feet to 1,900 square feet with the smallest floor plans at 1-story and the largest plan at 2-stories. Three architectural styles (Spanish, Prairie, and Cottage) are proposed for the new plans. The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement

anticipated future construction in the area. Conditions of Approval (Attachment 3, Exhibit B & Attachment 4, Exhibit C) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with the approved Pradera Ranch Design Review and other surrounding communities such as North Douglas, Douglas 98, Sunridge Park, and Grantline 208. The four additional floor plans range in size from 1,228 square feet to 1,900 square feet with the smallest floor plans at 1-story and the largest plan at 2-story. Three architectural styles (Spanish, Prairie, and Cottage) are proposed for the new plans that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review Amendment action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review Amendment approval will not impede any of the approved transportation modes.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of December, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Leroy Tripette, Chair

ATTEST:

_____
Kelly Whitman, Planning Commission Clerk

PRADERA RANCH

RANCHO CORDOVA, CA

VERDANT II _ UNIT 1,2 & 6

VIRIDIAN II _ UNIT 1 & 5

JADE _ UNIT 1,3 & 6

CELEDON _ UNIT 1,2 & 3

MIDORI _ UNIT 3, 4 & 6

OLIVE GROVE _ UNIT 3 & 6

LENNAR®

12.05.2023

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

PRADERA RANCH

RANCHO CORDOVA, CA

VERDANT II
UNIT 1,2 & 6
45x105

#21117

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L1.2	Landscape Notes
L2.1	Typical Irrigation Schematic
L2.2	Typical Irrigation Details

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#21117

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1& 5
45x105

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L1.2 Landscape Notes
L2.1 Typical Irrigation Schematic
L2.2 Typical Irrigation Details

EarthLine DESIGN GROUP

Landscape: Earthline Design Group

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PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

#21117

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L1.4	Typical Landscape Layouts RD-7 Lots
L1.5	Landscape Notes
L2.1	Typical Irrigation Schematic
L2.2	Typical Irrigation Details

LENNAR

Builder: Lennar homes
1025 Creekside Ridge Drive, suite 240
Roseville, Ca 95678

Contact: Pierre Martinez
Email: Pierre.martinez@Lennar.com
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EarthLine DESIGN GROUP

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

#21117

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PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

#21117

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PRADERA RANCH

RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

#21117

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SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

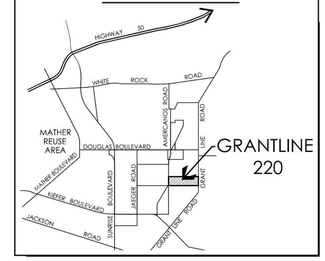
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

VERDANT II
VIRIDIAN II
JADE
CELEDON
MIDORI
OLIVE GROVE

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

CHRYSANTHY BOULEVARD

ARCTIC TERN CIRCLE
ARCTIC TERN WAY
WAX MYRTLE WAY
SURFBIRD WAY
ROSEFINCH COURT
ROSEFINCH WAY
HAWKFINCH CIRCLE
GREENSHANK CIRCLE
GREENSHANK WAY
SPOTTED WREN CIRCLE
SPOTTED WREN WAY
CYPRESS GROVE DRIVE
CROSSBILL WAY
LORIKEET WAY
GREY OWL WAY
DUCKHAWK CIRCLE
MACAW WAY
AMERICANOS BLVD
WHITE IBIS WAY
SNOWY OWL WAY
PATAGONIAN WAY
PARAKEET WAY
TOUCAN CIRCLE

NOT A PART

GRANTLINE ROAD

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

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PRADERA RANCH

RANCHO CORDOVA, CA

VERDANT II _ UNIT 1,2 & 6

LENNAR

12.05.2023
A-1

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

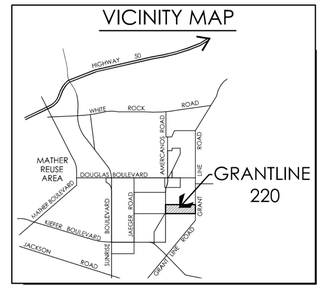
MAY 2022

VERDANT II

LEGEND

- FINAL MAP UNIT BOUNDARY
- ZONING = RD-5
- ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573



UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

ARCTIC TERN CIRCLE
ARCTIC TERN WAY
WAX MYRTLE WAY
SUREBIRD WAY
ROSEFINCH COURT
ROSEFINCH WAY
HAWKFINCH CIRCLE
DUCKHAWK CIRCLE
MACAW WAY
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PARAKEET WAY
CROSSBILL WAY
LORIKEET WAY
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GREY OWL WAY
NOT A PART
GRANTLINE ROAD

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'
SCALE: 1" = 100'

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"C" TRADITIONAL
PLAN 3C (2185C)

"B" RANCH
PLAN 1B (1579B)

"A" SPANISH
PLAN 4A (2528A)

"C" TRADITIONAL
PLAN 2C (1870C)

STREET SCENE

A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.

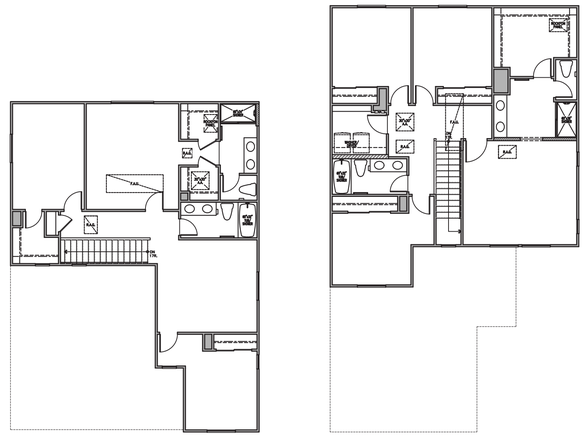
B- RANCH STYLE

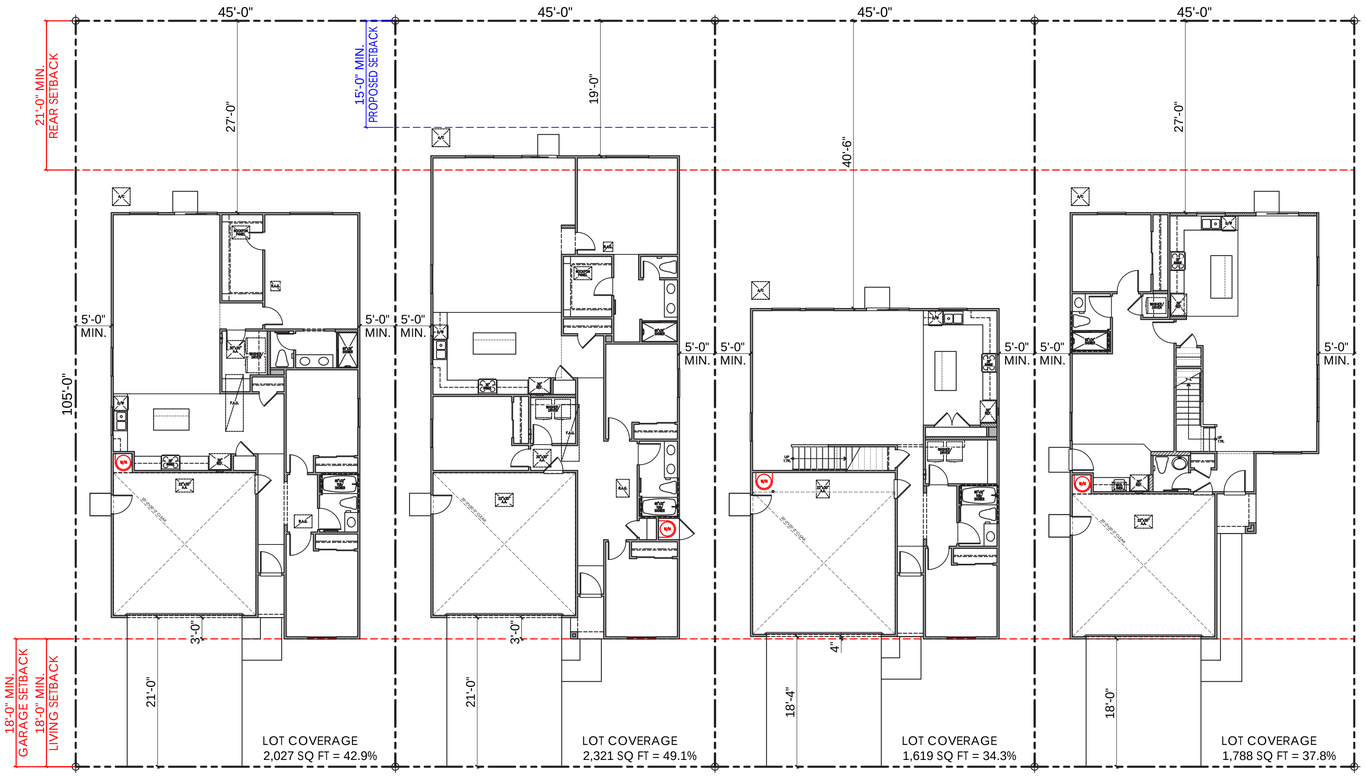
The Ranch style comes originally from rural settings indicative of the western US. The style is made up primarily of gable roof forms. A base wainscot and gable end with deeper ascent color. Window and door trim surrounds have extended head and sill trims.

C- TRADITIONAL STYLE

While the Traditional style is not indicative of any specific regional style oftime period, it is meant as an overarching theme made up of traditional details. A deep colored base wainscot anchors the elevation. Multi-pain windows and hip roofs round out the style.

ARCHITECTURAL INSPIRATIONS





PLAN 1A (1579)
OLD PLAN (1587)

PLAN 2A (1870)
OLD PLAN (1879)

PLAN 3A (2185)
OLD PLAN (2184)

PLAN 4A (2528)
OLD PLAN (2536)

TYPICAL PLOTTING

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-5

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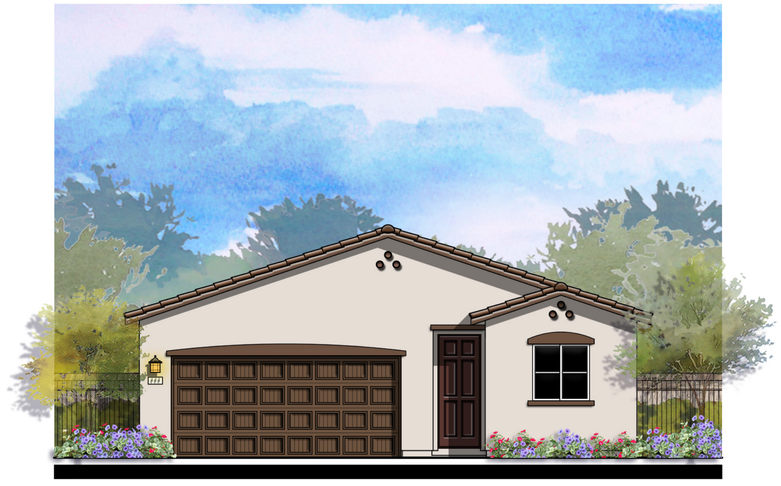
#21117



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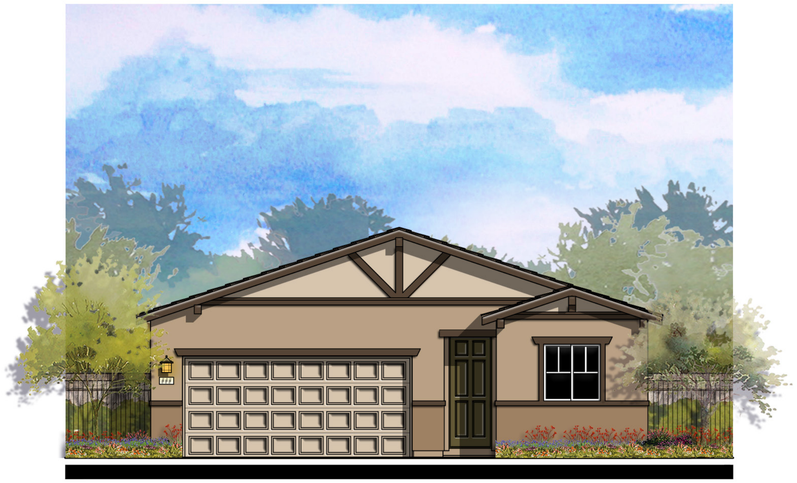

"B" RANCH

"C" TRADITIONAL

PLAN 1 (1579)

FRONT ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

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A-6

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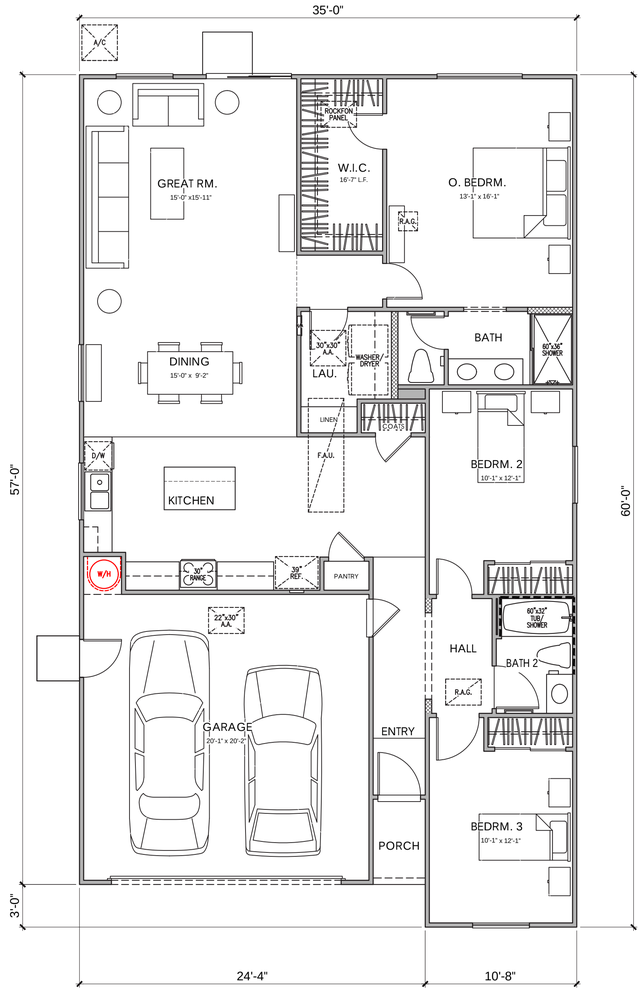

PLAN 1A (1579)

3 BEDROOM, 2 BATH FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,579 SQ. FT.
TOTAL DWELLING	1,579 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	426 SQ. FT.
PORCH 'A'	22 SQ. FT.
PORCH 'B'	22 SQ. FT.
PORCH 'C'	22 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-7

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#21117

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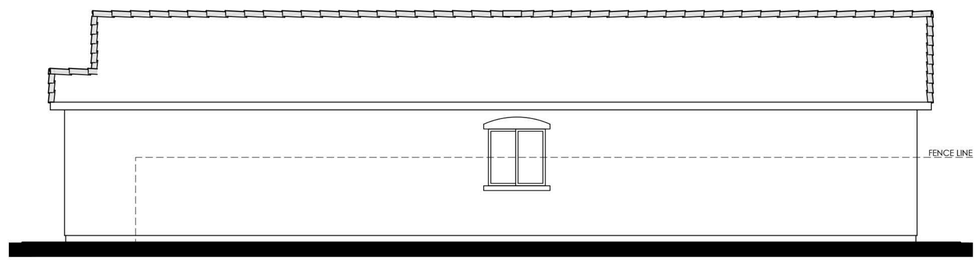
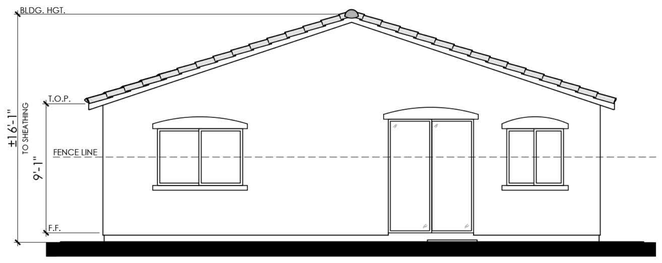
FRONT



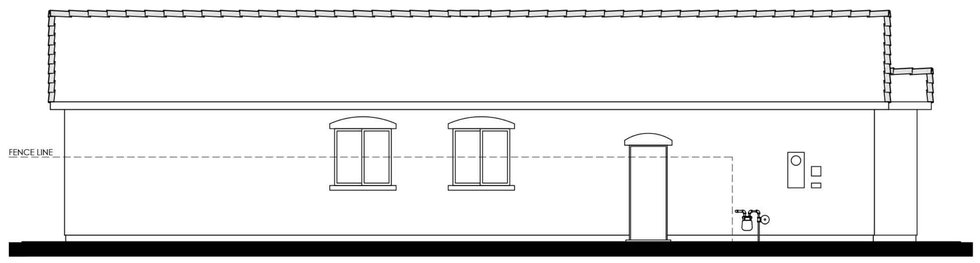
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1579)

SPANISH ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-8

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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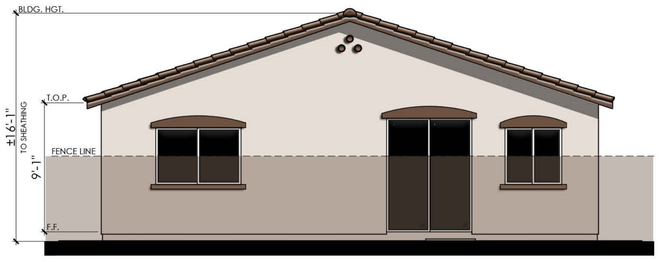
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (1579)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-9

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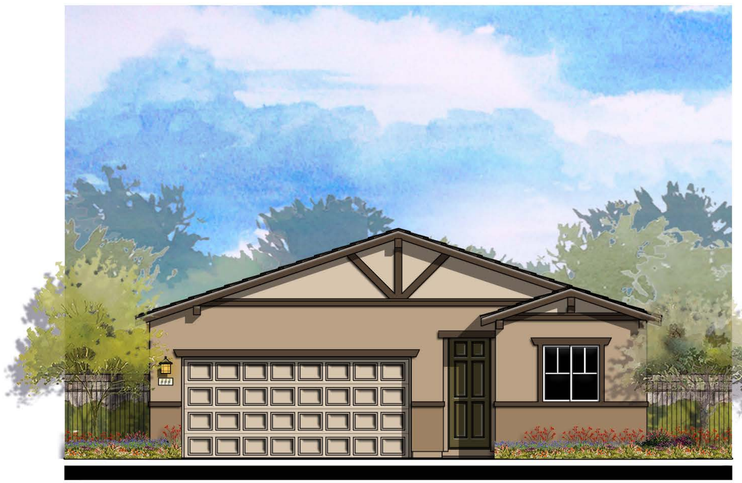

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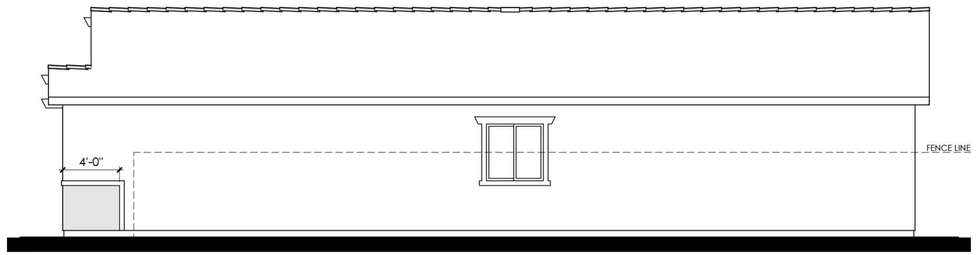
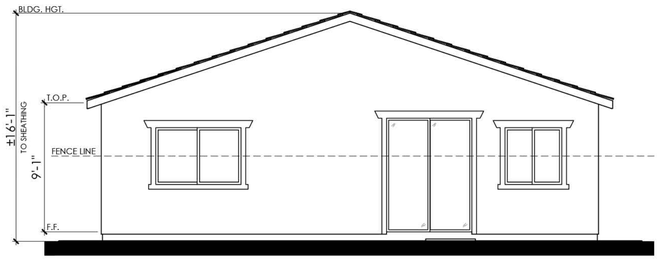
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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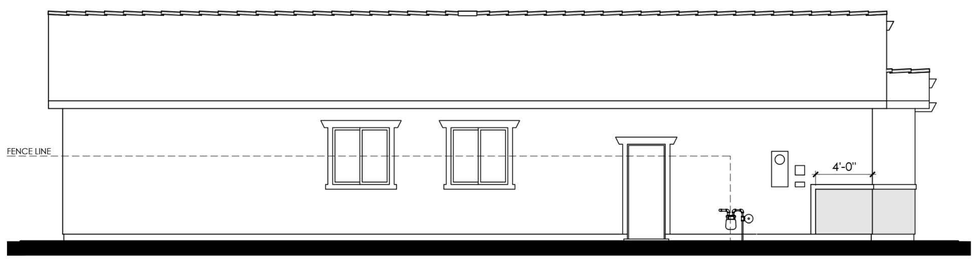


LEFT

COLOR SCHEME 4

PLAN 1B (1579)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

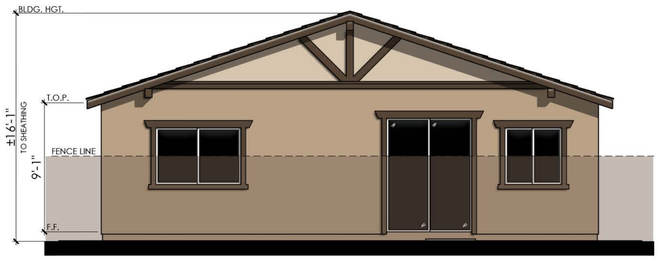
UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-10

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 4

PLAN 1B (1579)

RANCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-11

Kevin L. Crook Architect Inc
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#21117

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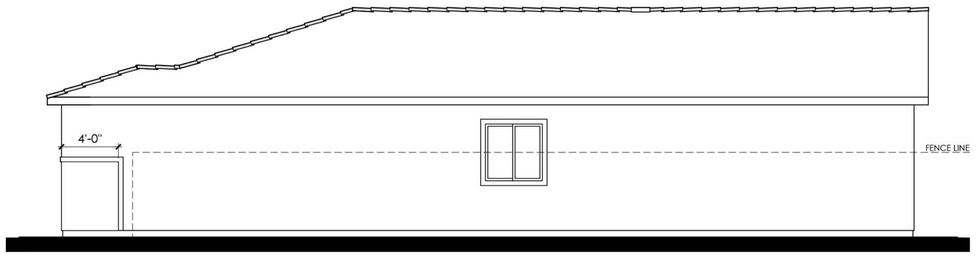
FRONT



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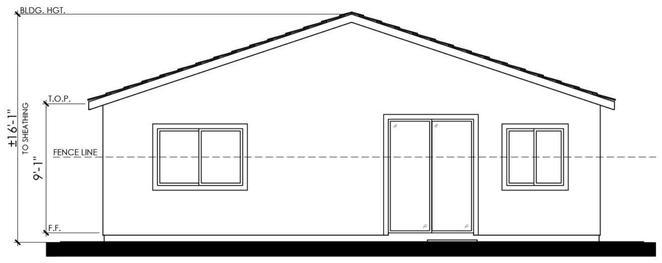
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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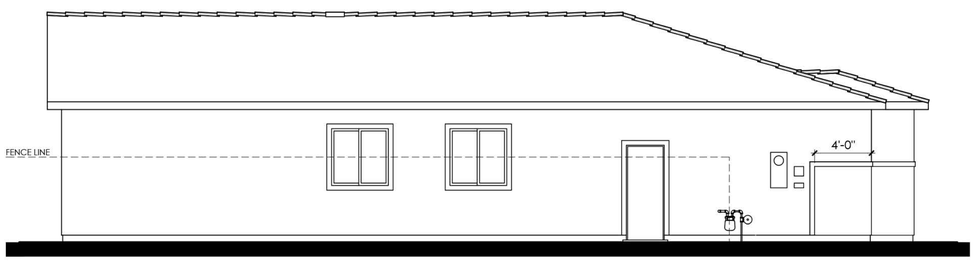

LEFT

COLOR SCHEME 7

PLAN 1C (1579)

TRADITIONAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-12

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO

REAR

COLOR SCHEME 7

PLAN 1C (1579)

TRADITIONAL ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

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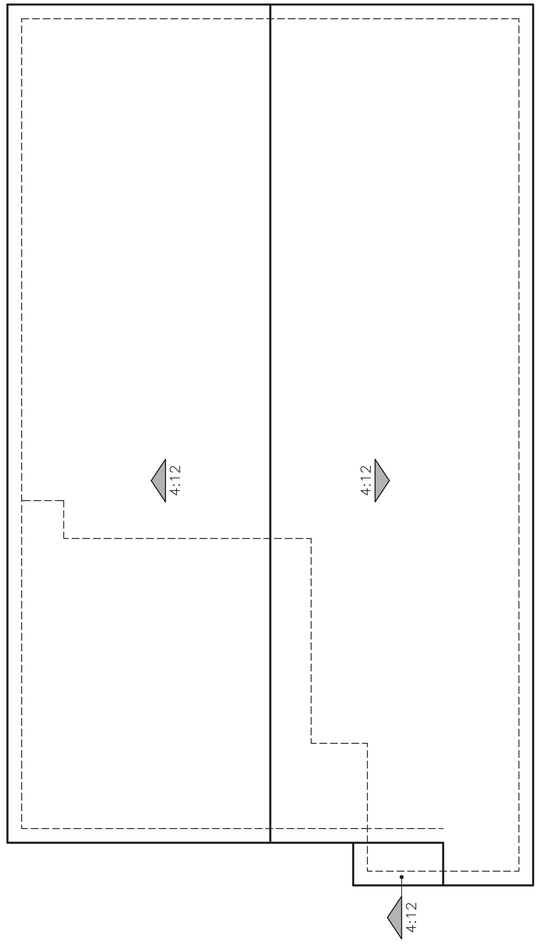
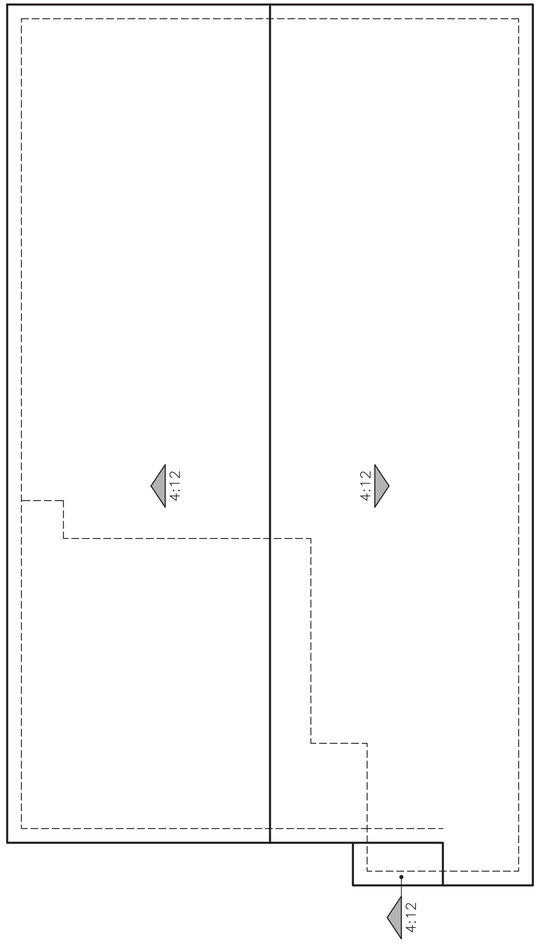
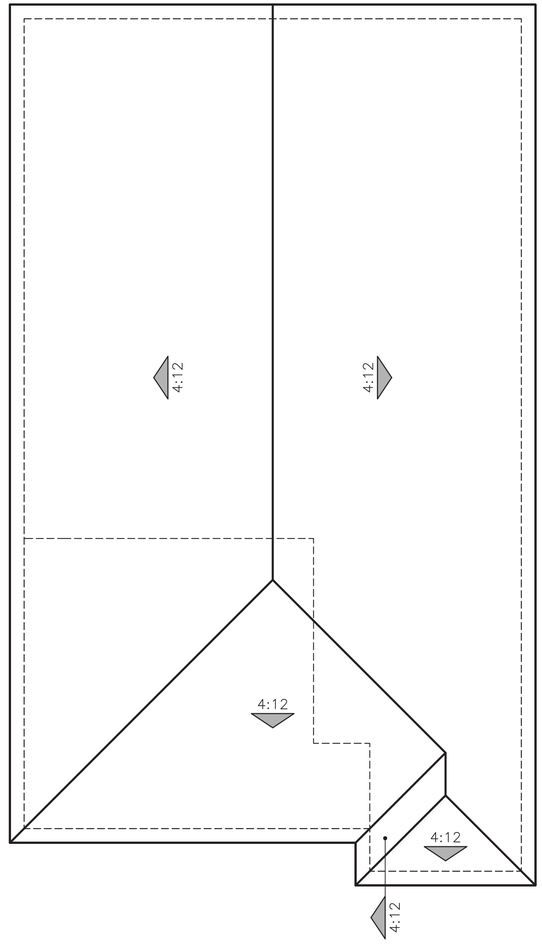


A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 1 (1579)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

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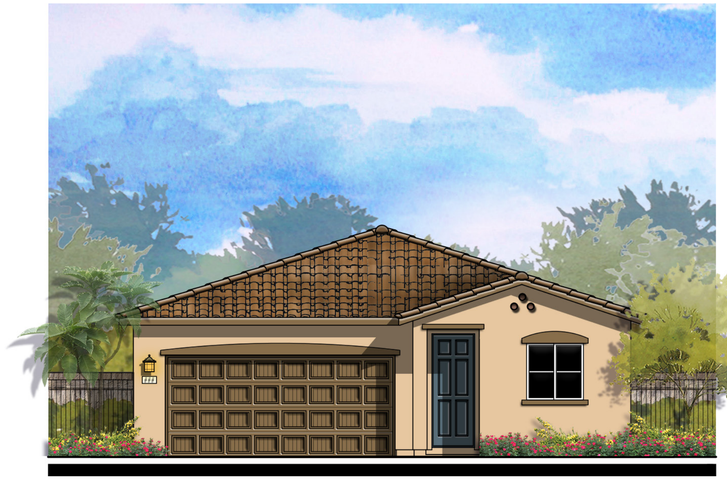
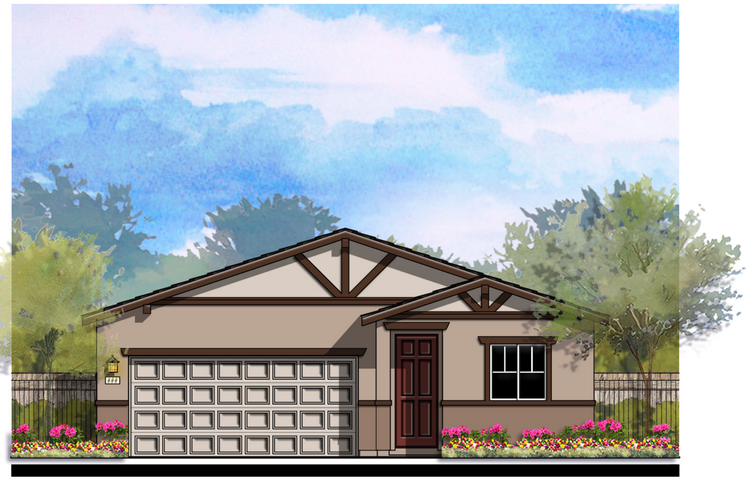


"A" SPANISH



"B" RANCH

"C" TRADITIONAL

PLAN 2 (1870)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
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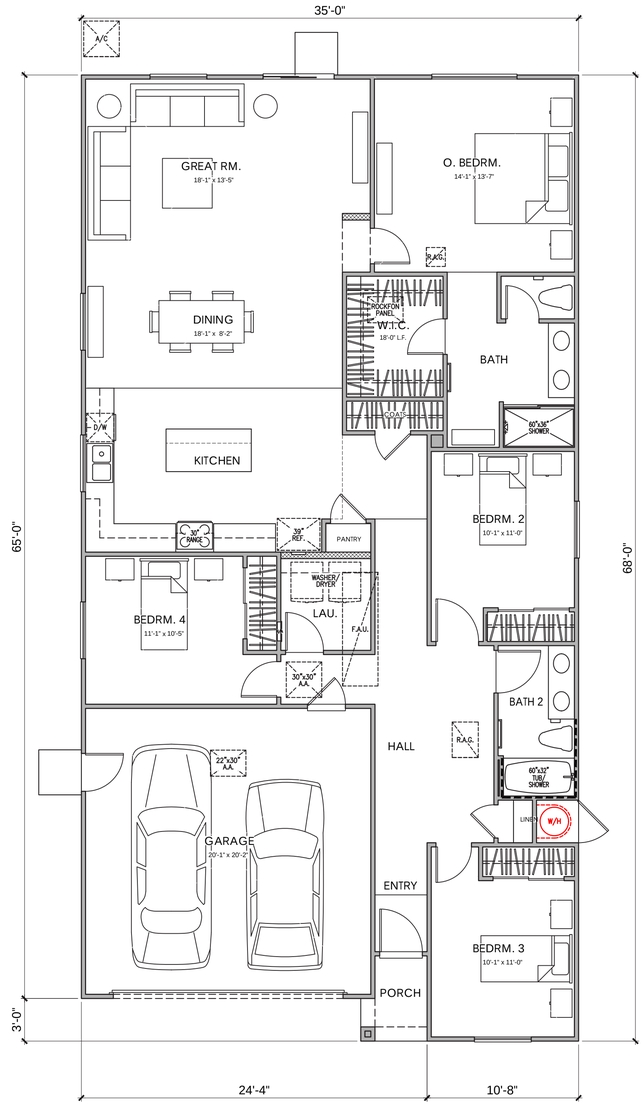
#21117



PLAN 2A (1870)

3 BEDROOM, 2 BATH
FLOOR PLAN

FIRST FLOOR AREA	1,870 SQ. FT.
TOTAL DWELLING	1,870 SQ. FT.
GARAGE	417 SQ. FT.
PORCH 'A'	25 SQ. FT.
PORCH 'B'	25 SQ. FT.
PORCH 'C'	25 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
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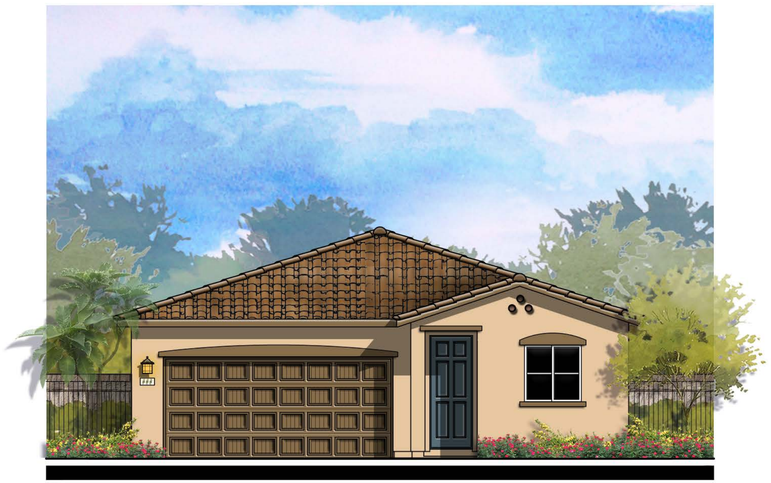
#21117



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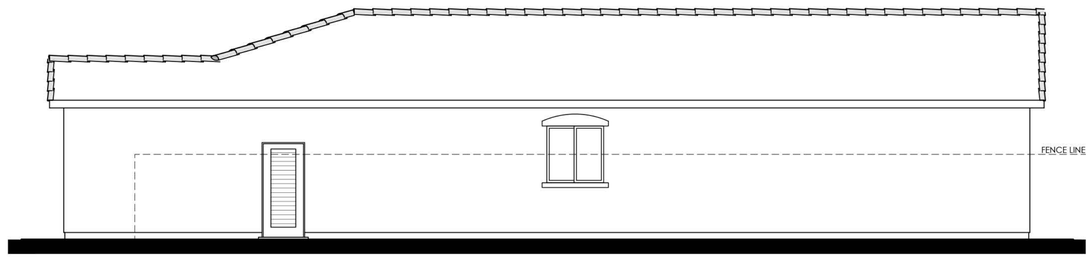
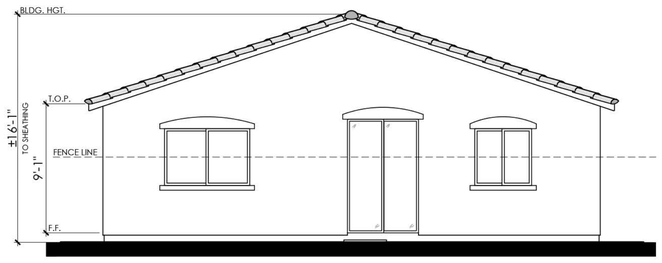
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



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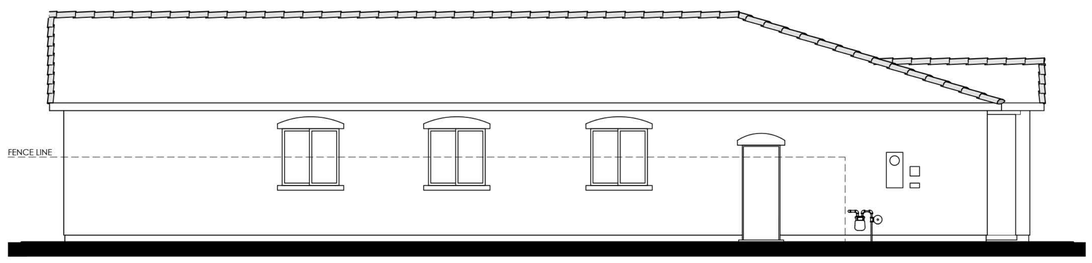

LEFT

COLOR SCHEME 2

PLAN 2A (1870)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-17

Kevin L. Crook Architect Inc
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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM

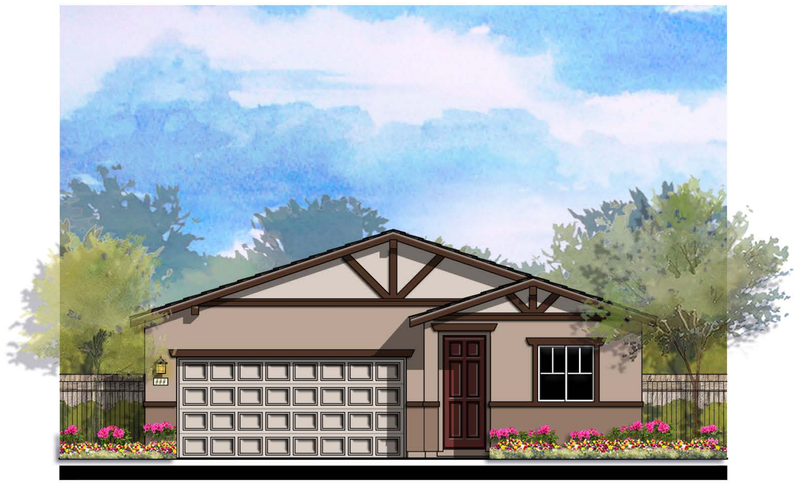
REAR

COLOR SCHEME 2

PLAN 2A (1870)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12



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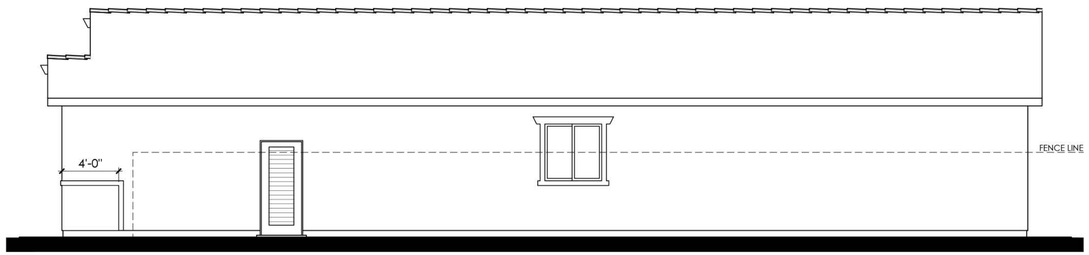
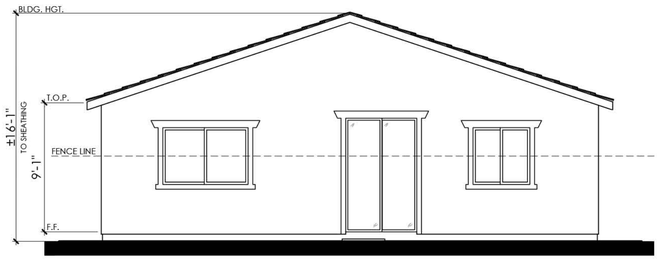
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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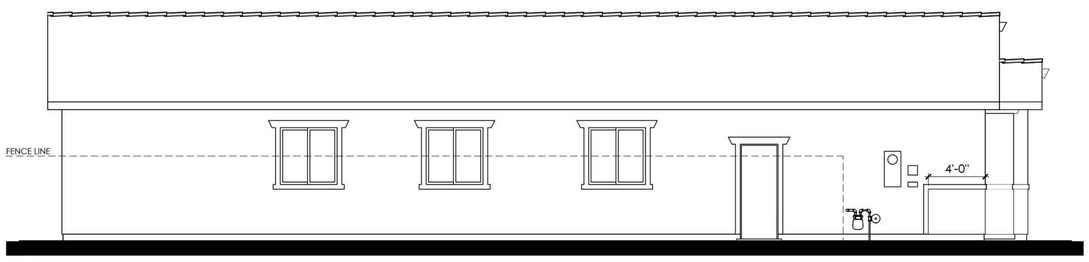

LEFT

COLOR SCHEME 5

PLAN 2B (1870)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-19

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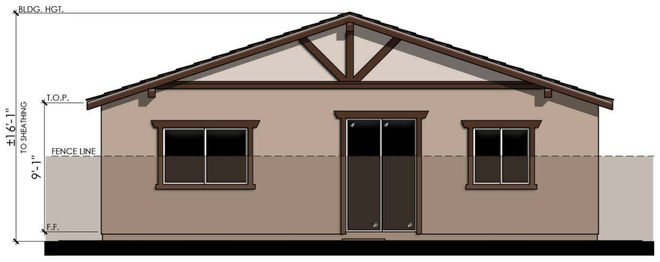
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 5

PLAN 2B (1870)

RANCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
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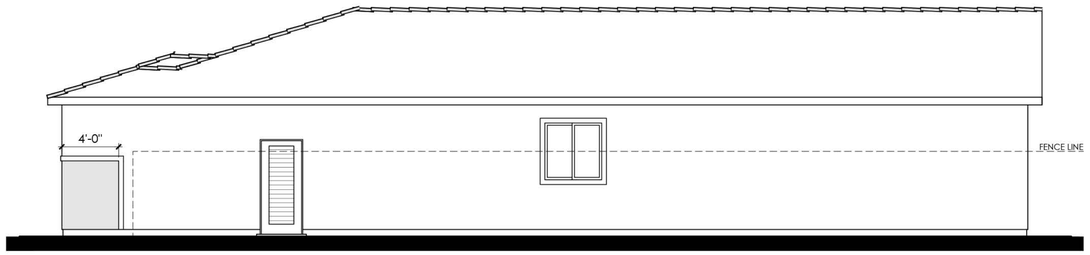
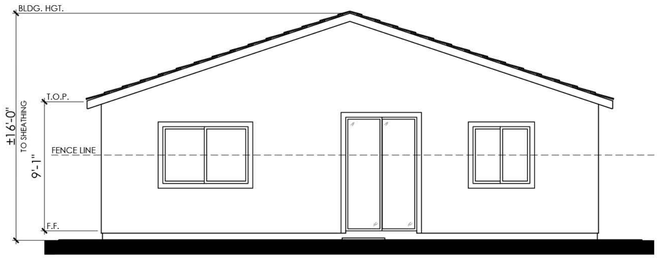
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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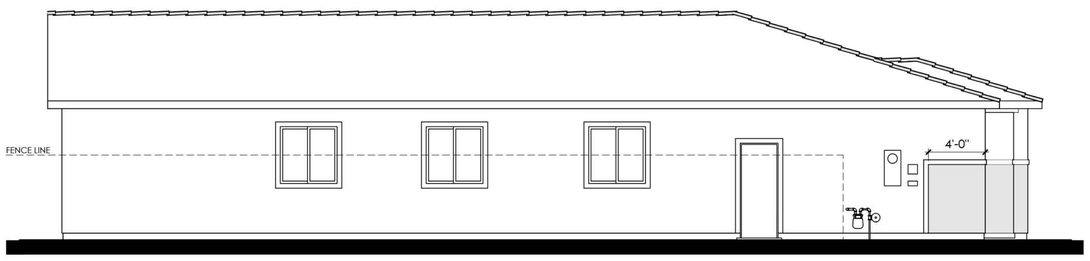


LEFT

COLOR SCHEME 8

PLAN 2C (1870)

TRADITIONAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

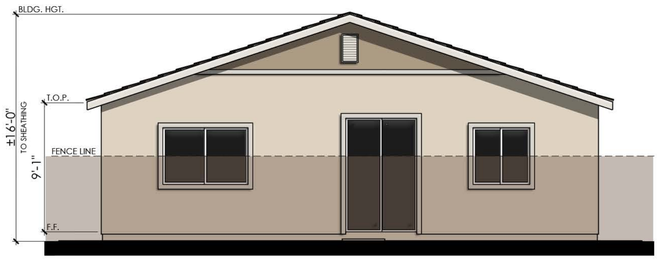
UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-21

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 8

PLAN 2C (1870)

TRADITIONAL ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-22

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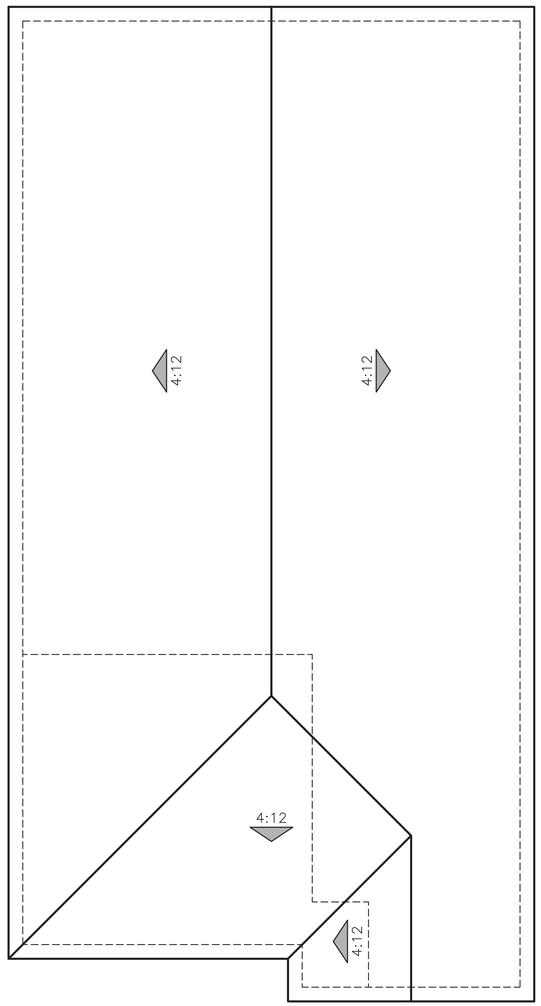
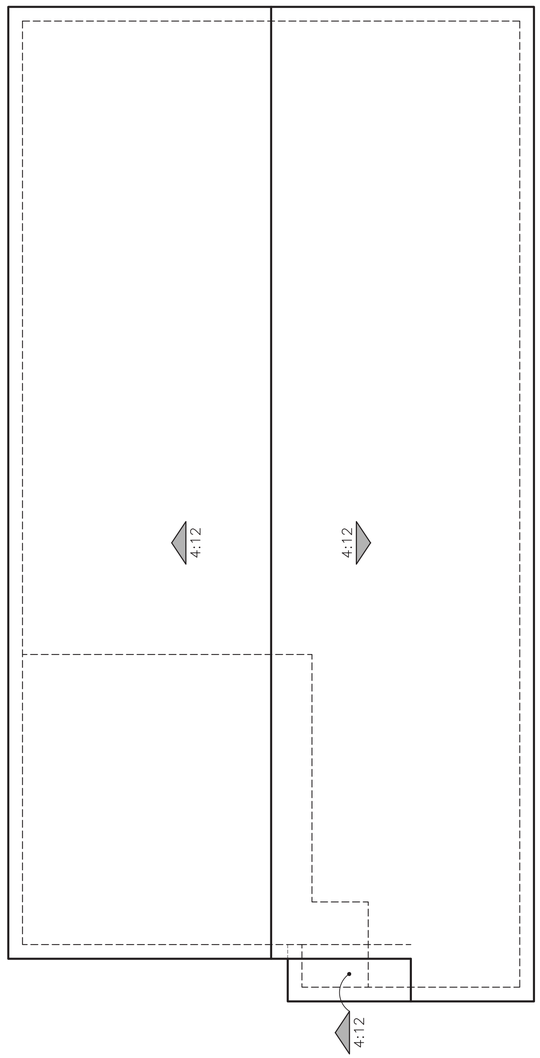
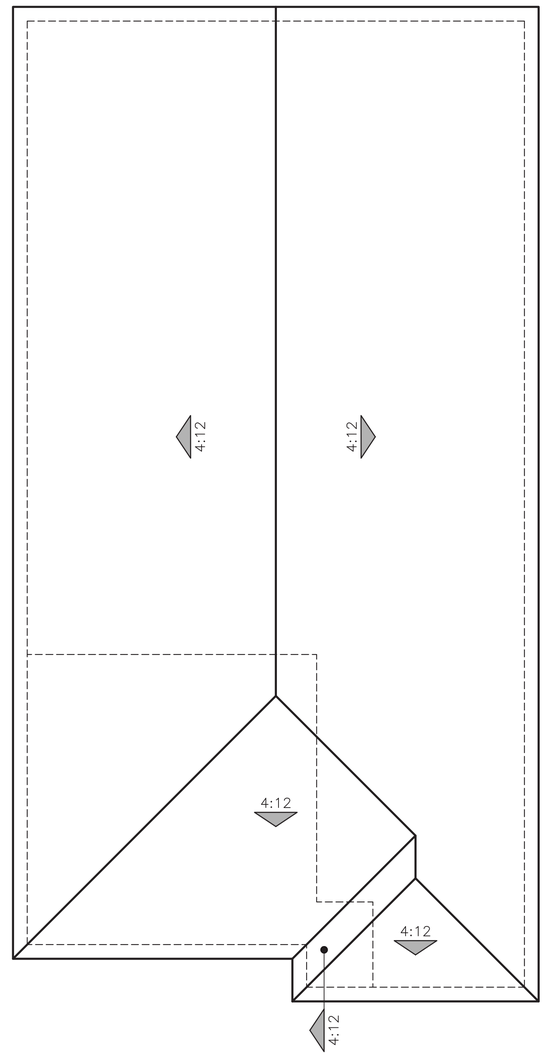


A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 2 (1870)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-23

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#21117

"A" SPANISH

"B" RANCH

"C" TRADITIONAL

PLAN 3 (2185)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-24

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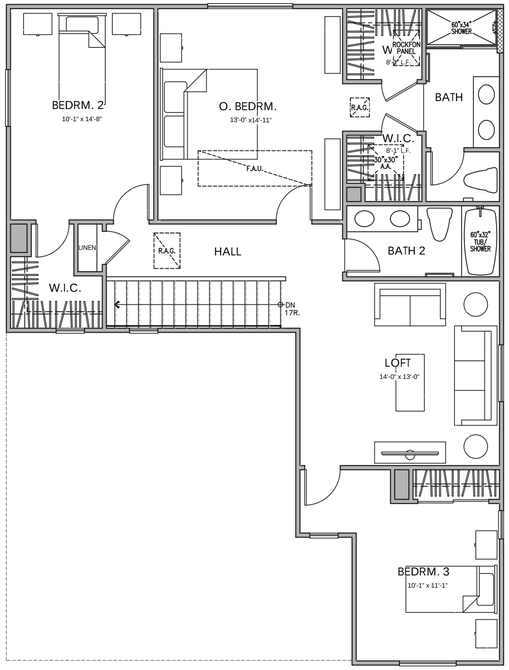
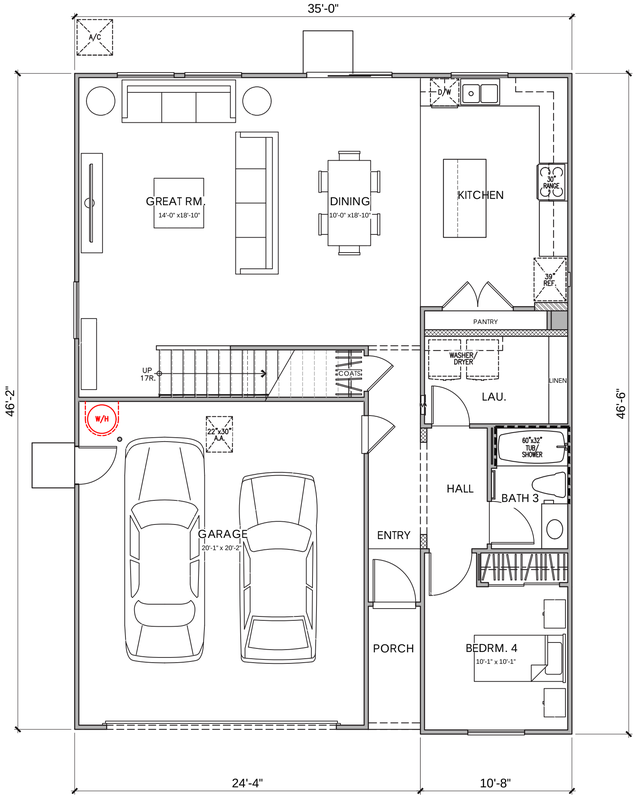


SECOND FLOOR



FIRST FLOOR

PLAN 3A (2185)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,115 SQ. FT.
SECOND FLOOR AREA	1,070 SQ. FT.
TOTAL DWELLING	2,185 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	473 SQ. FT.
PORCH 'A'	32 SQ. FT.
PORCH 'B'	32 SQ. FT.
PORCH 'C'	32 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-25

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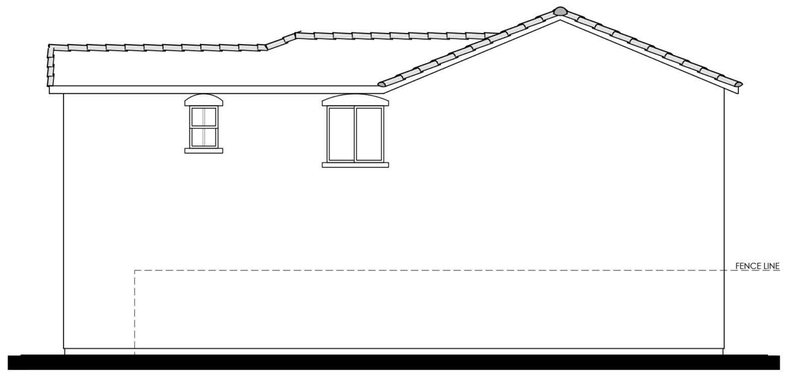
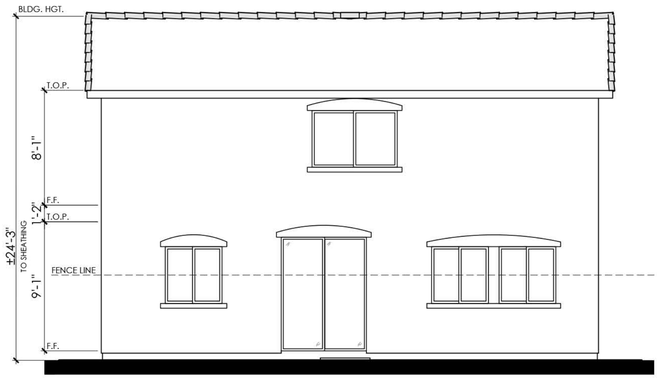
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



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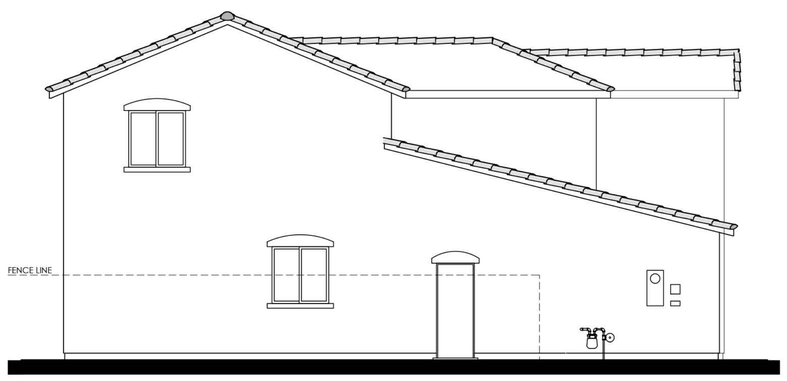


LEFT

COLOR SCHEME 3

PLAN 3A (2185)

SPANISH ELEVATIONS

0 2 4 8 12

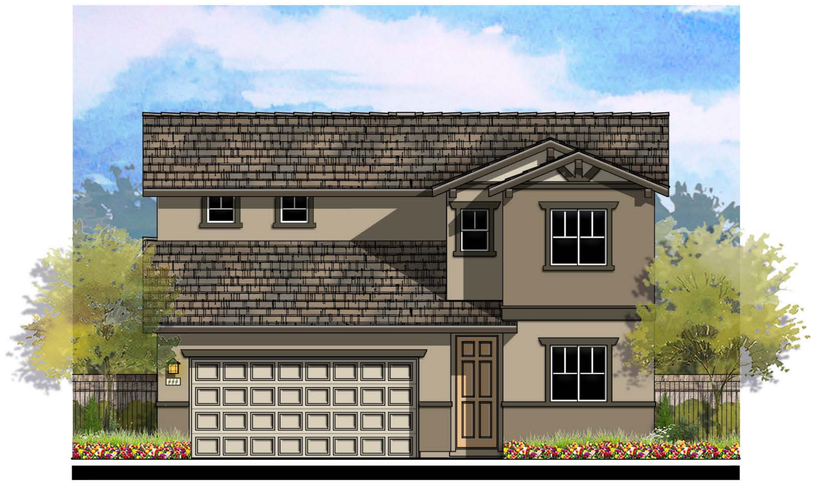
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

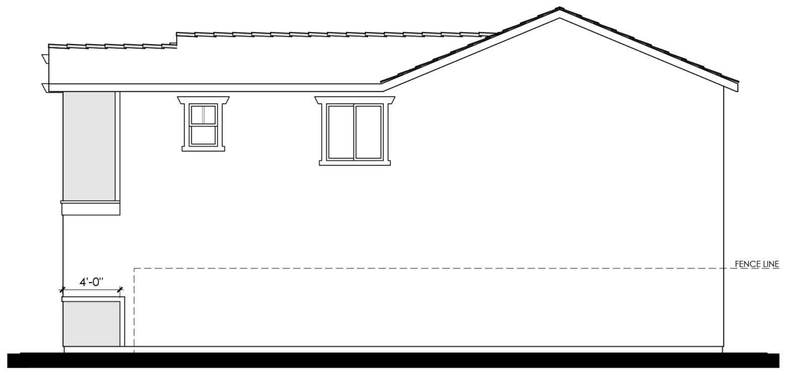
12.05.2023
A-26

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

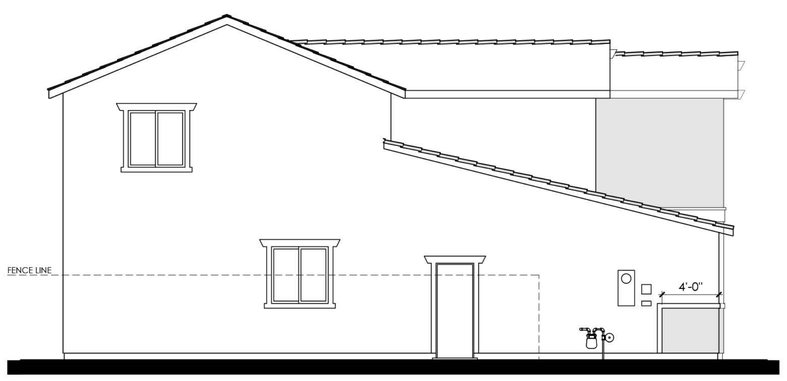


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO

REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2185)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-27

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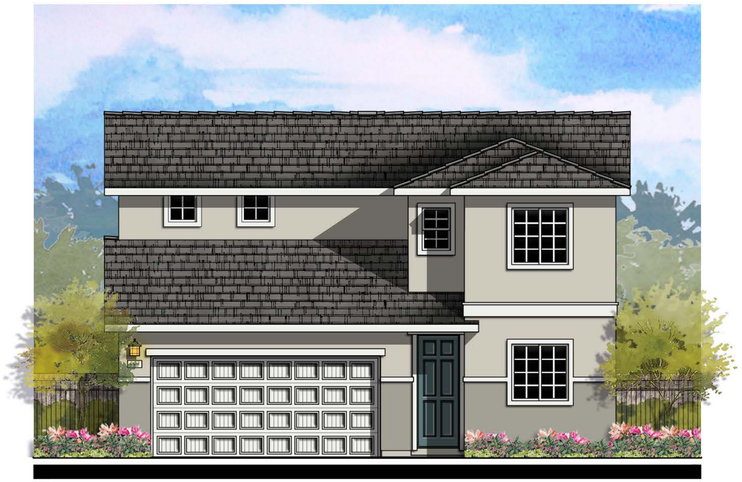

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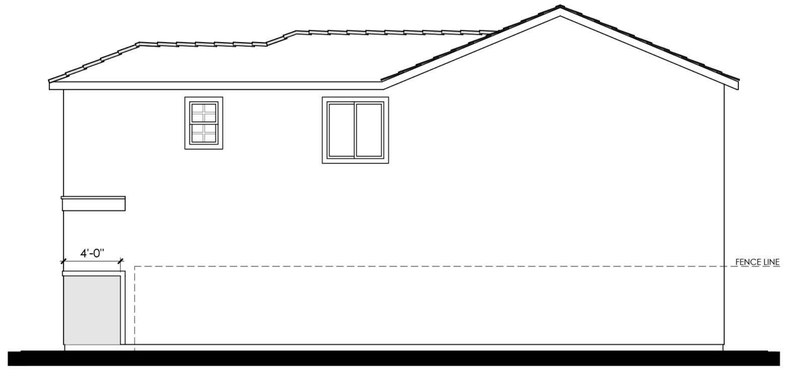
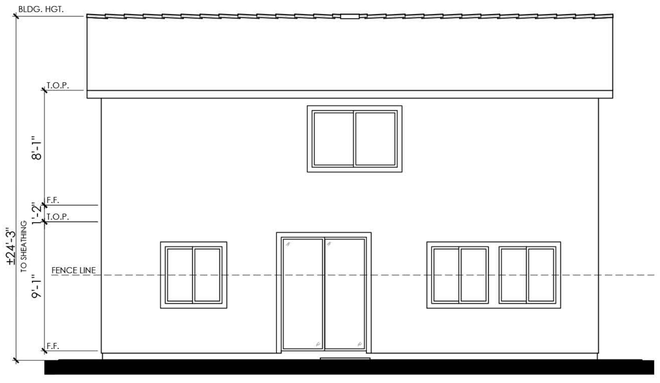
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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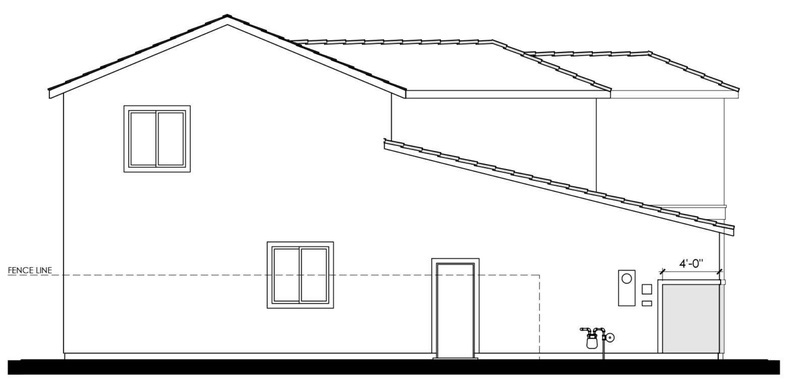

LEFT

COLOR SCHEME 9

PLAN 3C (2185)

TRADITIONAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-28

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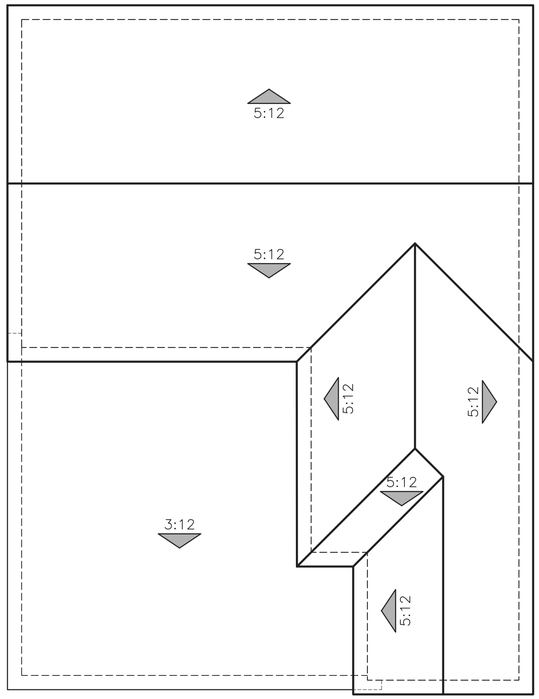
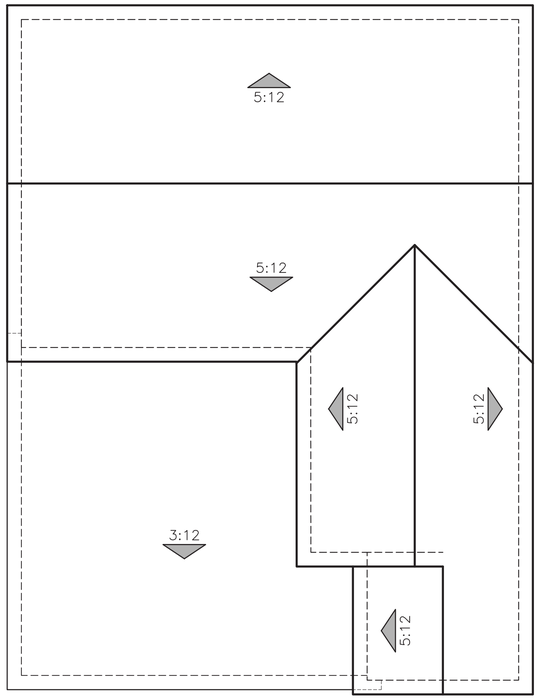
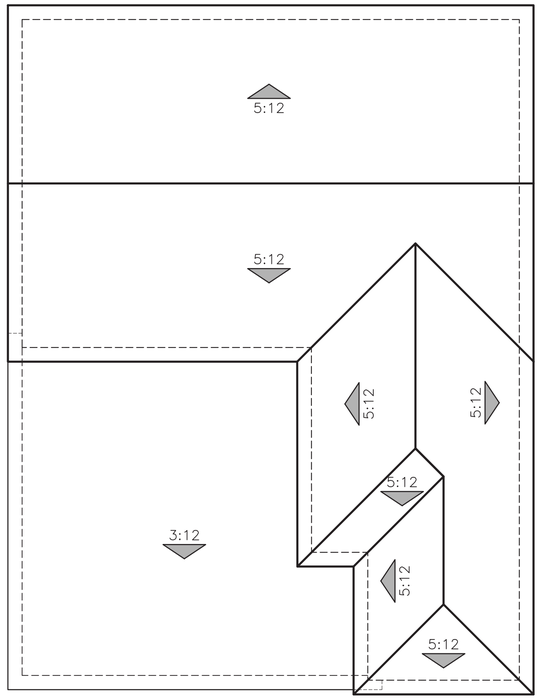


A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 3 (2185)
ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
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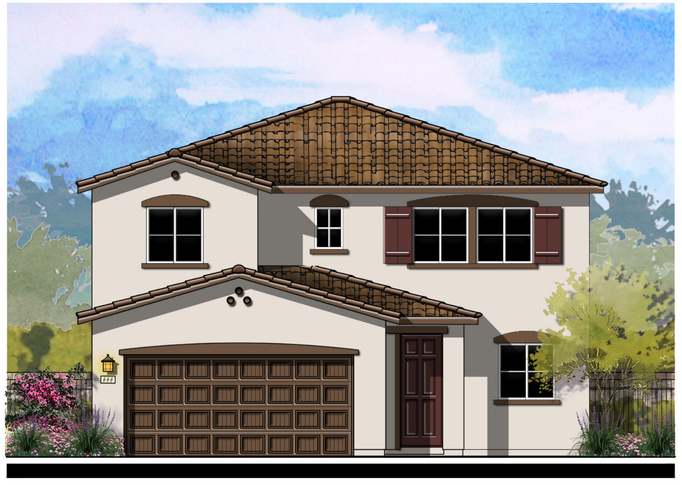
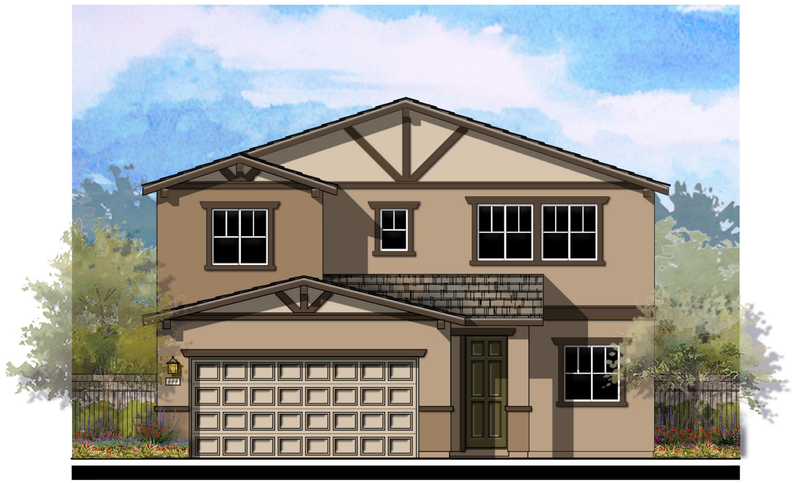
#21117



"A" SPANISH



"B" RANCH

"C" TRADITIONAL

PLAN 4 (2528)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-30

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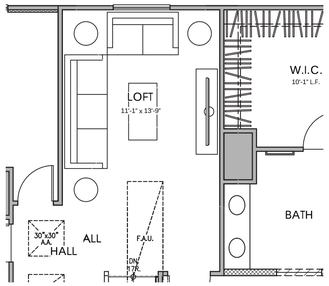
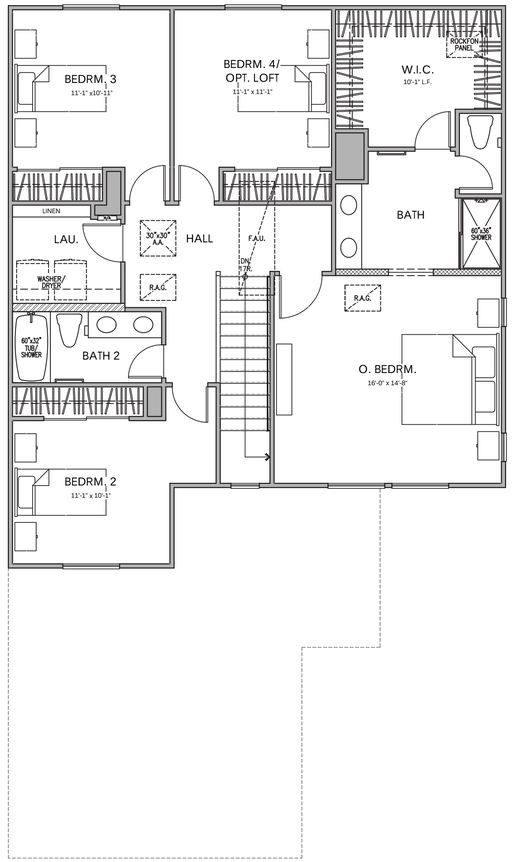
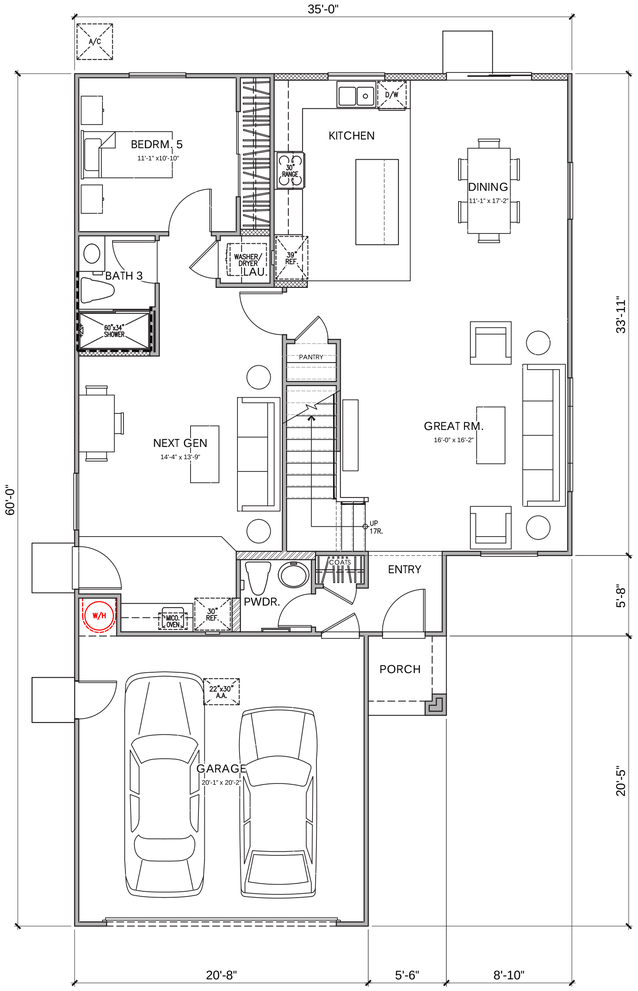
#21117



OPT. LOFT





SECOND FLOOR

FIRST FLOOR

PLAN 4A (2528)

5 BEDROOM, 3.5 BATH, NEXT GEN, OPT. LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,327 SQ. FT.
SECOND FLOOR AREA	1,201 SQ. FT.
TOTAL DWELLING	2,528 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH "A"	31 SQ. FT.
PORCH "B"	31 SQ. FT.
PORCH "C"	31 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-31

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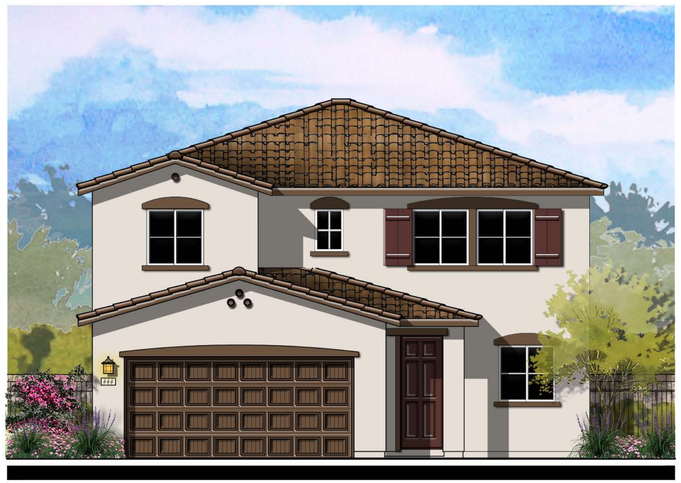
#21117



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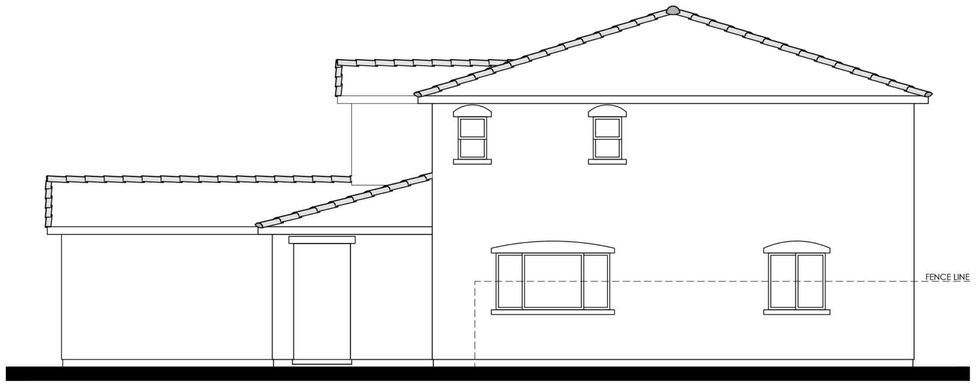
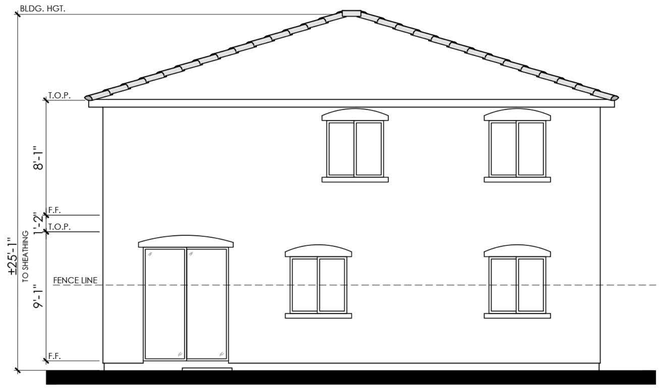
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

LEFT

COLOR SCHEME 1

PLAN 4A (2528)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-32

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM

COLOR SCHEME 1

PLAN 4A (2528)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

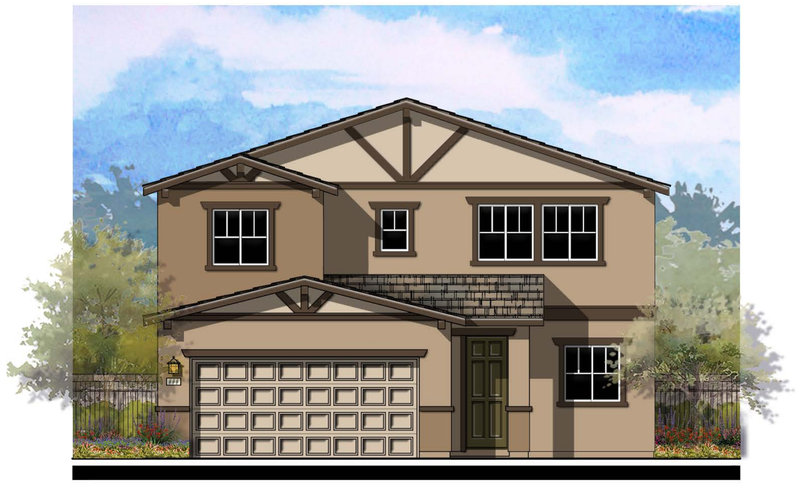
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-33

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



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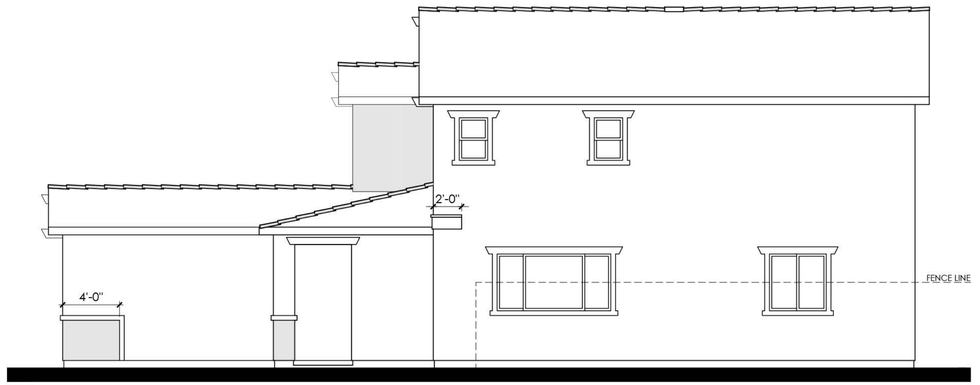
FRONT



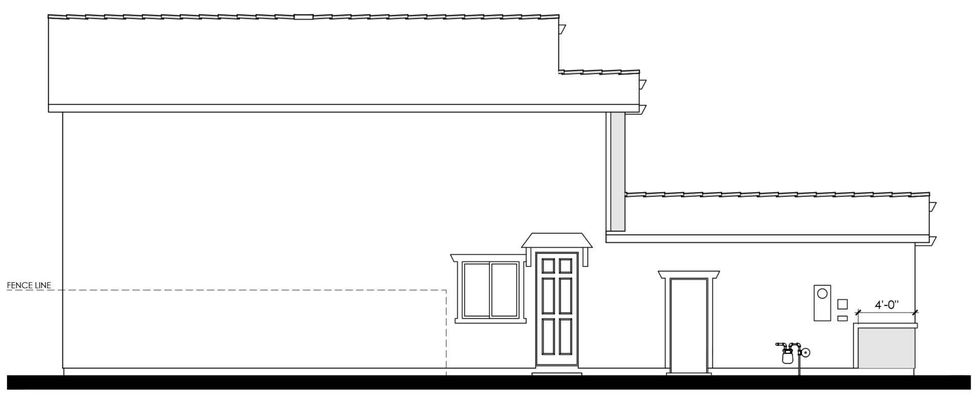
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO

Items shown dashed shall occur at lots requiring enhancements where side adjacent to street park or basin.

REAR



LEFT

COLOR SCHEME 4

PLAN 4B (2528)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

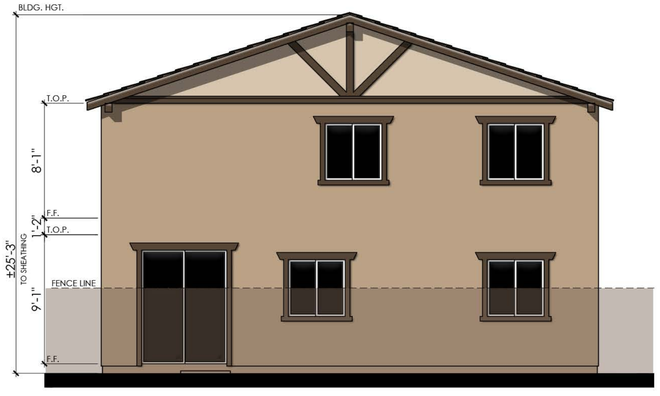
12.05.2023
A-34

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 4

PLAN 4B (2528)

RANCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-35

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#21117

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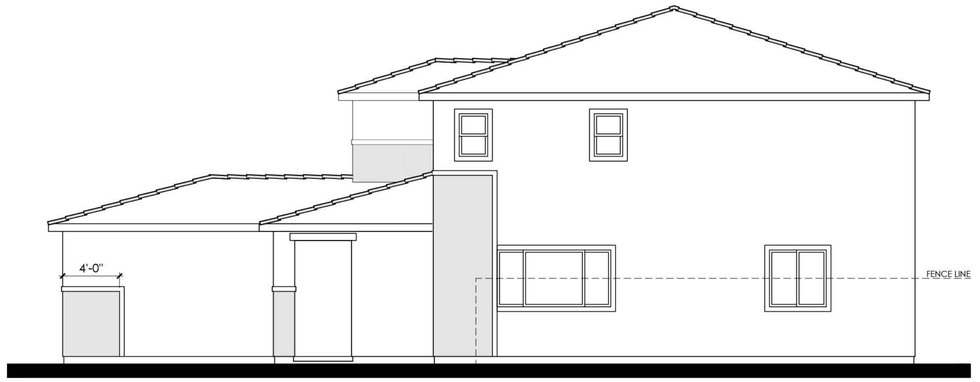
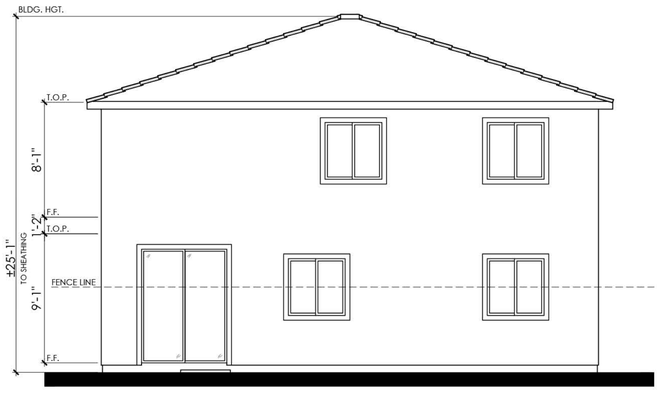
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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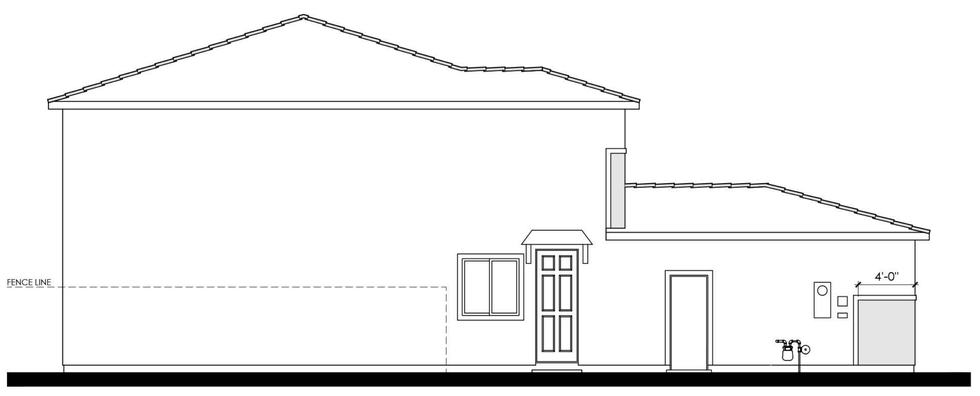

LEFT

COLOR SCHEME 7

PLAN 4C (2528)

TRADITIONAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-36

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO

COLOR SCHEME 7

PLAN 4C (2528)

TRADITIONAL ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2 & 6
VERDANT II
45x105

12.05.2023
A-37

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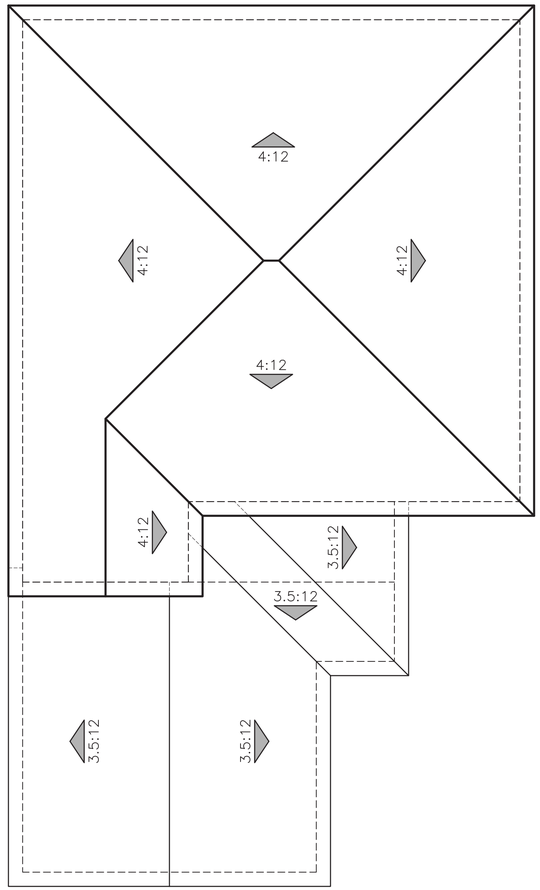
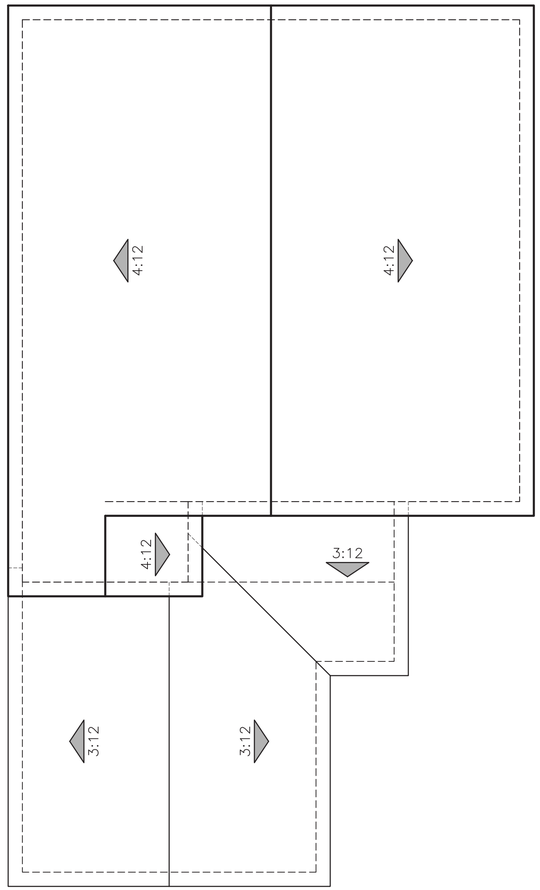
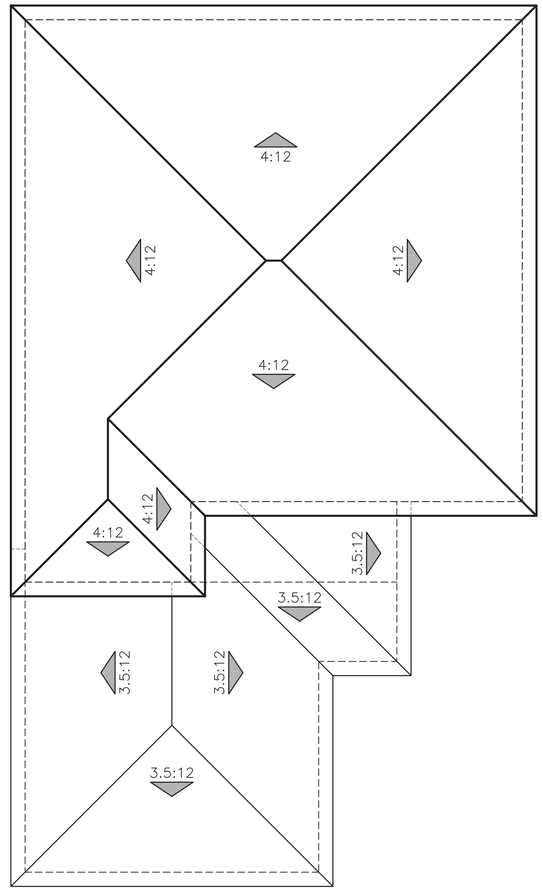
#21117



A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 4 (2528)

ROOF PLANS

0 2 4 8 12

VERDANT II AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117A
CREATED	1/27/2022
Client Rev	2/10/2022

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW6063 NICE WHITE	SW7687 AUGUST MOON	SW7518 BEACH HOUSE
FASCIA / TRIM / GARAGE DOOR	SW2807 RKWD MED BRWN	SW6110 STEADY BROWN	SW6089 GROUNDED
FRONT DOOR / SHUTTERS	SW6034 ARRESTING AUBURN	SW7604 SMOKY BLUE	SW6202 CAST IRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA

"B" ELEVATIONS RANCH	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6108 LATTE	SW6066 SAND TRAP	SW6150 UNIVERSAL KHAKI
SECONDARY STUCCO	SW6109 HOPSACK	SW6067 MOCHA	SW6151 QUIVER TAN
GABLES / GARAGE DOOR	SW6106 KILIM BEIGE	SW6064 RETICENCE	SW6148 WOOL SKEIN
FASCIA / TRIM	SW7041 VAN DYKE BROWN	SW6069 FRENCH ROAST	SW7055 ENDURING BRONZE
FRONT DOOR	SW7735 PALM LEAF	SW7592 CRABBY APPLE	SW0044 HUBBARD SQUASH
ROOF: FLAT SHAKE	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD

"C" ELEVATIONS TRADITIONAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW7022 ALPACA	SW7526 MAISON BLANCHE	SW7050 USEFUL GRAY
SECONDARY STUCCO	SW9168 ELEPHANT EAR	SW7549 STUDIO TAUPE	SW2821 DOWNING STONE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7003 TOQUE WHITE	SW7006 EXTRA WHITE
FRONT DOOR	SW7674 PEPPERCORN	SW6200 LINK GRAY	SW7617 MEDITERRANEAN
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL

LENNAR

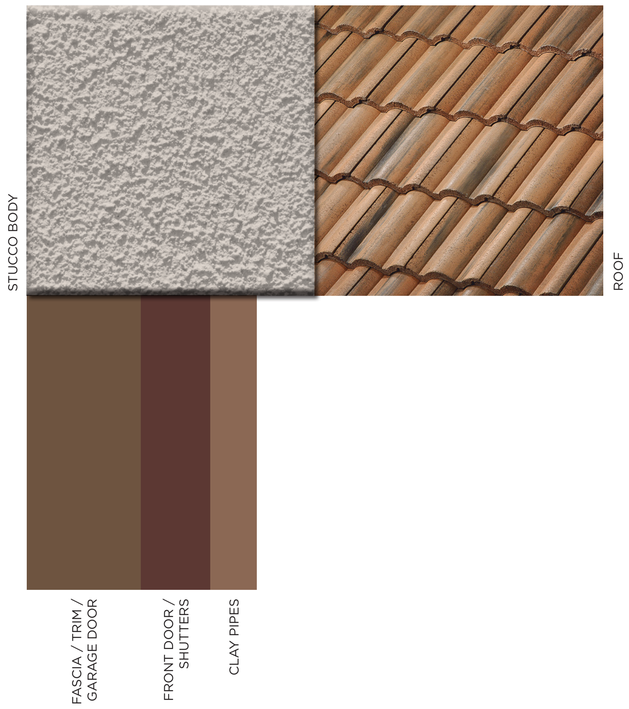
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

ALL PAINT BREAKS TO BE CUT AT **INSIDE** CORNERS.

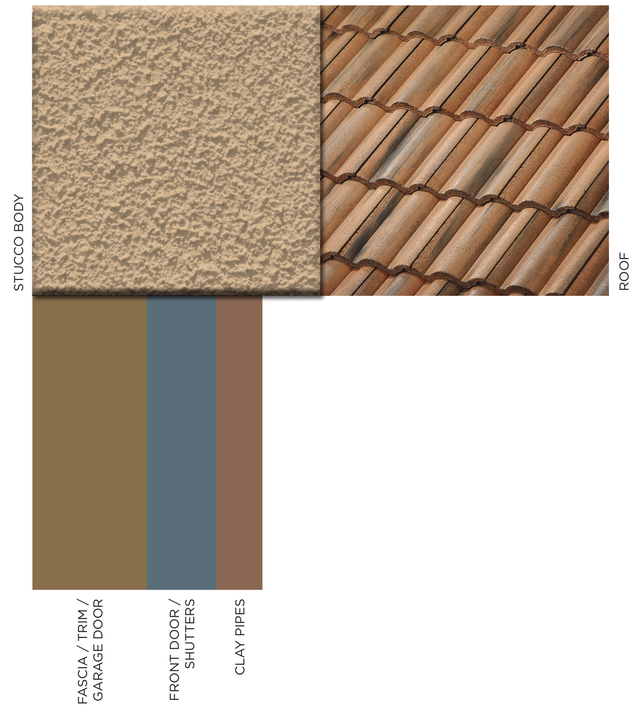
WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



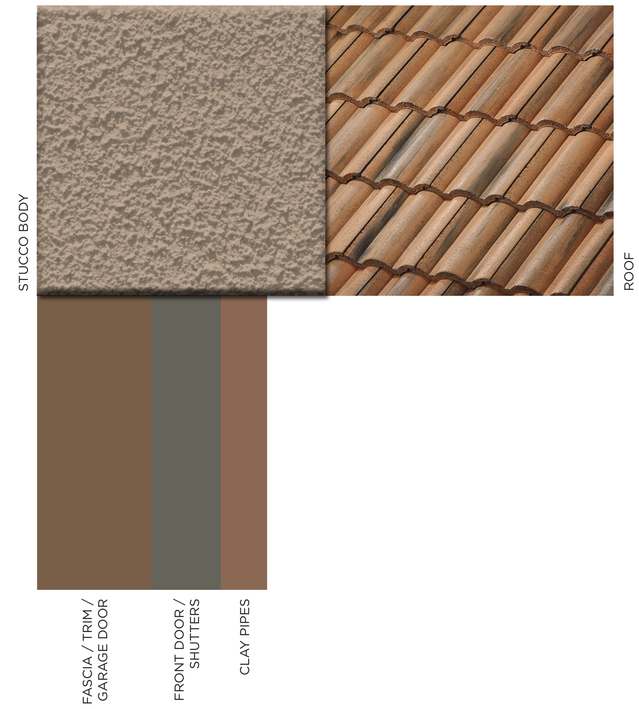
LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

SPANISH
SCHEME #2



LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

RANCH
SCHEME #4

LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
FEB. 10, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

RANCH
SCHEME #5

LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
FEB. 10, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

RANCH
SCHEME #6

LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
FEB. 10, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

COLOR BOARDS - “B” RANCH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

TRADITIONAL
SCHEME #7

LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
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TRADITIONAL
SCHEME #8

LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc
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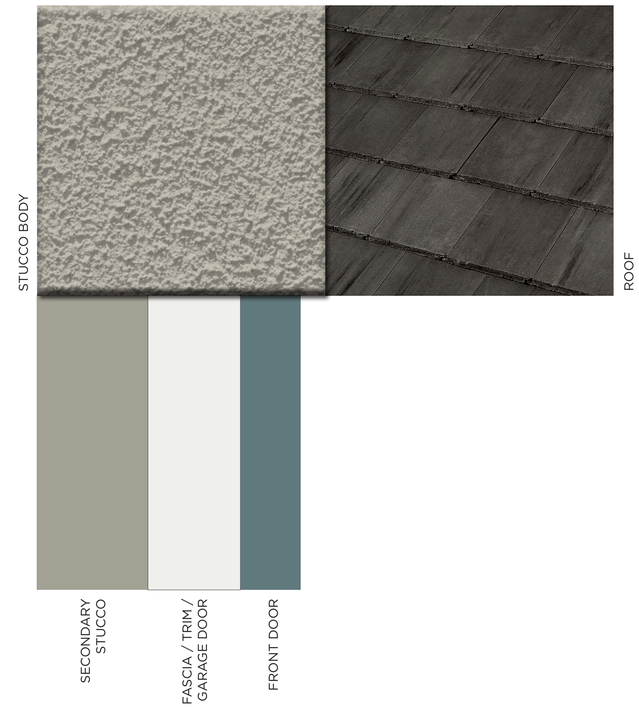
TRADITIONAL
SCHEME #9

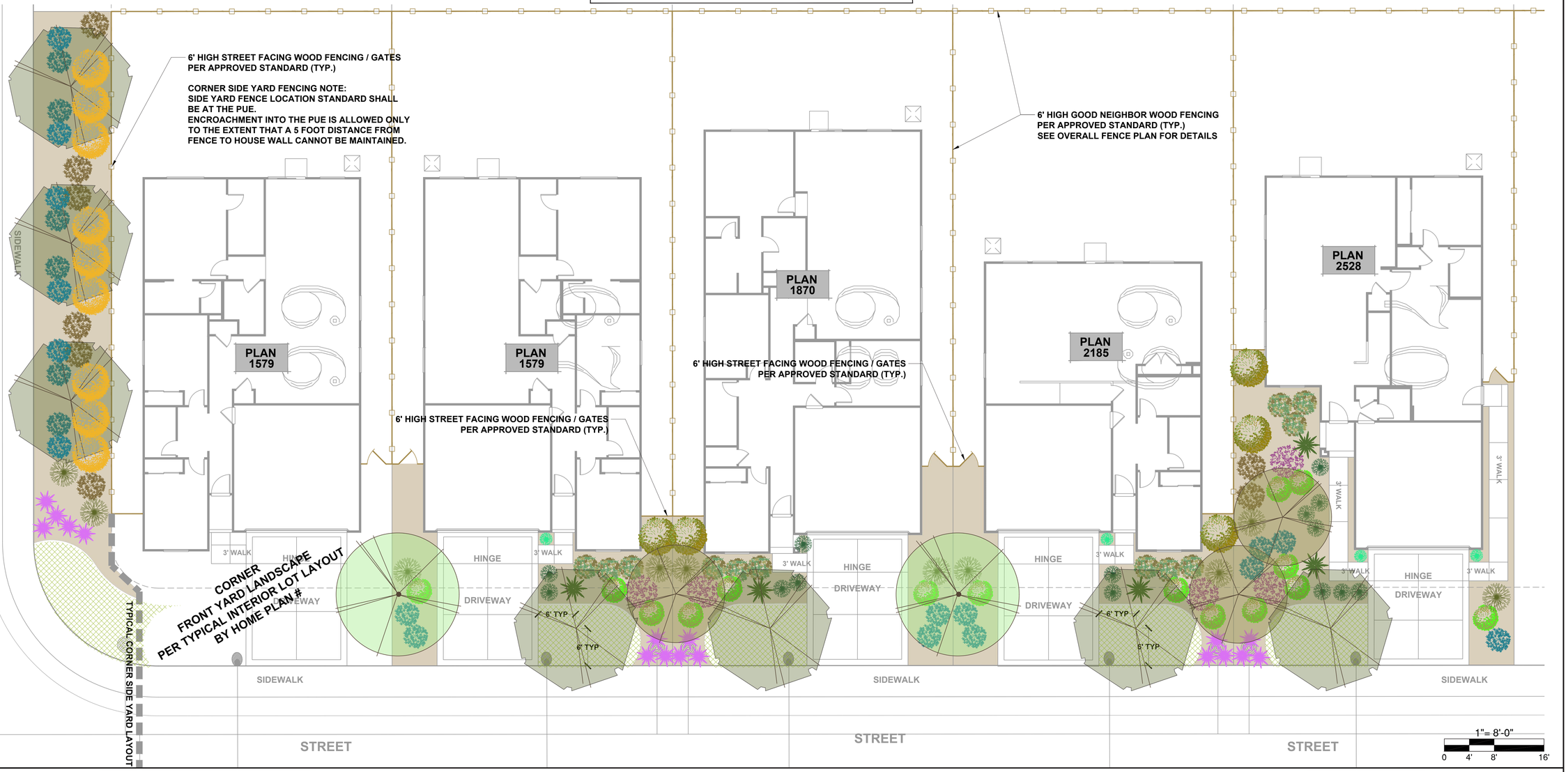


LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

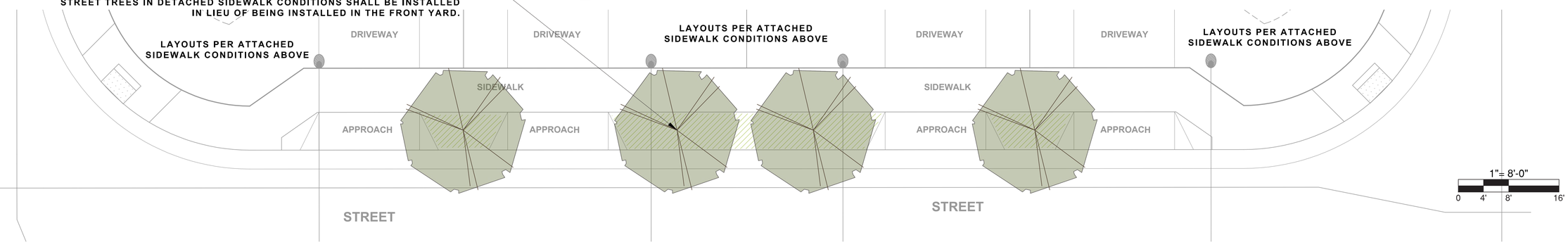
COLOR BOARDS - “C” TRADITIONAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

- TYPICAL LANDSCAPE LAYOUTS - ATTACHED SIDEWALK CONDITIONS



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS



LANDSCAPE ARCHITECTURE + SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

VERDANT II @ GRANTLINE 220
UNITS 1 / 2 / 3 / 6
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL #3888
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

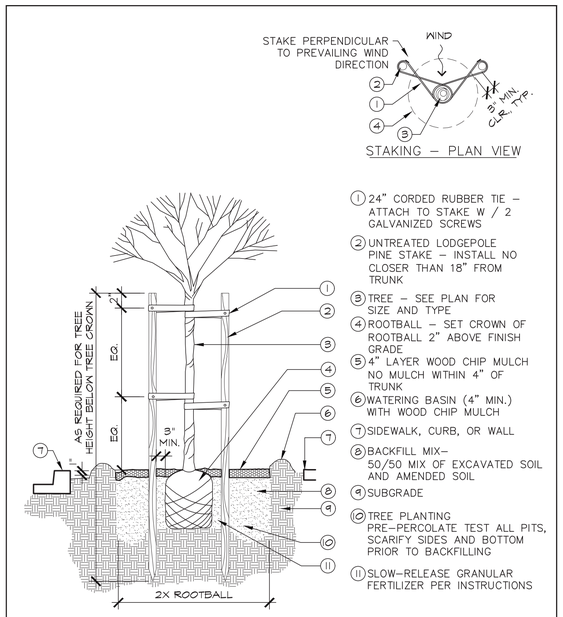
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

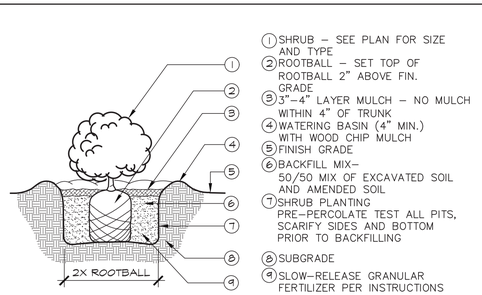
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

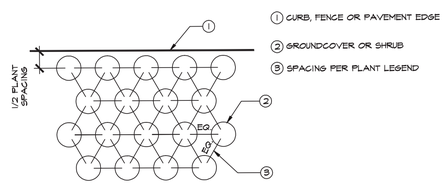
TREE PLANTING

SCALE: N.T.S.



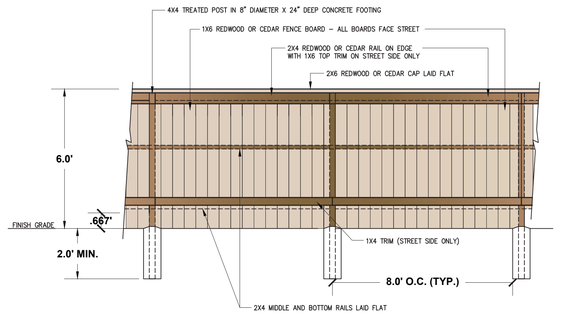
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

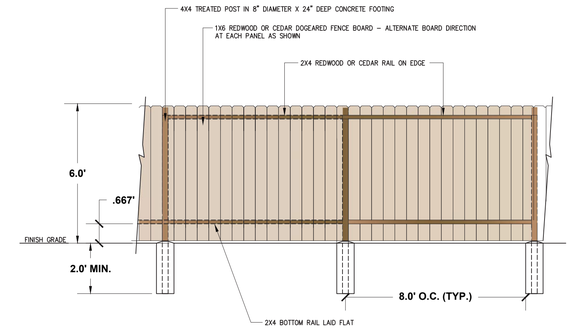
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

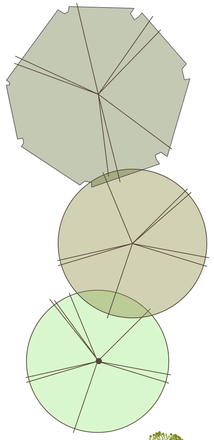
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 1 & 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officianalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry larurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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UNITS 1 / 2 / 3 / 6
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNI
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED
Sheet L1.2

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1579

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	614	303	9757
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**624**	**308**	**9915.59**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9915.59**
						Maximum Allowed Water Allowance (MAWA)[f]	**11043.49**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	308
Total Area	624
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	308
Total Area	624
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1879

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	610	301	9693
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**620**	**306**	**9852.03**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9852.03**
						Maximum Allowed Water Allowance (MAWA)[f]	**10972.70**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	306
Total Area	620
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	306
Total Area	620
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2184

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	627	310	9963
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**637**	**315**	**10122.17**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10122.17**
						Maximum Allowed Water Allowance (MAWA)[f]	**11273.56**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	315
Total Area	637
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	315
Total Area	637
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2536

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	981	484	15588
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**991**	**489**	**15747.36**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**15747.36**
						Maximum Allowed Water Allowance (MAWA)[f]	**17538.62**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	489
Total Area	991
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	489
Total Area	991
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM		
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE		
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15			
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.				
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS				
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)				
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR				
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE				
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS				
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.				
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.				

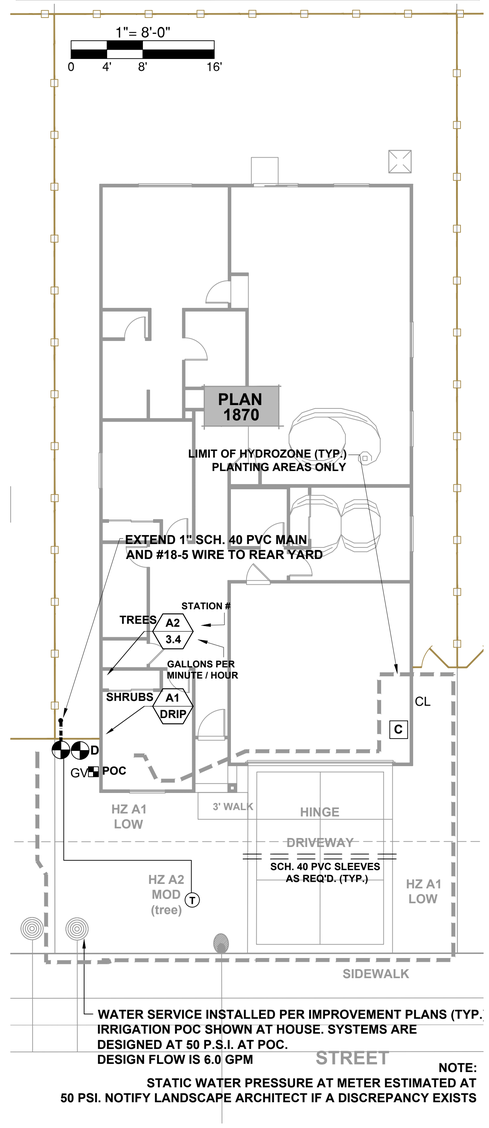
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves.
   Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

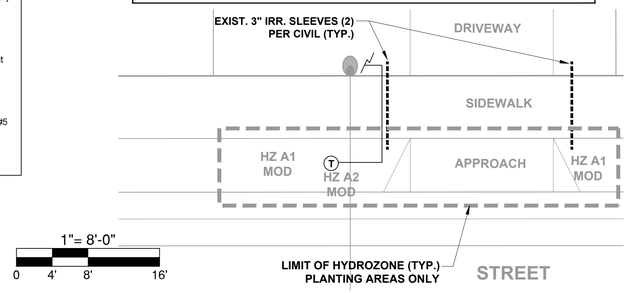
DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 1870 SHOWN -



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION



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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

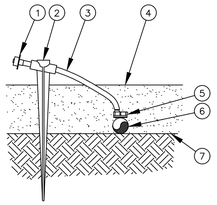
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CA#6490
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date: JANUARY 22, 2022
Drawn By: JL
Scale: NOTED
Sheet: L2.1

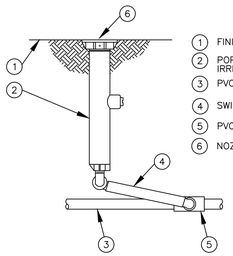
City of Roncho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE–COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT–700 XERI–TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

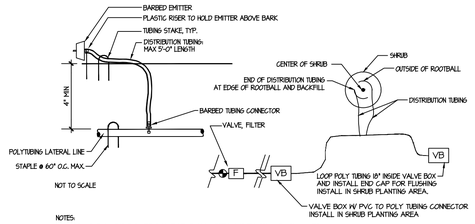
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP–UP SPRAY SPRINKLER: IRRITROL I–400–PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

PRECISION_SPRAY_ON_4"_POP-UP_BODY

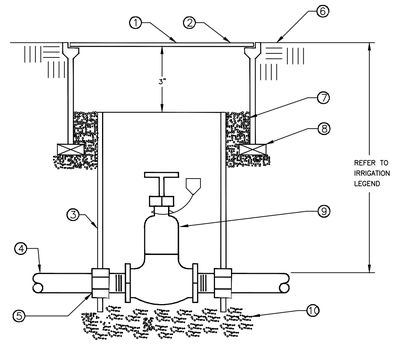
NO SCALE



NOT TO SCALE

NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

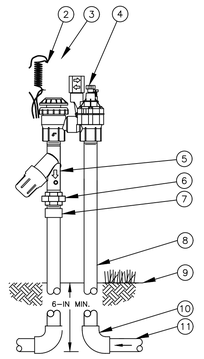
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

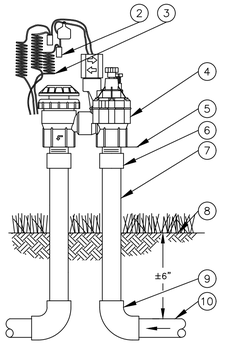
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI–SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cabbage
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

VIRIDIAN II _ UNIT 1 & 5

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12.05.2023
A-43

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SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

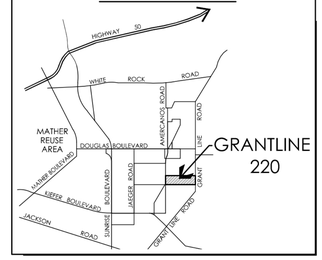
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

VIRIDIAN II

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

UNIT 1

UNIT 3

UNIT 4

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

CHRYSANTHY BOULEVARD

ARCTIC TERN CIRCLE

WAX MRYTLE WAY

SUREBIRD WAY

ROSEFINCH COURT

ROSEFINCH WAY

ARCTIC TERN WAY

HAWKFINCH CIRCLE

DUCKHAWK CIRCLE

MACAW WAY

AMERICANOS BLVD

GREENSHANK CIRCLE

GREENSHANK WAY

SPOTTED WREN WAY

SPOTTED WREN CIRCLE

CYPRESS GROVE DRIVE

WHITE IBIS WAY

SNOWY OWL WAY

PATAGONIAN WAY

CROSSBILL WAY

CROSSBILL WAY

PARAKEET WAY

LORIKEET WAY

TOUCAN CIRCLE

GREY OWL WAY

NOT A PART

NOT A PART

GRANTLINE ROAD

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

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SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

x:\1000-x\1258-GRANTLINE220\GRANTLINE220-0A\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

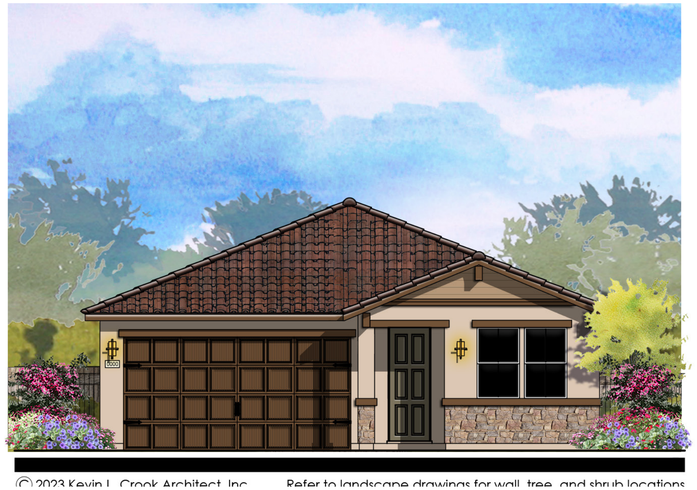
"A" MEDITERRANEAN REVIVAL
PLAN 4A (2609A)

"B" ITALIAN
PLAN 2B (1873B)

"C" FARMHOUSE
PLAN 3C (2358C)

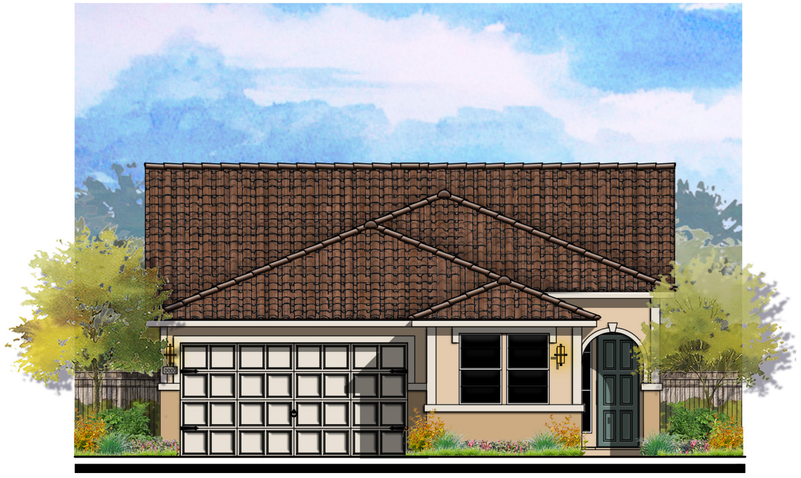
"A" MEDITERRANEAN REVIVAL
PLAN 1A (1596A)

STREET SCENE



A- MEDITERRANEAN REVIVAL STYLE

Mediterranean Revival is a design style introduced in the United States in the waning nineteenth century, Peaking in popularity during the 1920's and 1930's, the movement drew heavily on the style of palaces and seaside villas and applied them to the rapidly expanding coastal resorts of California and Florida. Structures are typically based on a rectangular floor plan and feature massive symmetrical primary facades. Stuccoed walls, red tile roofs, windows in shape or arches or circle, one or two stories, wood or wrought iron balconies with window grilles, and articulated door surrounds are characteristics.



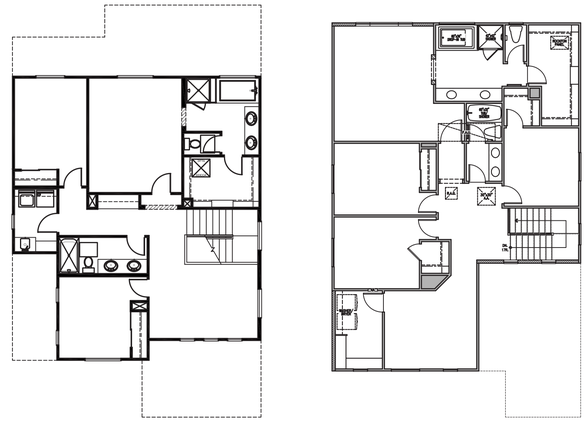
B- ITALIAN STYLE

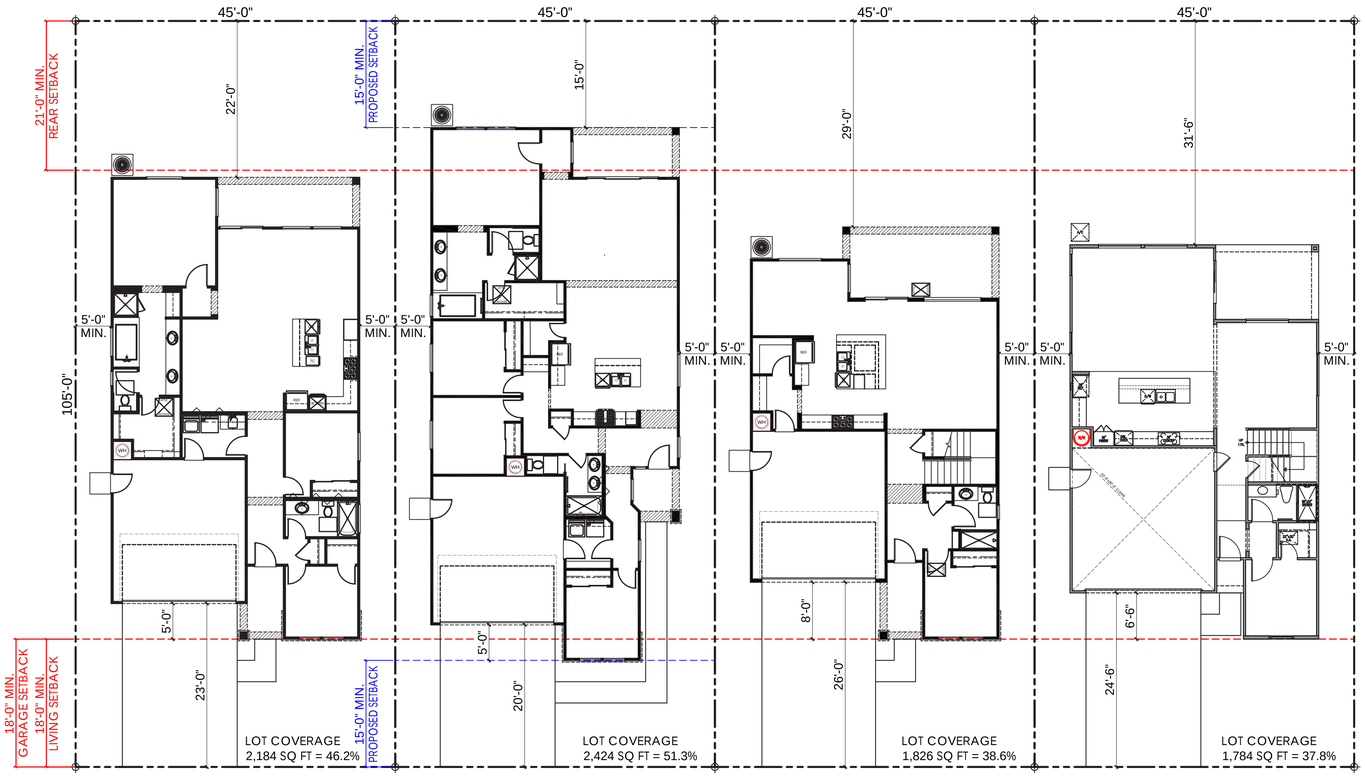
Distinct features of Italian Villa architecture are influenced by the emergence of world travel in the late 1800's, with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.

C- FARMHOUSE STYLE

The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

ARCHITECTURAL INSPIRATIONS





PLAN 1A (1596)
OLD PLAN (1603)

PLAN 2A (1873)
OLD PLAN (1880)

PLAN 3A (2358)
OLD PLAN (2365)

PLAN 4A (2609)
OLD PLAN (2617)

TYPICAL PLOTTING

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PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
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A - MEDITERRANEAN REVIVAL

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B - ITALIAN

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C - FARMHOUSE

PLAN 1 (1596)
FRONT ELEVATIONS

0 2 4 8 12

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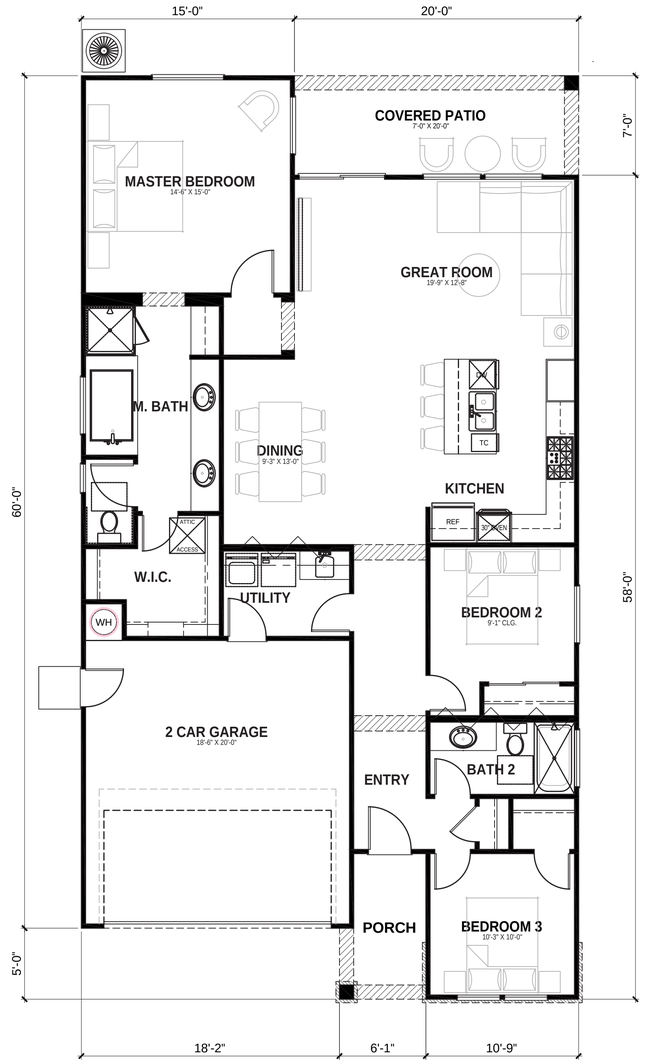

FLOOR PLAN

PLAN 1A (1596)

3 BEDROOM, 2 BATH FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,596 SQ. FT.
TOTAL DWELLING	1,596 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	391 SQ. FT.
PORCH "A"	57 SQ. FT.
PORCH "B"	57 SQ. FT.
PORCH "C"	57 SQ. FT.
COVERED PATIO	140 SQ. FT.

0 2 4 8 12

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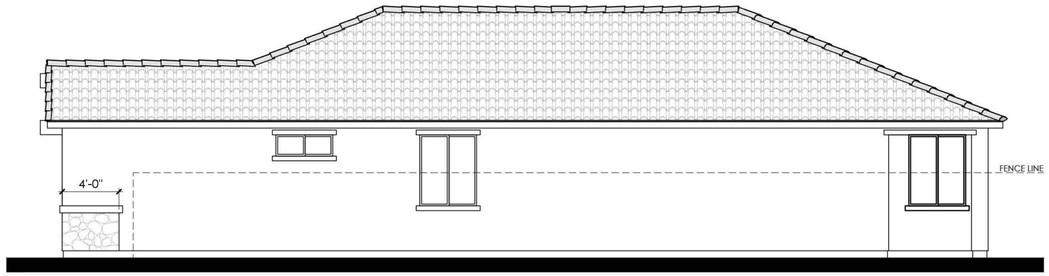
© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

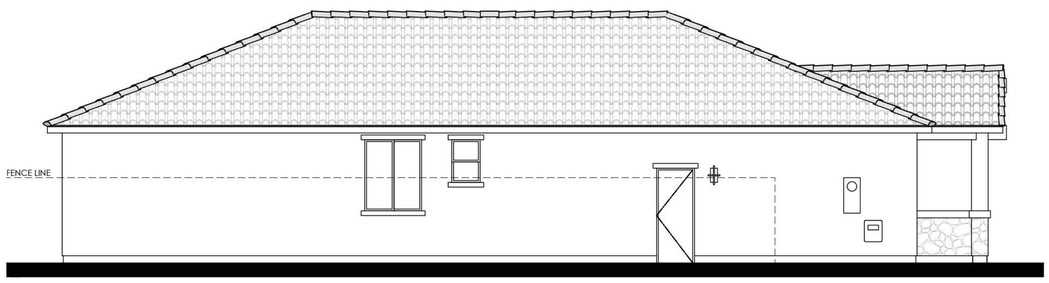


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1596)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-50

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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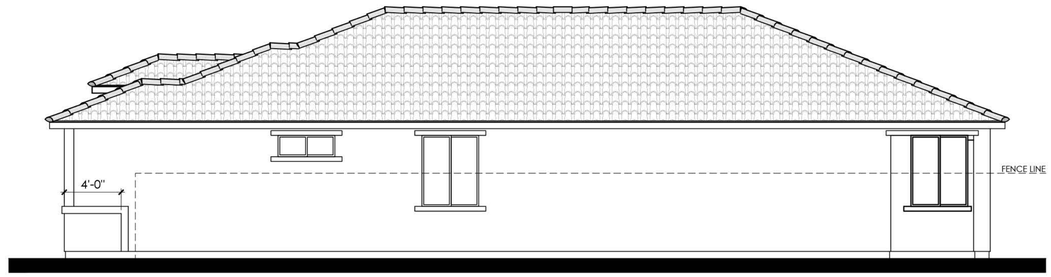
FRONT

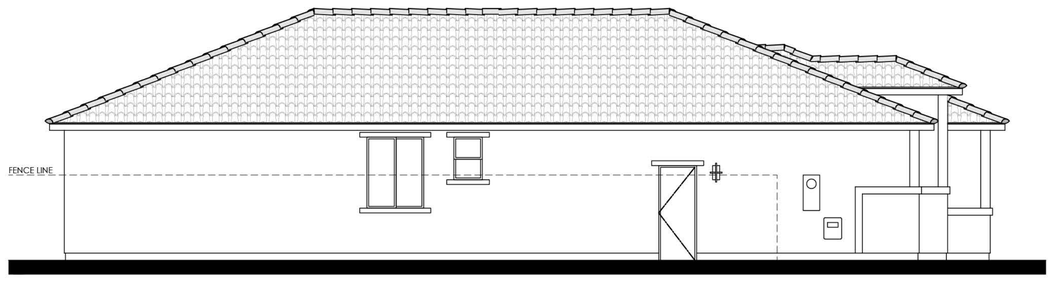


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1596)

ITALIAN ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-51

Kevin L. Crook Architect Inc
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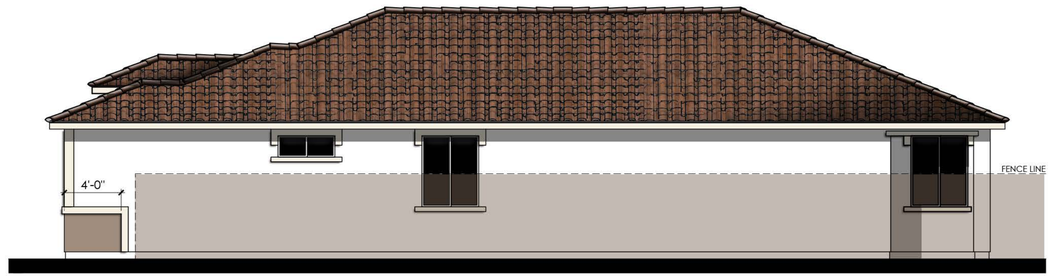
#21117



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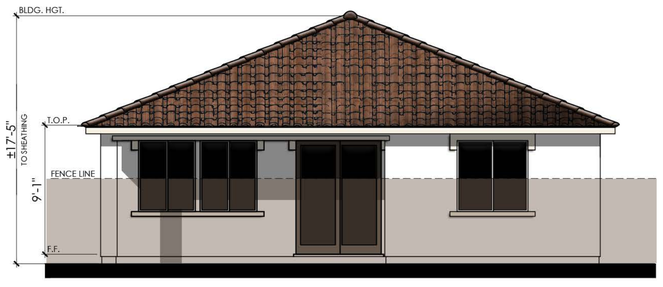
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 4

PLAN 1B (1596)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
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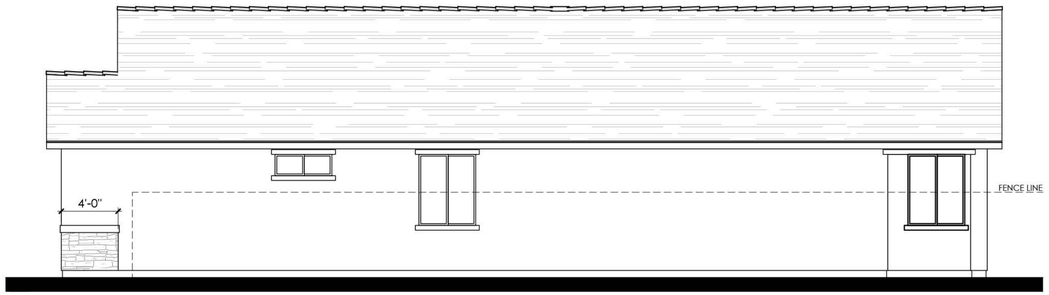
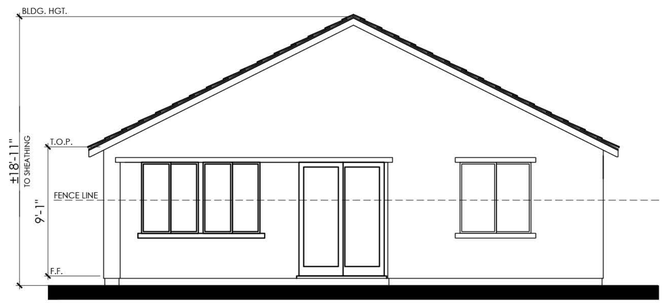
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



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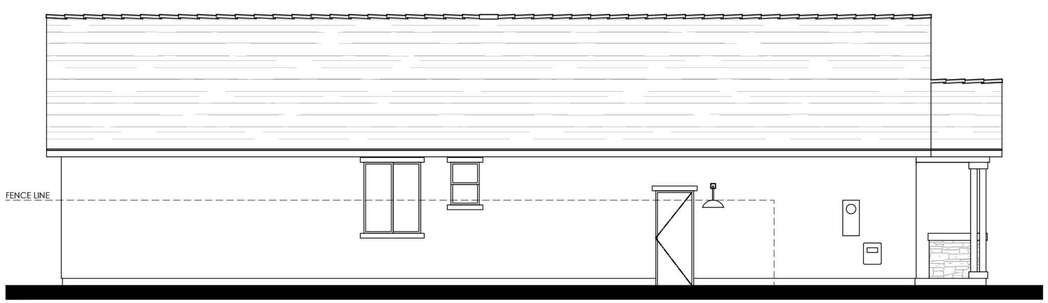


LEFT

COLOR SCHEME 7

PLAN 1C (1596)

FARMHOUSE ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

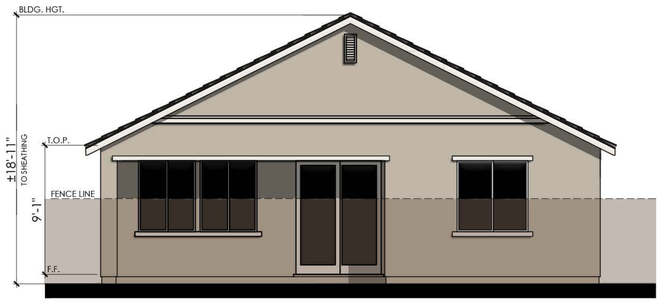
VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-53

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 7

PLAN 1C (1596)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

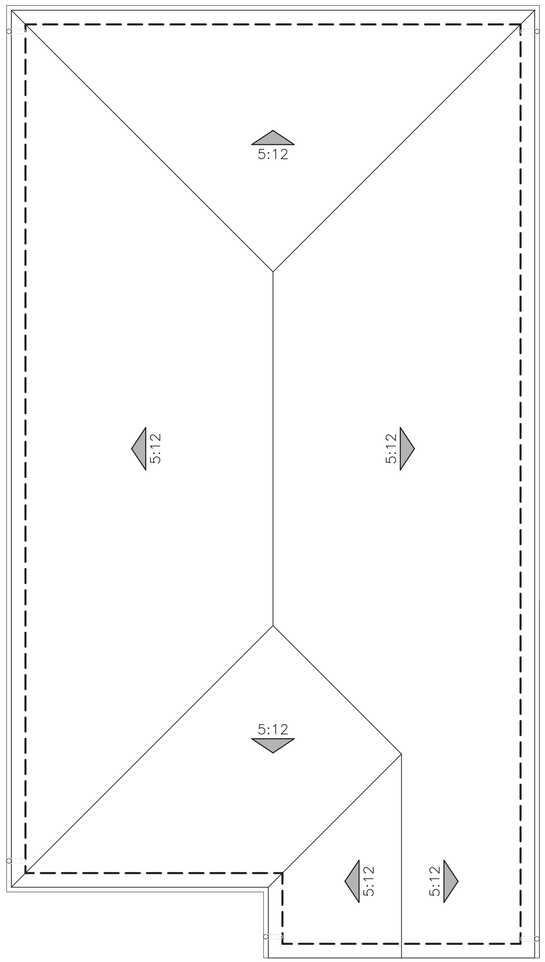
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

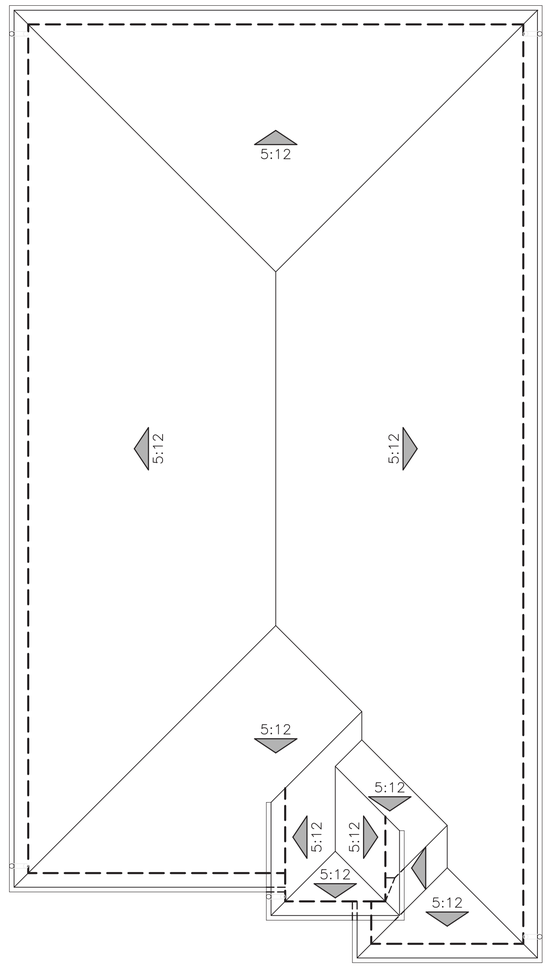
VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-54

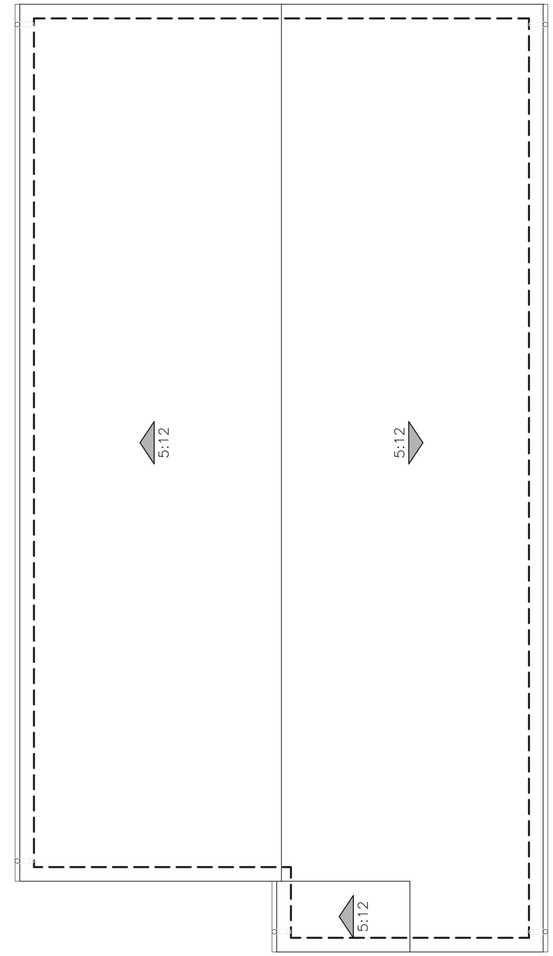
Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

PLAN 1 (1596)

ROOF PLANS

0 2 4 8 12

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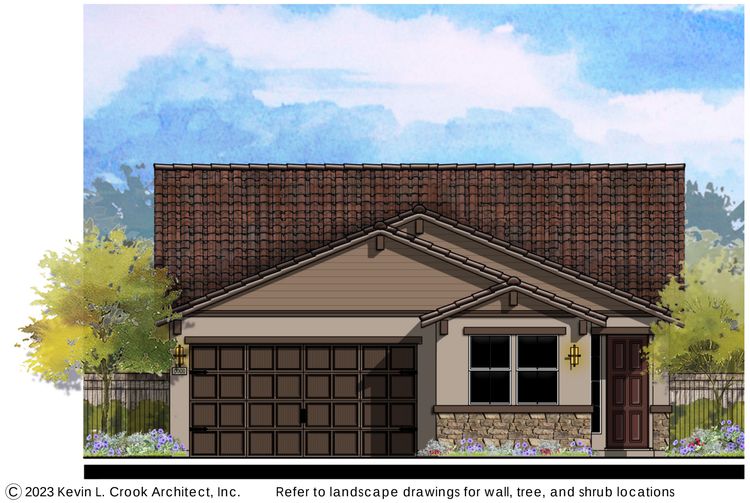
PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-55

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - MEDITERRANEAN REVIVAL

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - ITALIAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 2A (1873)
FRONT ELEVATIONS

0 2 4 8 12

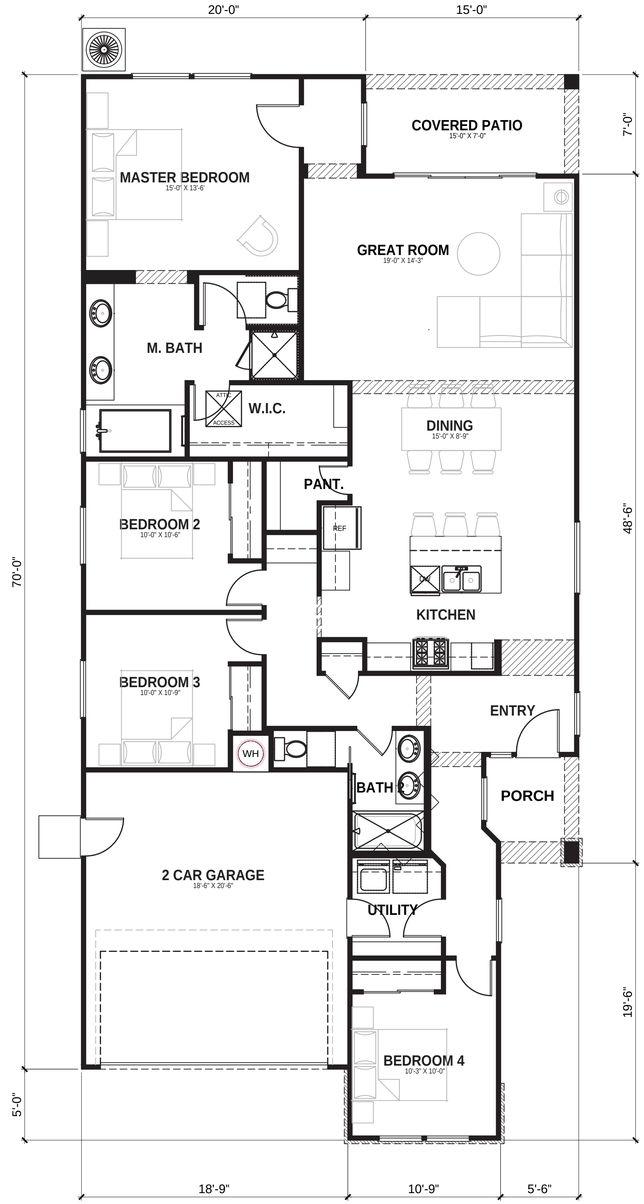
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-56

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



FLOOR PLAN

PLAN 2A (1873)

4 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,873 SQ. FT.
TOTAL DWELLING	1,873 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	392 SQ. FT.
PORCH "A"	47 SQ. FT.
PORCH "B"	47 SQ. FT.
PORCH "C"	47 SQ. FT.
COVERED PATIO	105 SQ. FT.

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
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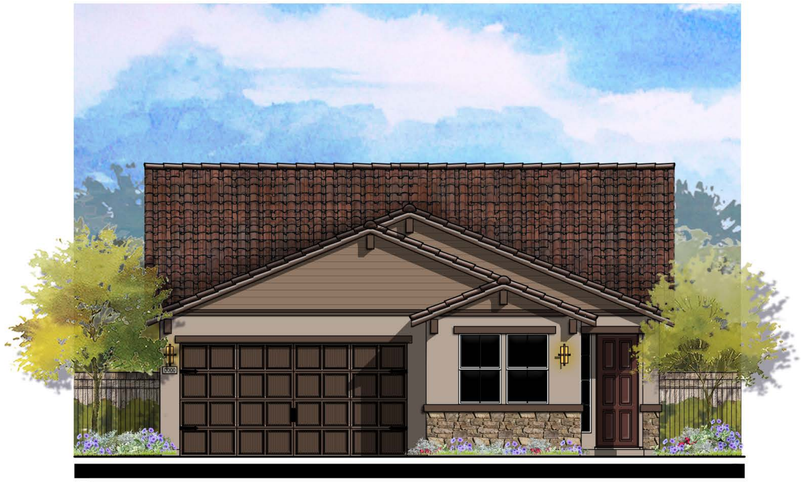
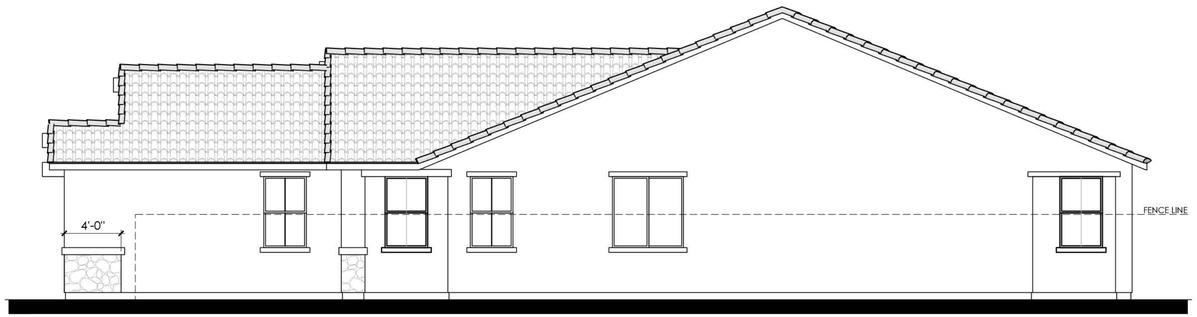
PLANNING + ARCHITECTURE



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

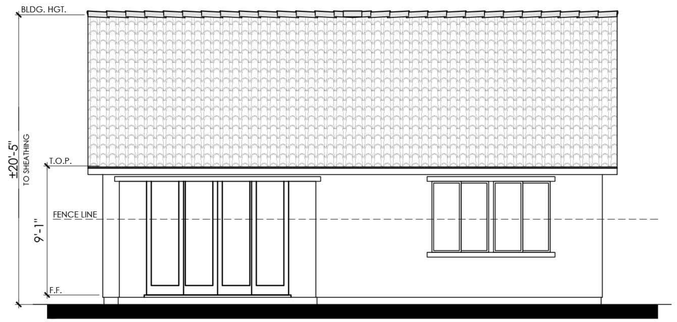
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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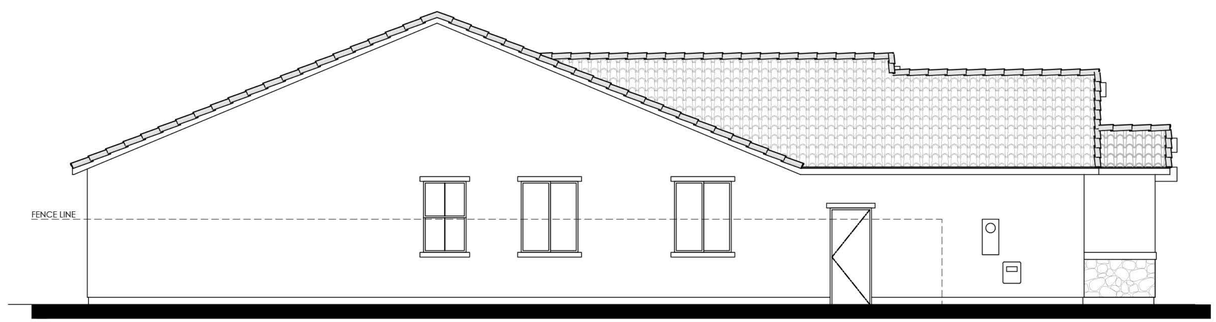


LEFT

COLOR SCHEME 2

PLAN 2A (1873)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

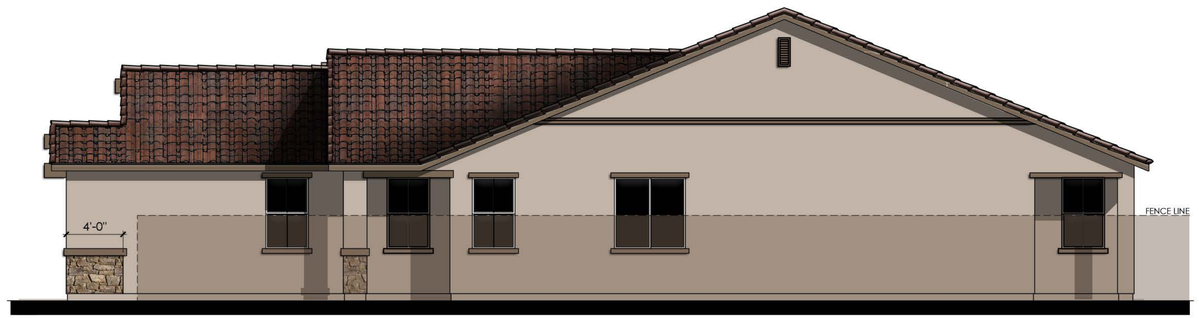
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-58

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COLOR SCHEME 2

PLAN 2A (1873)

MEDITERRANEAN REVIVAL ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-59

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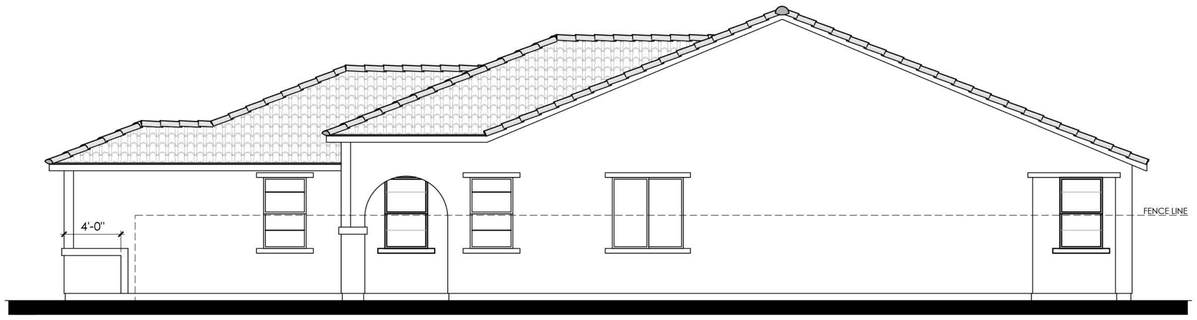
FRONT



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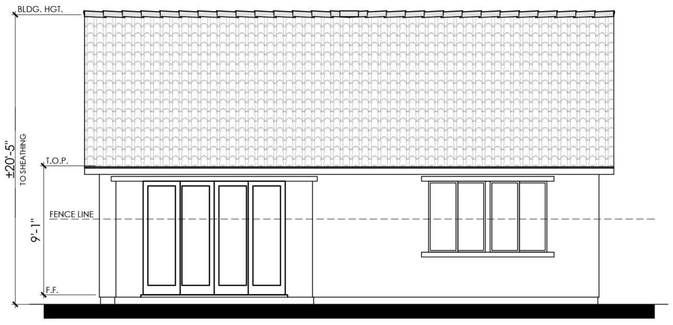
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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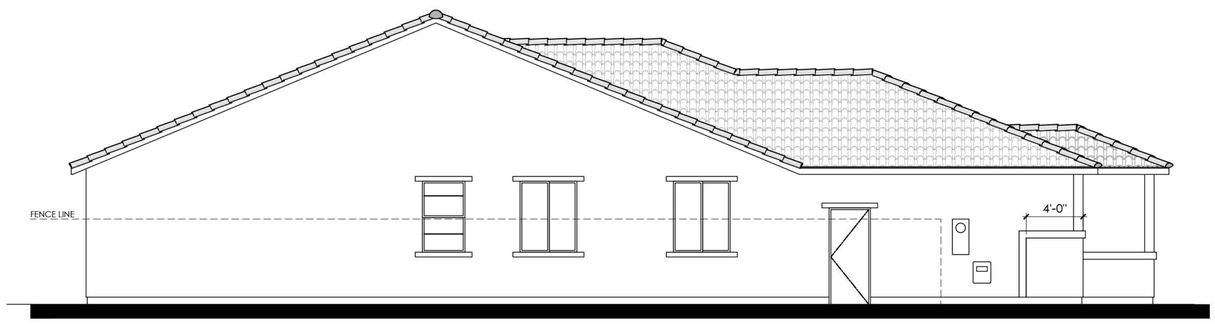

LEFT

COLOR SCHEME 5

PLAN 2B (1873)

ITALIAN ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-60

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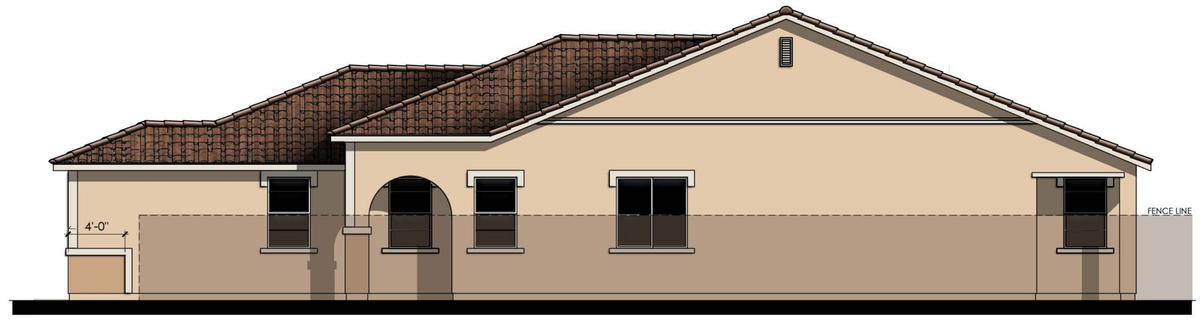
PLANNING + ARCHITECTURE



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

COLOR SCHEME 5

PLAN 2B (1873)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-61

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#21117

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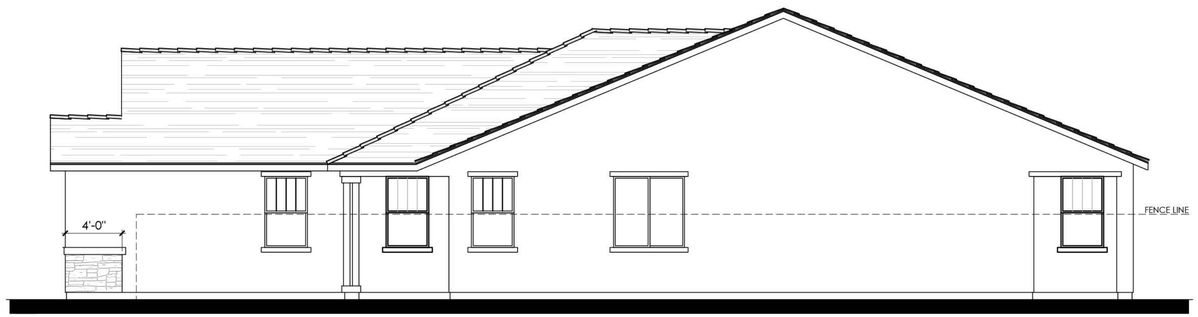
FRONT

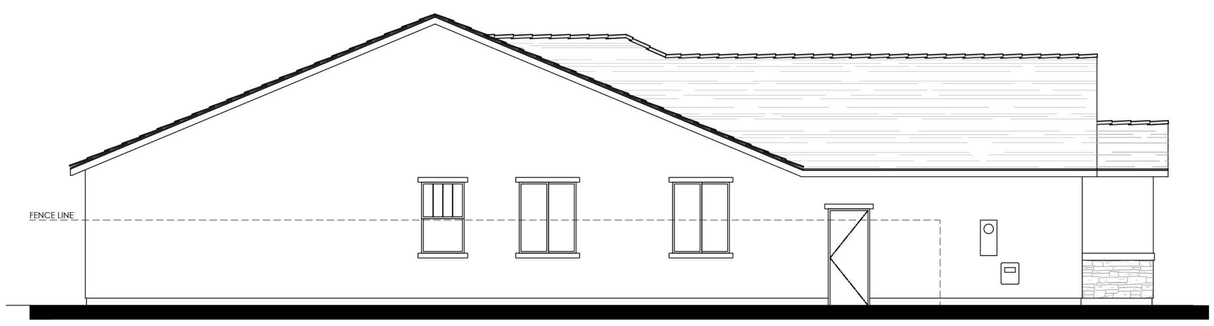


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM

REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1873)

FARMHOUSE ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-62

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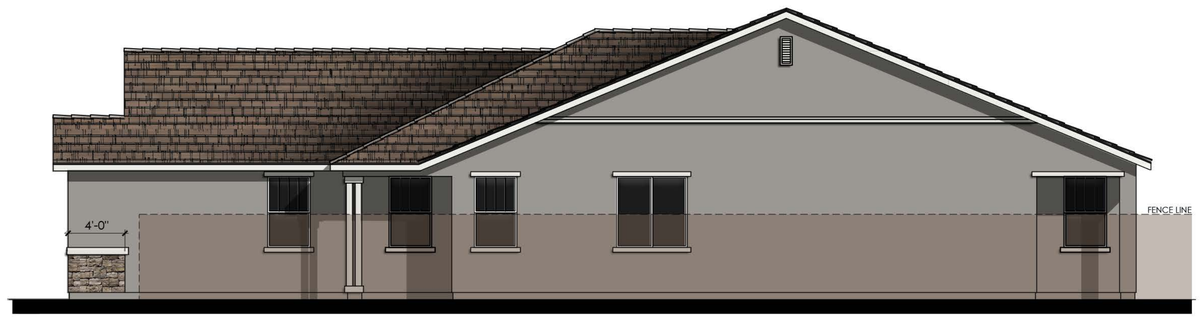
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM

COLOR SCHEME 8

PLAN 2C (1873)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-63

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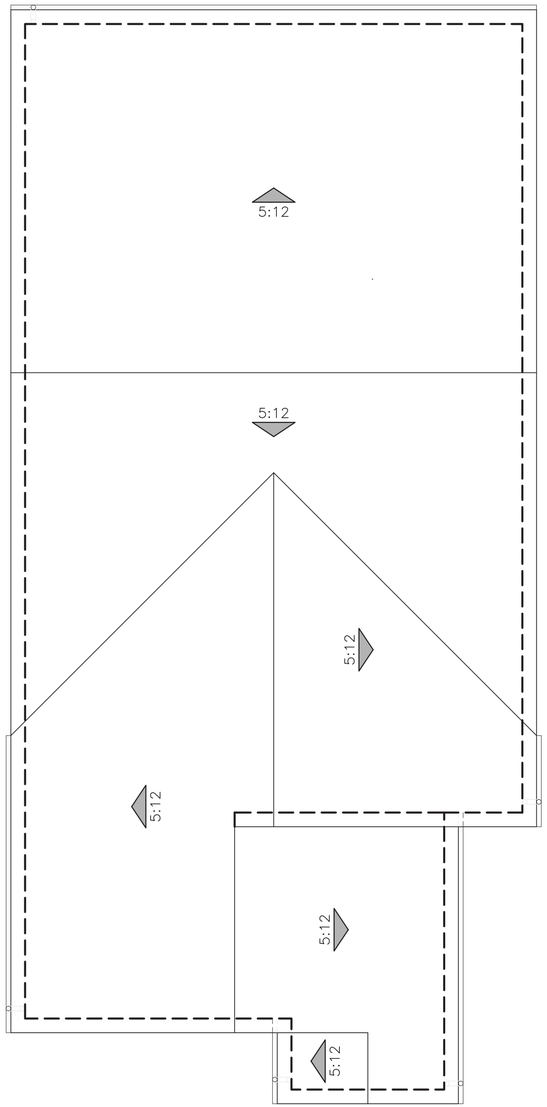
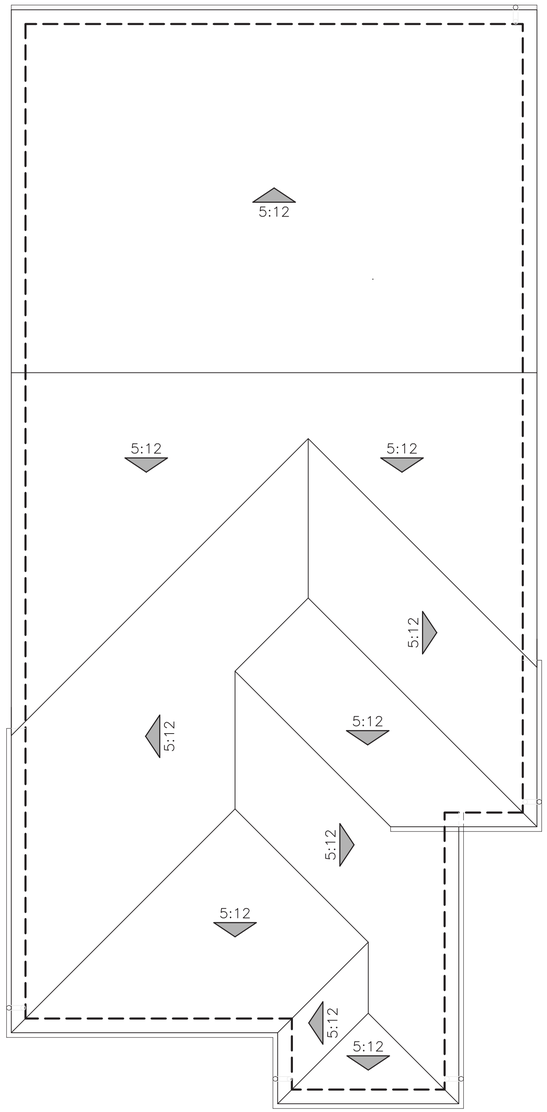
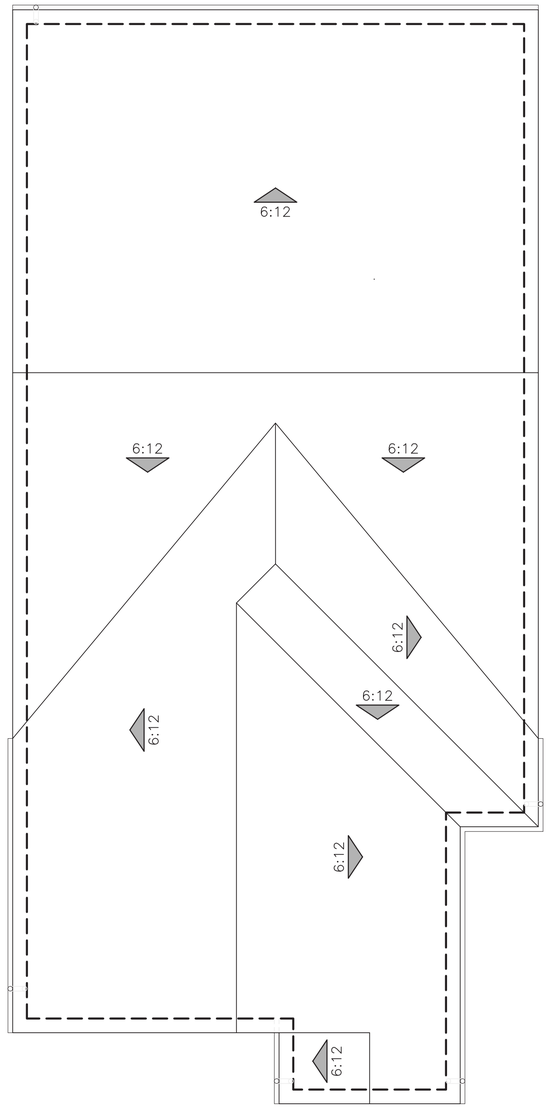
#21117



A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

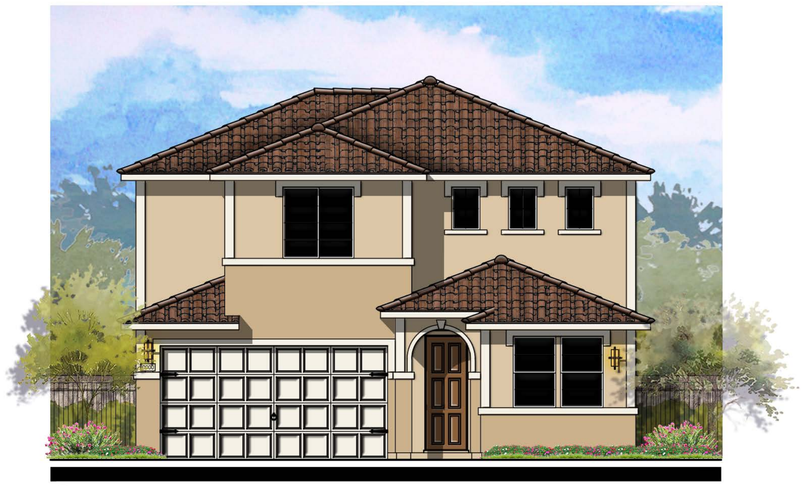
PLAN 2 (1873)

ROOF PLANS

0 2 4 8 12

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - MEDITERRANEAN REVIVAL



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - ITALIAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 3 (2358)

FRONT ELEVATIONS

0 2 4 8 12

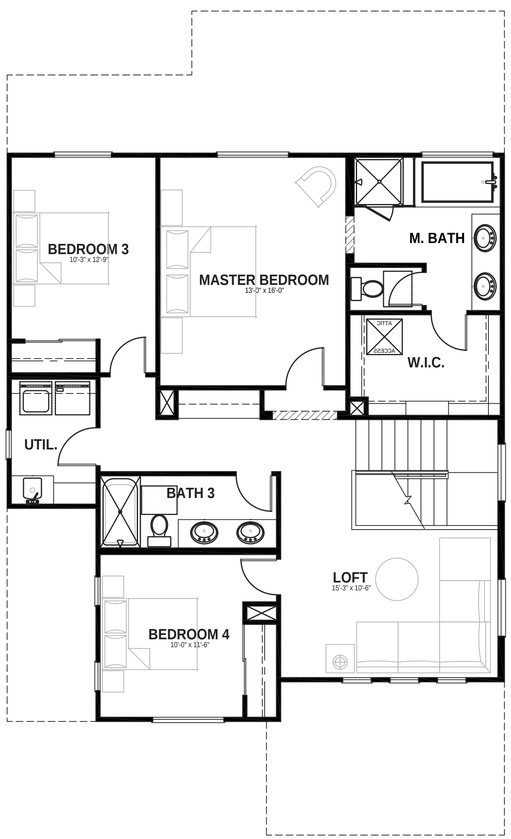
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

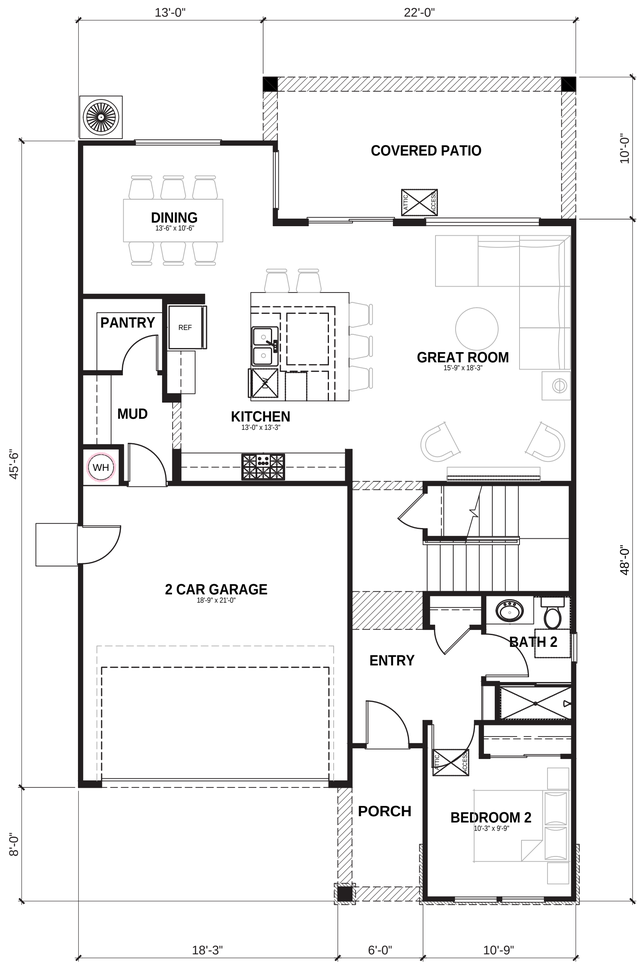
VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-65

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

AREA TABULATION

CONDITIONED SPACE		
FIRST FLOOR AREA	1,137	SQ. FT.
SECOND FLOOR AREA	1,221	SQ. FT.
TOTAL DWELLING	2,358	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	412	SQ. FT.
PORCH "A"	62	SQ. FT.
PORCH "B"	62	SQ. FT.
PORCH "C"	62	SQ. FT.
PATIO	215	SQ. FT.

PLAN 3A (2358)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-66

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

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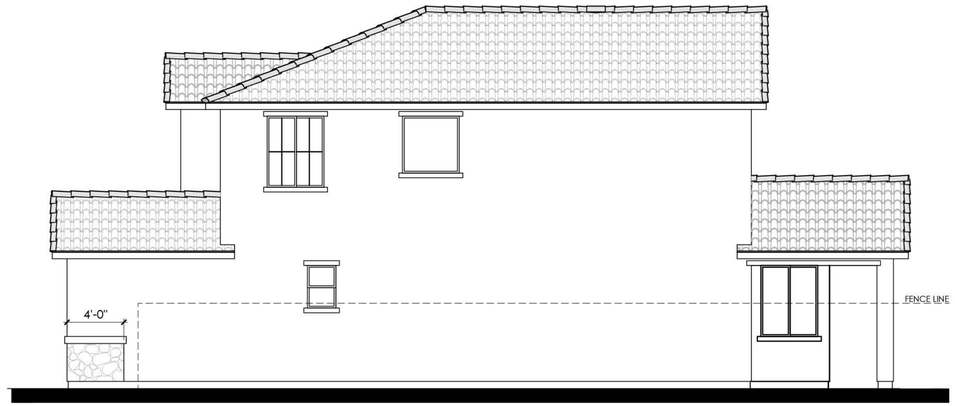
FRONT

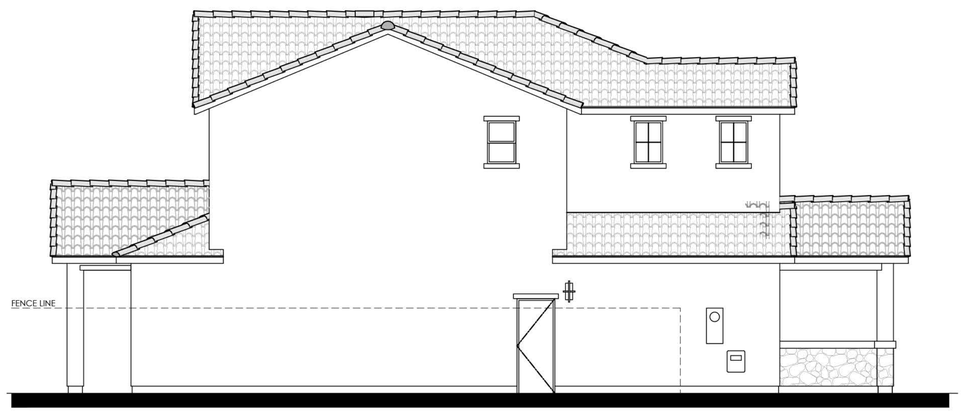


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2358)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

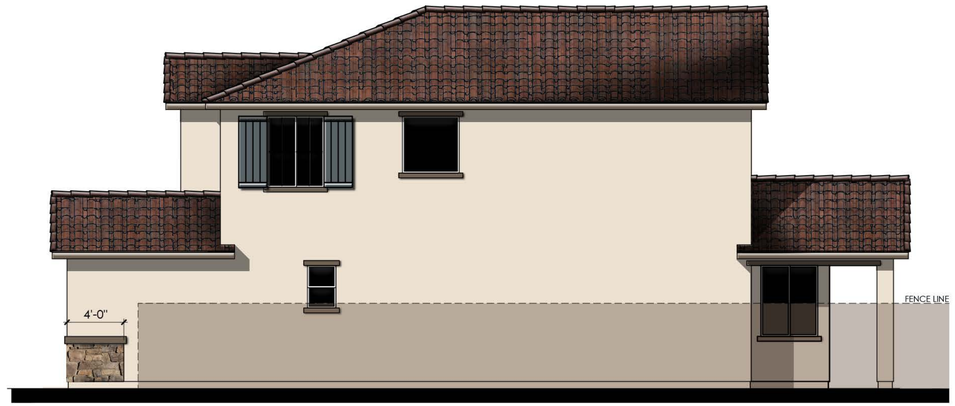
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-67

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

COLOR SCHEME 3

PLAN 3A (2358)

MEDITERRANEAN REVIVAL ENHANCED ELEVATIONS

0 2 4 8 12

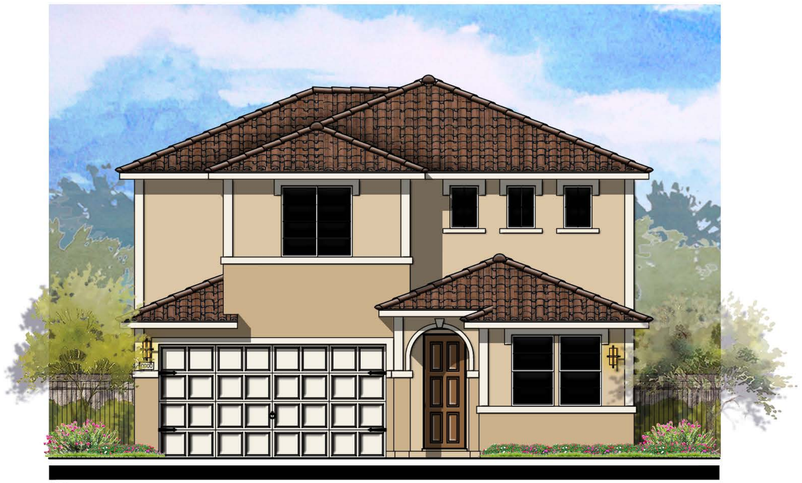
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-68

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

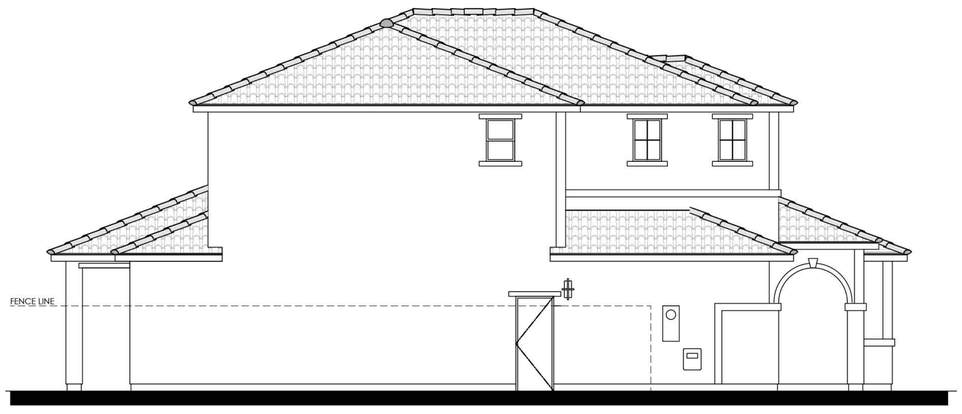
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2358)

ITALIAN ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-69

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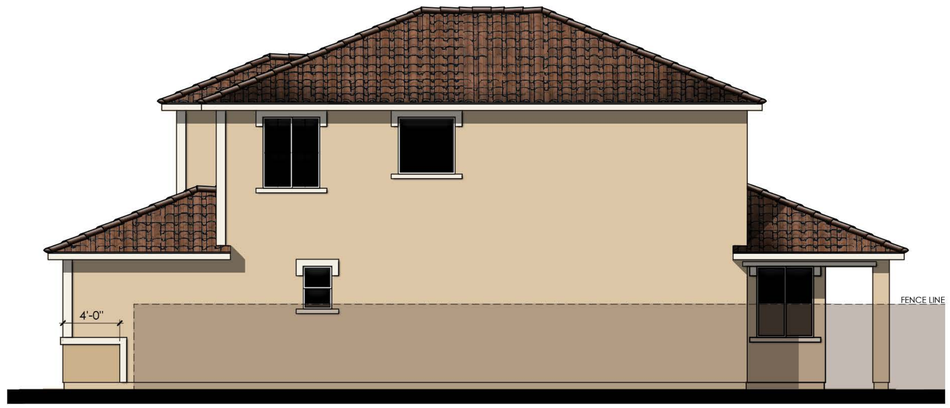
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 6

PLAN 3B (2358)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-70

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PLANNING + ARCHITECTURE

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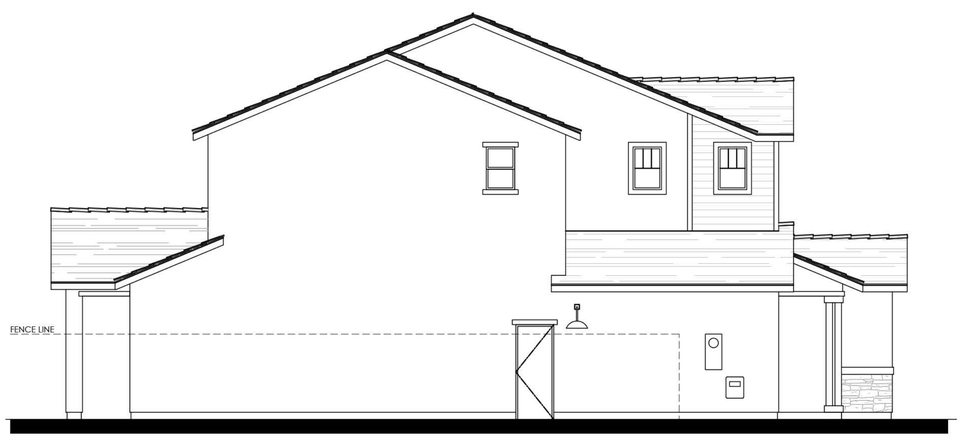
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM

REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2358)

FARMHOUSE ELEVATIONS

0 2 4 8 12

LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-71

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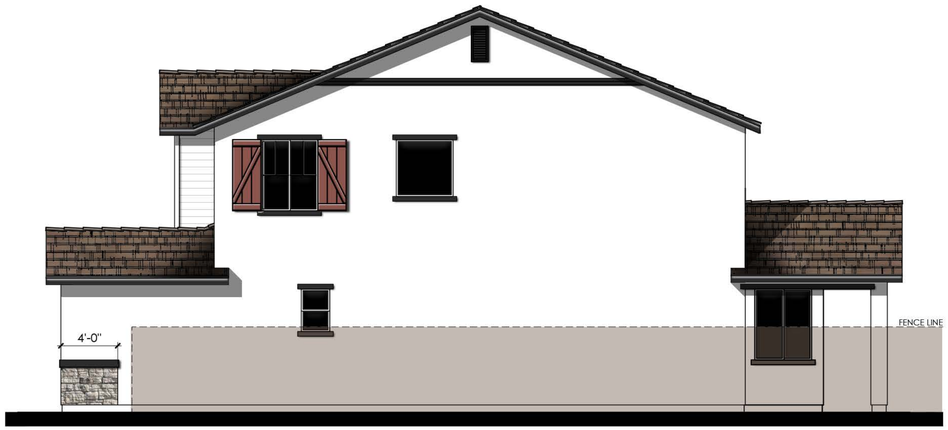
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM

REAR

COLOR SCHEME 9

PLAN 3C (2358)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

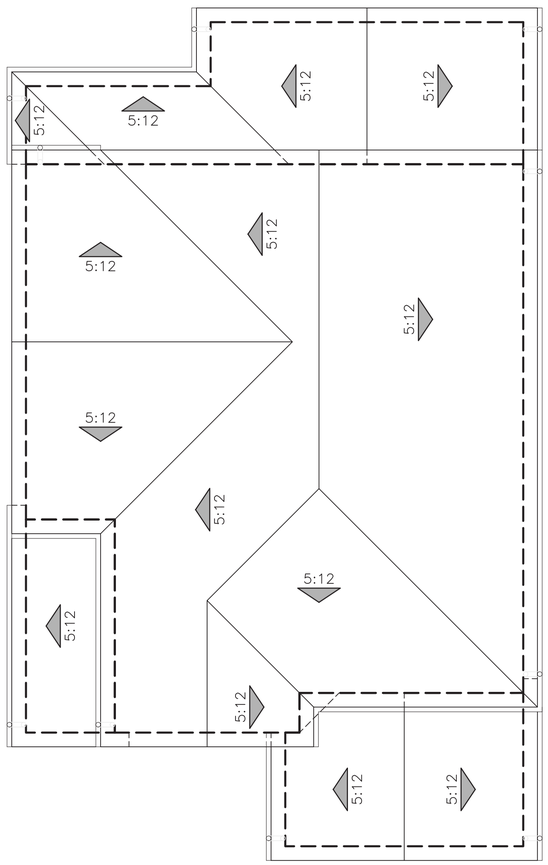
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

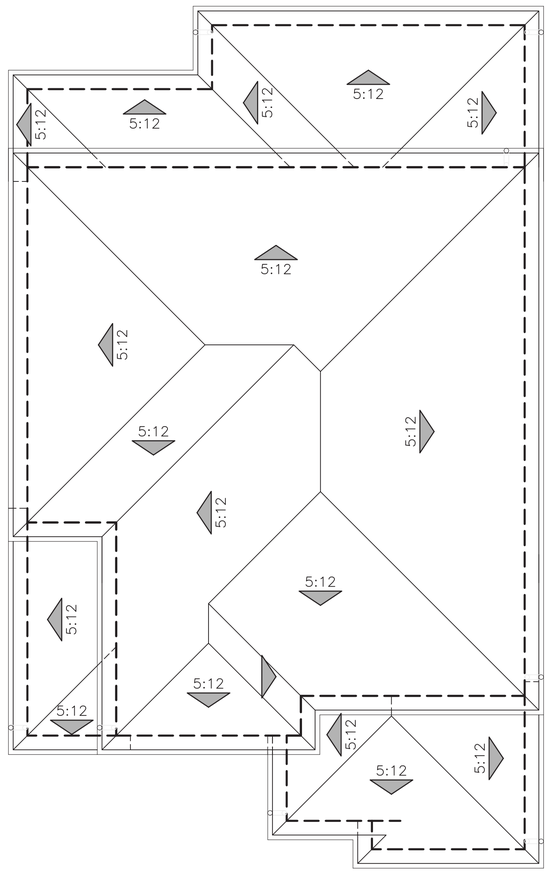
VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-72

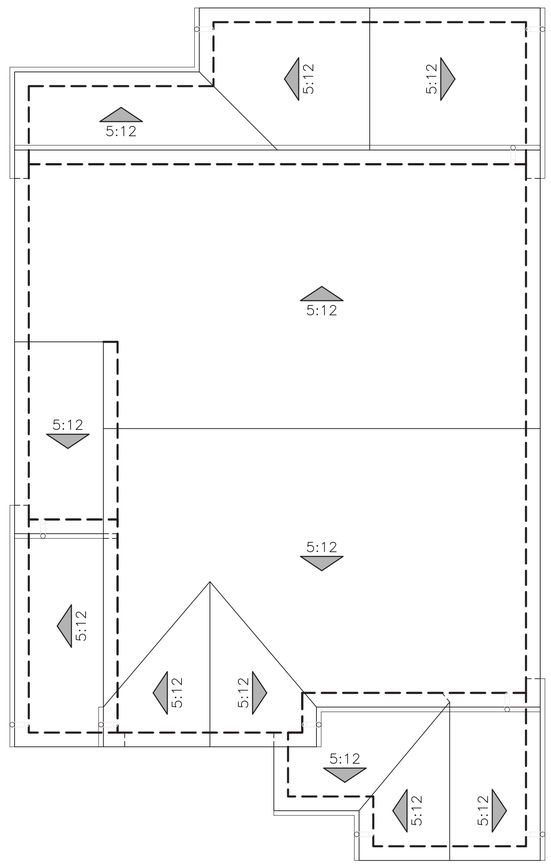
Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

PLAN 3 (2358)

ROOF PLANS

0 2 4 8 12

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - MEDITERRANEAN REVIVAL

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - ITALIAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 4 (2609)

FRONT ELEVATIONS

0 2 4 8 12

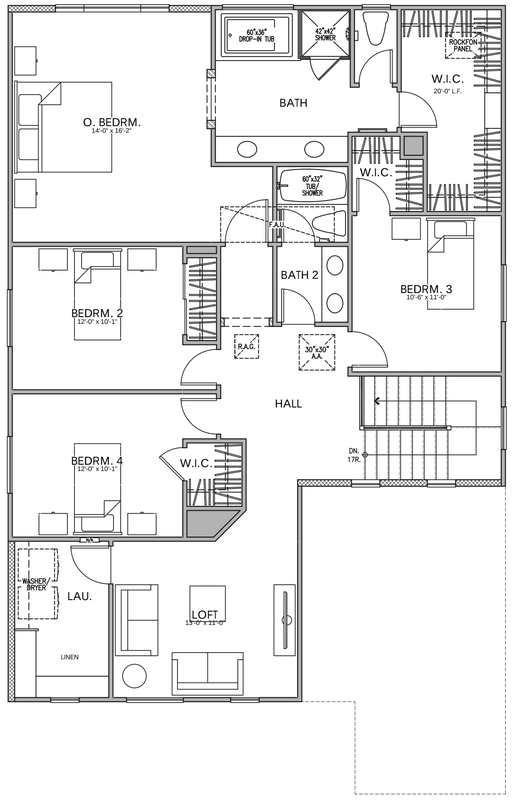
LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

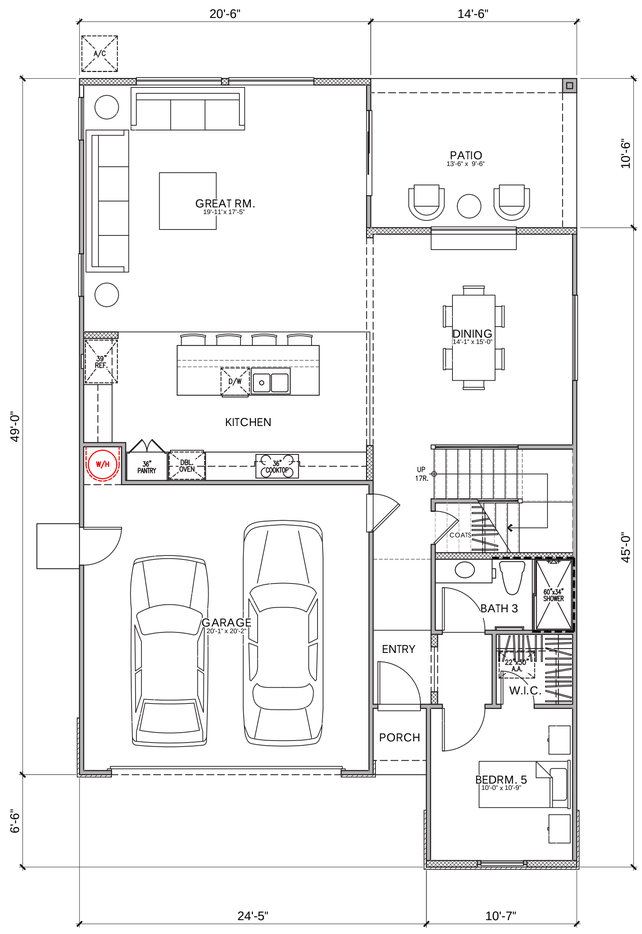
VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-74

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



SECOND FLOOR



FIRST FLOOR

AREA TABULATION

CONDITIONED SPACE		
FIRST FLOOR AREA	1,189	SQ. FT.
SECOND FLOOR AREA	1,420	SQ. FT.
TOTAL DWELLING	2,609	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	425	SQ. FT.
PORCH "A"	18	SQ. FT.
PORCH "B"	36	SQ. FT.
PORCH "C"	52	SQ. FT.
PATIO	152	SQ. FT.

PLAN 4A (2609)

5 BEDROOM, 3 BATH, LOFT FLOOR PLAN

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-75

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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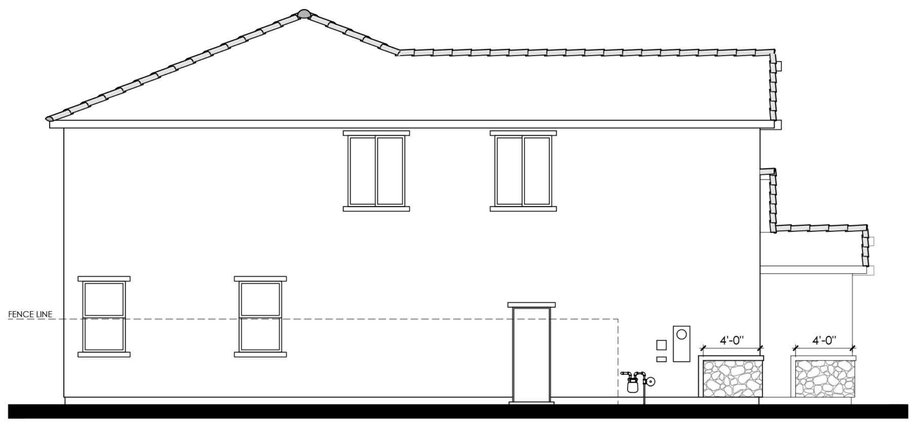
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 1

PLAN 4A (2609)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-76

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

COLOR SCHEME 1

PLAN 4A (2609)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-77

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#21117

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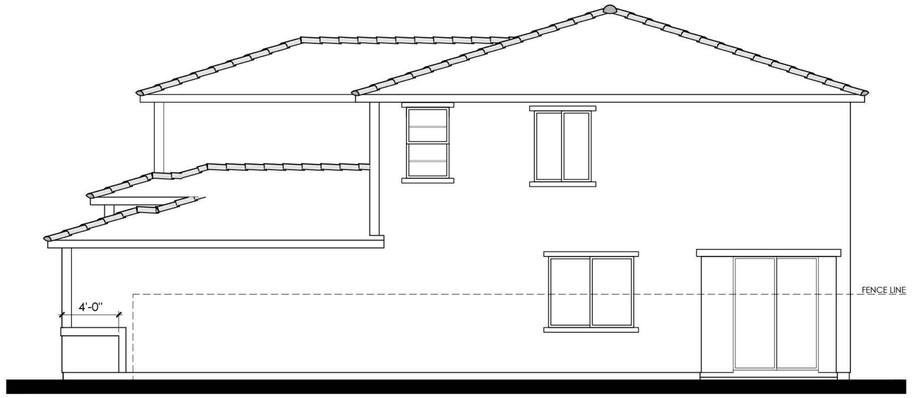
FRONT

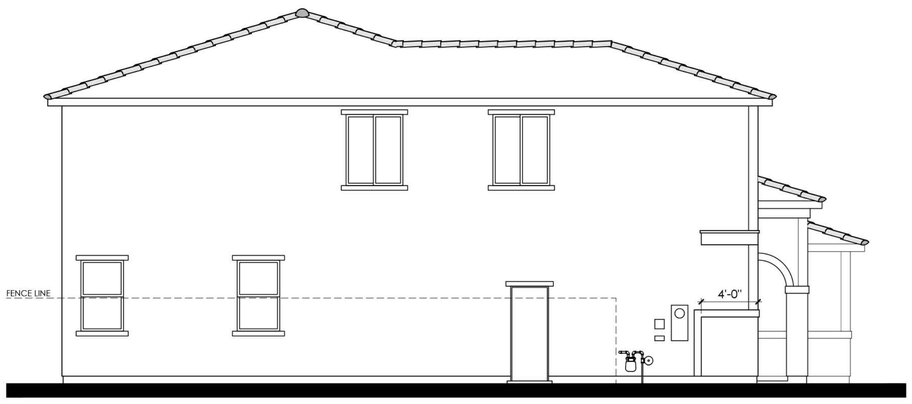


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 4

PLAN 4B (2609)

ITALIAN ELEVATIONS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-78

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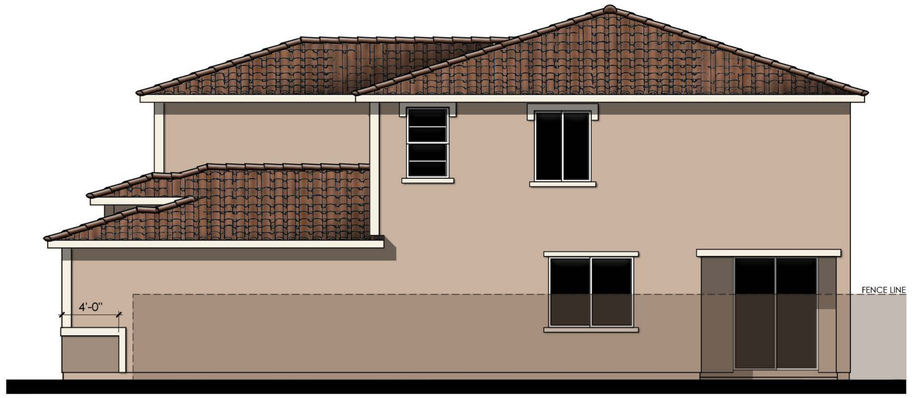
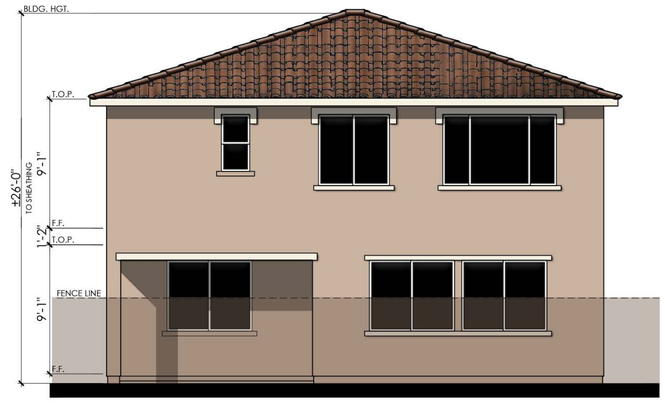
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 4

PLAN 4B (2609)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-79

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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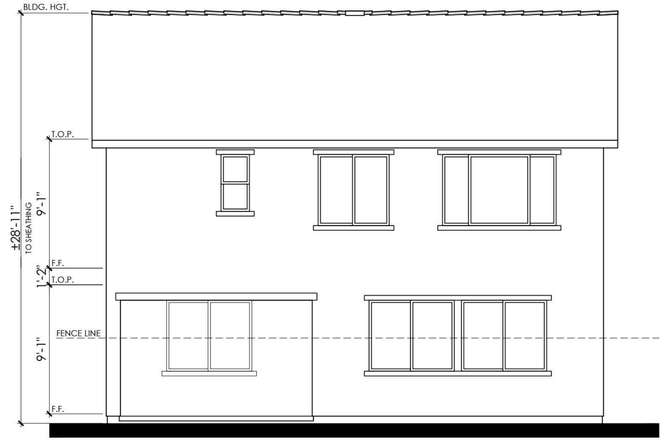
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR

LEFT

COLOR SCHEME 7

PLAN 4C (2609)

FARMHOUSE ELEVATIONS

0 2 4 8 12

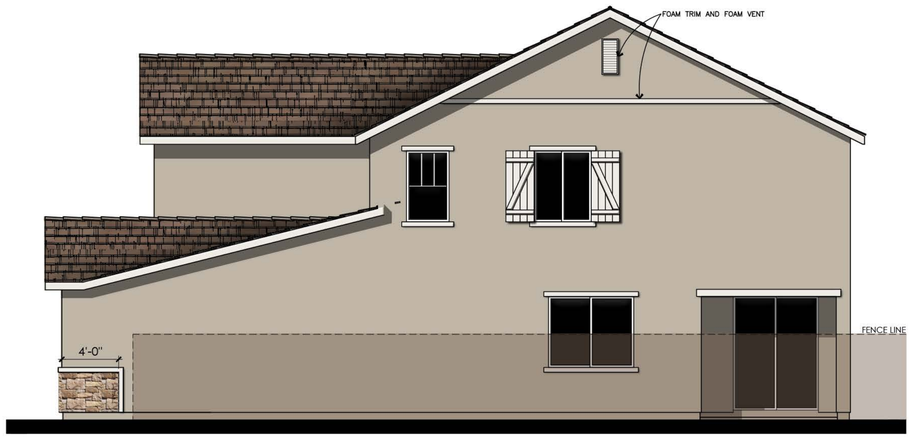
LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-80

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM

REAR

COLOR SCHEME 7

PLAN 4C (2609)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-81

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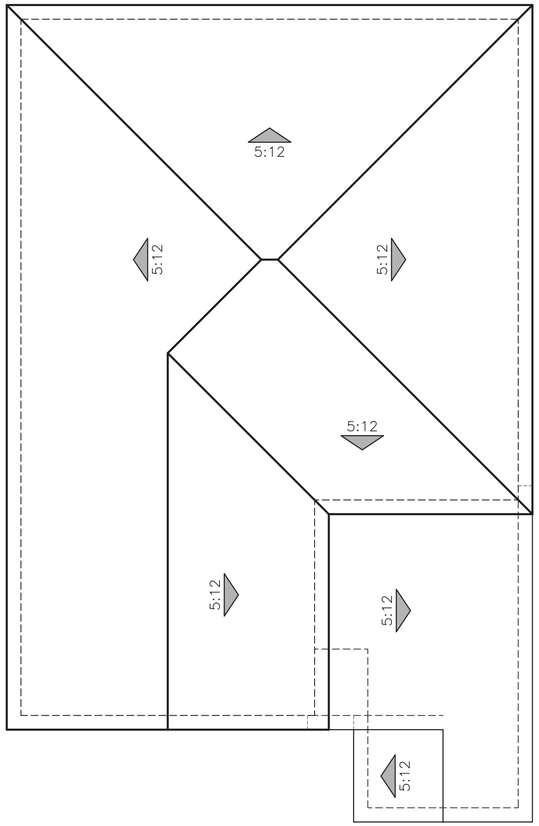
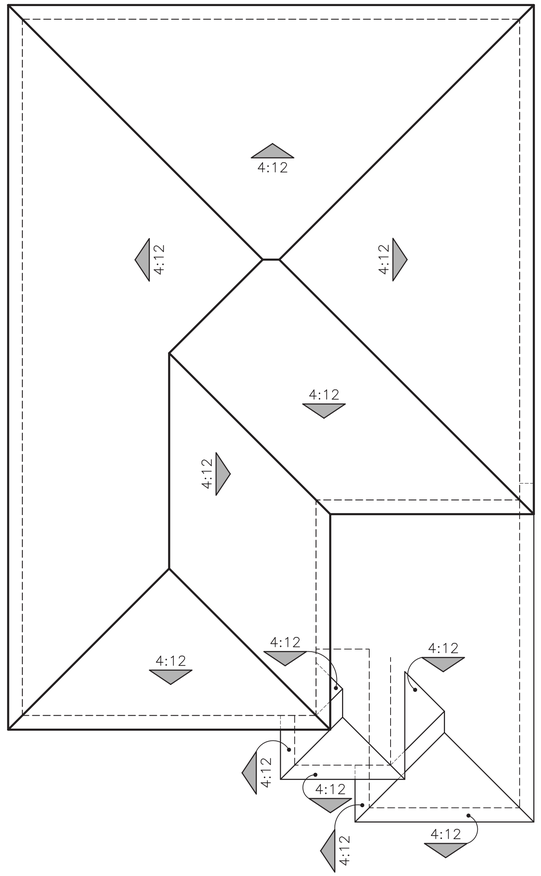
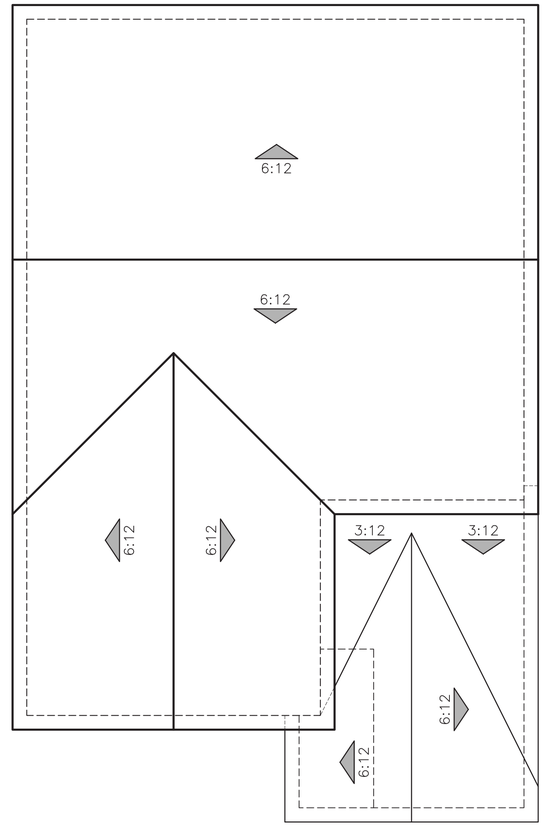
PLANNING + ARCHITECTURE
#21117



A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

PLAN 4 (2609)

ROOF PLANS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

12.05.2023
A-82

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117B
CREATED	1/27/2022
Planning Rev.	4/21/2022
Client Revisions	8/15/23

"A" ELEVATIONS MEDITERRANEAN REVIVAL	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW9094 PLAYA ARENOSA	SW6080 UTTERLY BEIGE	SW7554 STEAMED MILK
LAP SIDING	SW9097 SOFT FAWN	SW6081 DOWN HOME	SW7508 TAVERN TAUPE
FASCIA / TRIM / GARAGE DOOR	SW9099 SADDLE UP	SW6083 SABLE	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW7740 MESSENGER BAG	SW6034 DARK AUBURN	SW6236 GRAY'S HARBOR
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND
STONE:	TUSCAN LEDGE CULVERS WEST	WEATHEREDGE SILVERMINE	COBBLE COLUMBIA
GROUT:	GRAY	GRAY	GRAY

"B" ELEVATIONS ITALIAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6093 FAMILIAR BEIGE	SW6113 INTERACTIVE CREAM	SW7696 TOASTED PINE NUT
SECONDARY STUCCO	SW7502 DRY DOCK	SW6115 TOTALLY TAN	SW7697 SAFARI
FASCIA / TRIM / GARAGE DOOR	SW7562 ROMAN COLUMN	SW0053 PORCELAIN	SW7103 WHITETAIL
FRONT DOOR	SW7020 BLACK FOX	SW0047 STUDIO BLUE GREEN	SW6118 LEATHER BOUND
ROOF: LOW PROFILE "S" VILLA	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE:	ENVIRONMENTAL STONEWORKS
GROUT:	ORCO or EQUAL

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW7051 ANALYTICAL GRAY	SW7673 PEWTER CAST	SW7757 HI REFLECTIVE WHITE
BOARD & BATTEN SIDING / LAP SIDING	SW2851 SAGE GREEN LIGHT	SW7757 HI REFLECTIVE WHITE	SW7757 HI REFLECTIVE WHITE
FASCIA / TRIM / GARAGE DOOR	SW7004 SNOWBOUND	SW7757 HI REFLECTIVE WHITE	SW6258 TRICORN BLACK
FRONT DOOR / SHUTTERS	SW7004 SNOWBOUND	SW7020 BLACK FOX	SW0006 TOILE RED
ROOF: FLAT SHAKE	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD
STONE:	CUT LIMESTONE BUFF	CUT LIMESTONE GREY DRIFT	CUT LIMESTONE ASHTON
GROUT	GRAY	GRAY	GRAY

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.
ALL PAINT BREAKS TO BE CUT AT **INSIDE** CORNERS.

LENNAR®
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

MEDITERRANEAN REVIVAL
SCHEME #1

LENNAR

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
AUG. 23, 2023

Kevin L. Crook Architect Inc
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MEDITERRANEAN REVIVAL
SCHEME #2

LENNAR

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
AUG. 23, 2023

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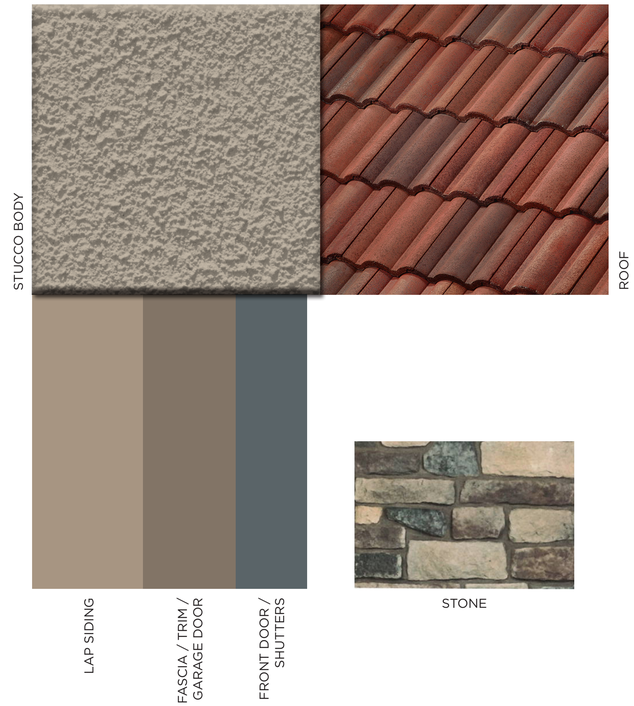
MEDITERRANEAN REVIVAL
SCHEME #3



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
AUG. 23, 2023

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COLOR BOARDS - “A” MEDITERRANEAN REVIVAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

ITALIAN
SCHEME #4

LENNAR

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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ITALIAN
SCHEME #5

LENNAR

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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ITALIAN
SCHEME #6

LENNAR

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B” ITALIAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FARMHOUSE
SCHEME #7

LENNAR

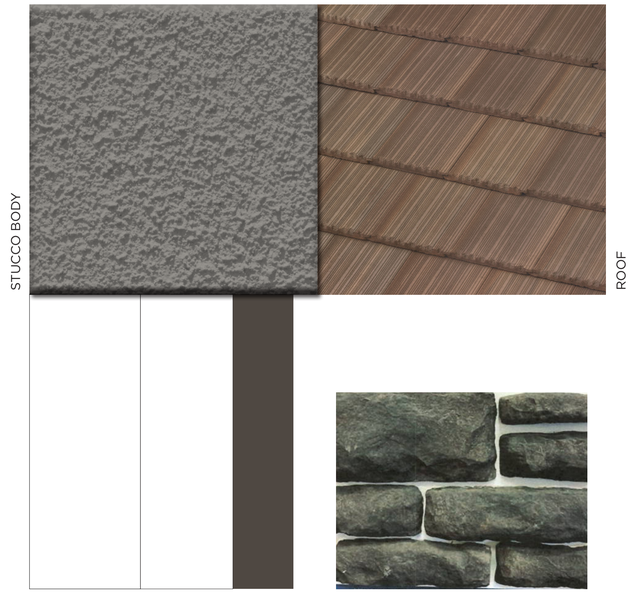
VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



LENNAR

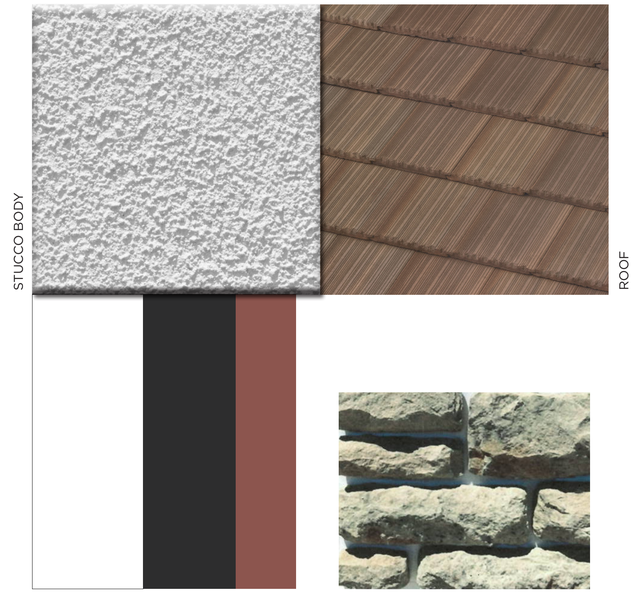
VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

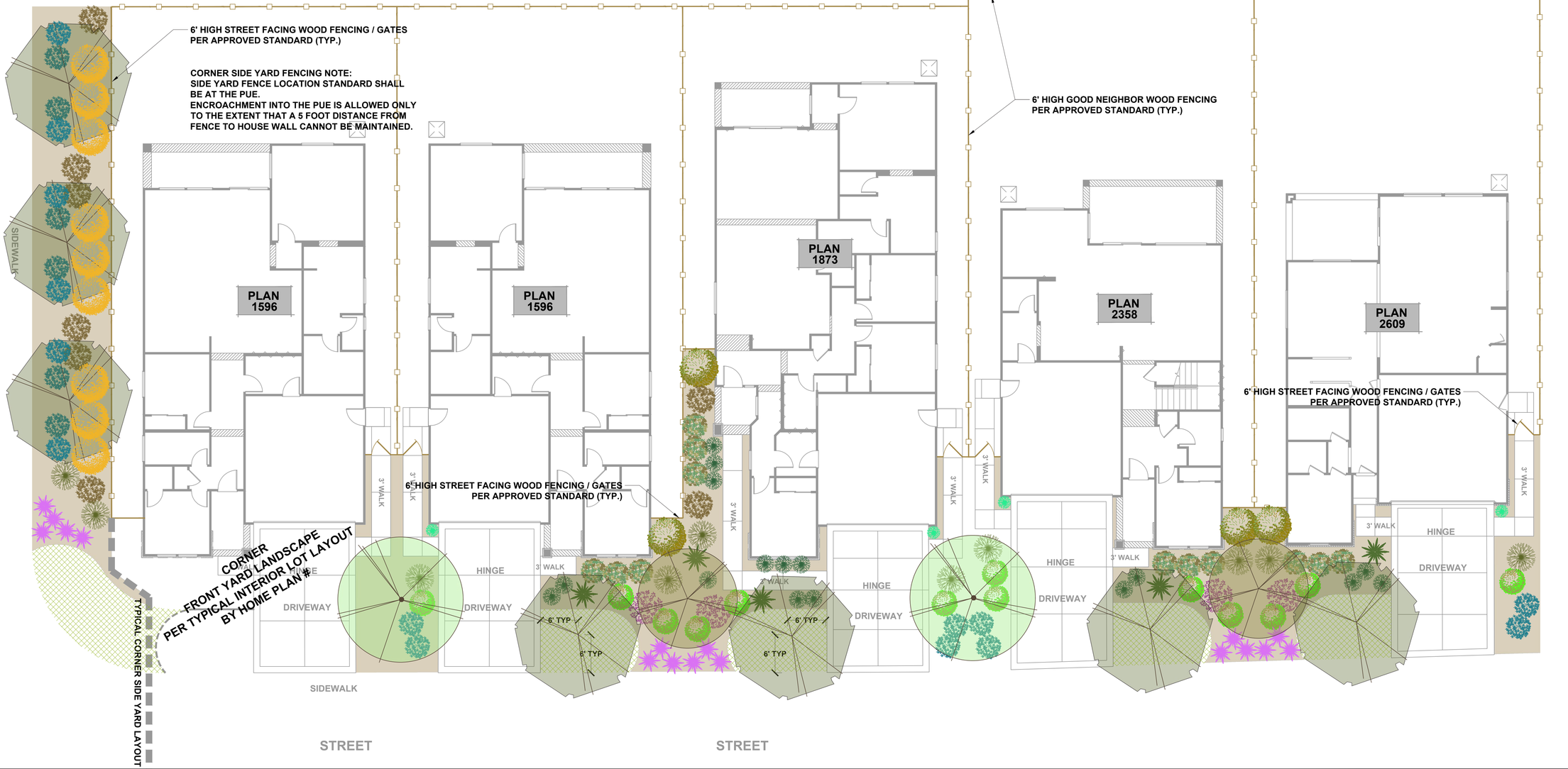
#21117B
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “C” FARMHOUSE

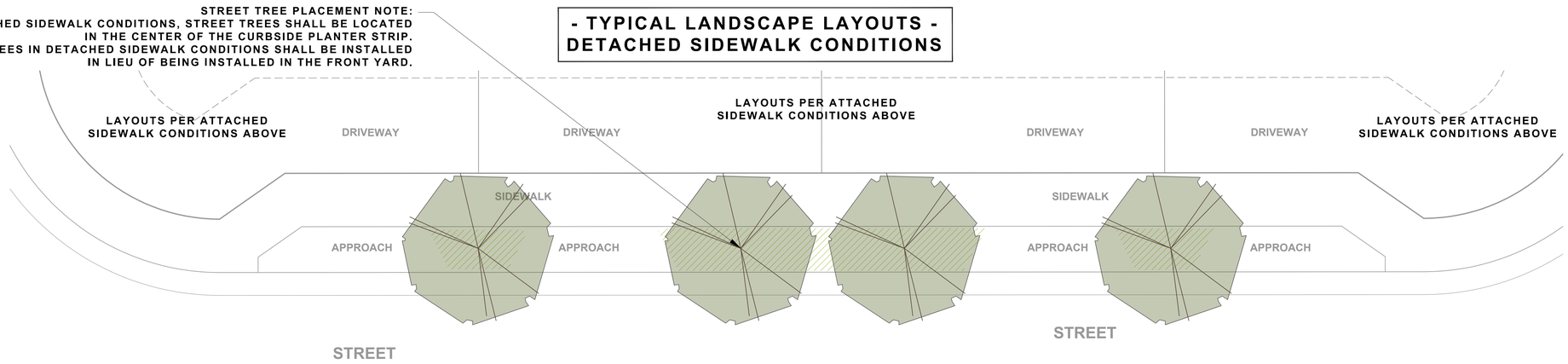
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

- TYPICAL LANDSCAPE LAYOUTS - ATTACHED SIDEWALK CONDITIONS



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS

STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN LIEU OF BEING INSTALLED IN THE FRONT YARD.



1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE + SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
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VIRIDIAN II @ GRANTLINE 220
UNITS 1 / 5
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL (5484)
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

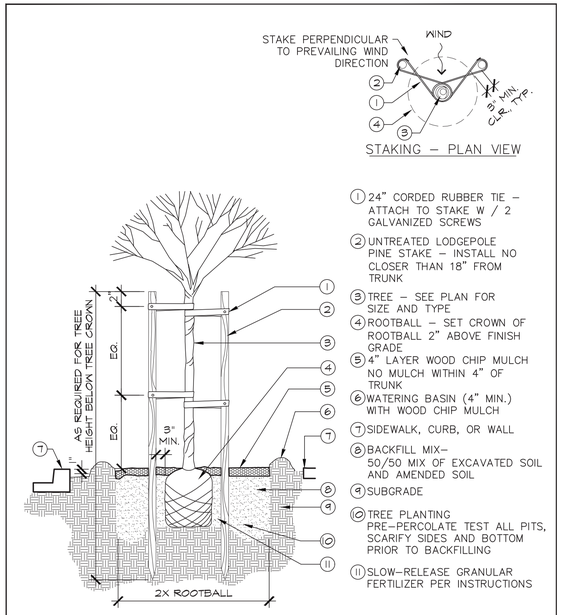
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

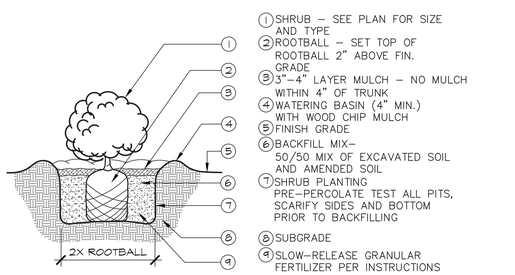
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

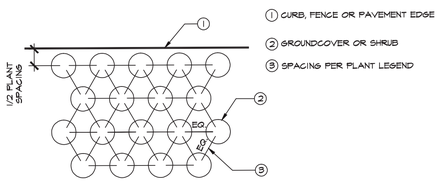
TREE PLANTING

SCALE: N.T.S.



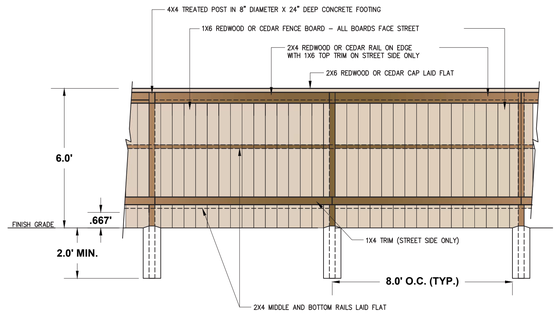
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

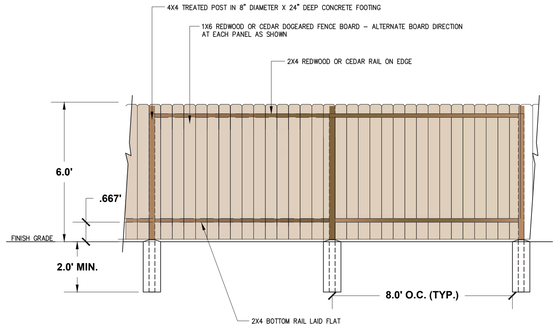
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

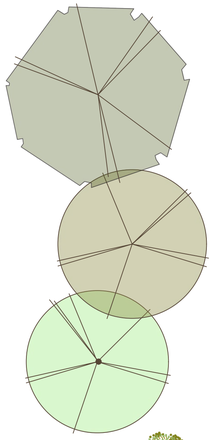
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 1 & 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officinalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster damneri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry larurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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VIRIDIAN II @ GRANTLINE 220
UNITS 1 / 5
RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA
LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANN
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.2

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1603

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	580	286	9216
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**590**	**291**	**9375.32**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9375.32**
						Maximum Allowed Water Allowance (MAWA)[e]	**10441.76**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	291
Total Area	590
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	291
Total Area	590
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1880

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	721	356	11457
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**731**	**361**	**11615.86**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11615.86**
						Maximum Allowed Water Allowance (MAWA)[e]	**12937.16**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2365

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	594	293	9439
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**604**	**298**	**9597.78**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9597.78**
						Maximum Allowed Water Allowance (MAWA)[e]	**10689.53**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	298
Total Area	604
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	298
Total Area	604
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2617

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	615	304	9773
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**625**	**309**	**9931.48**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9931.48**
						Maximum Allowed Water Allowance (MAWA)[e]	**11061.19**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	309
Total Area	625
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	309
Total Area	625
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

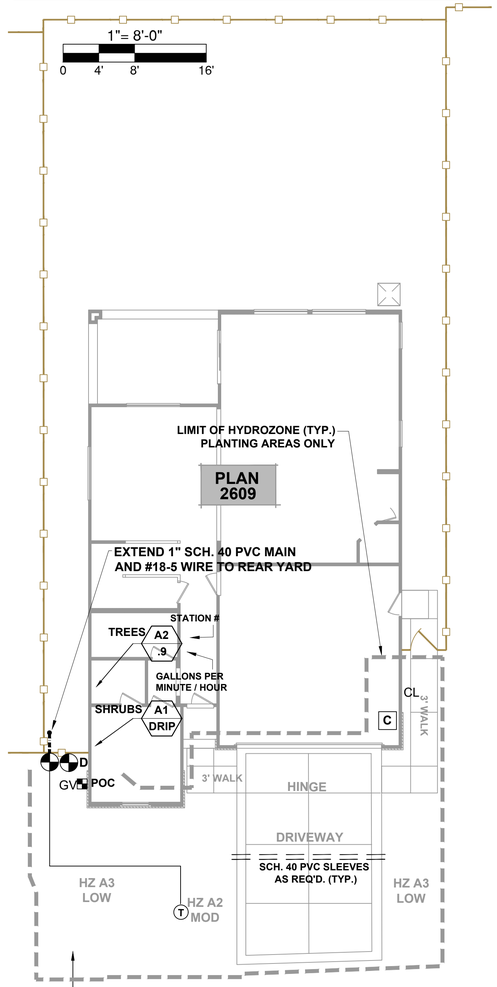
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves.
   Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

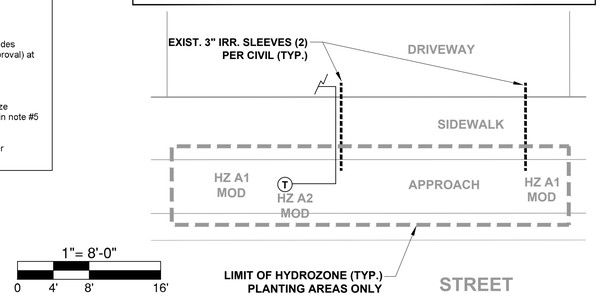
- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 2609 SHOWN -



WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 6.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION



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UNITS 1 / 5
RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES MORGAN LUTTRELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

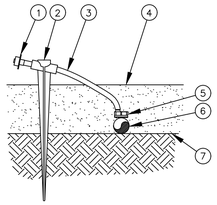
Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date: JANUARY 22, 2022
Drawn By: JL
Scale: NOTED

Sheet
L2.1

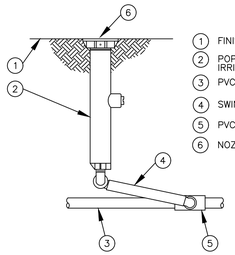
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

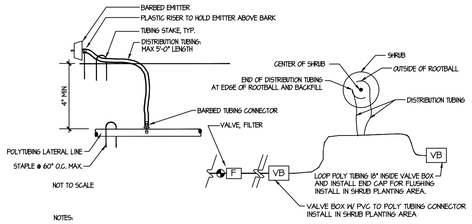
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

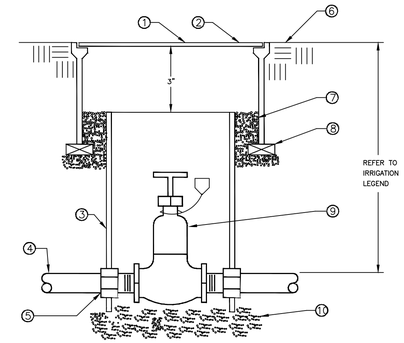
PRECISION_SPRAY_ON_4"_POP-UP_BODY

NO SCALE



NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

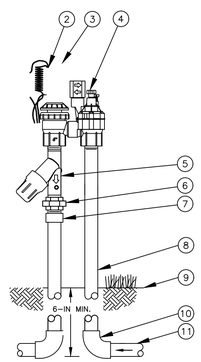
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

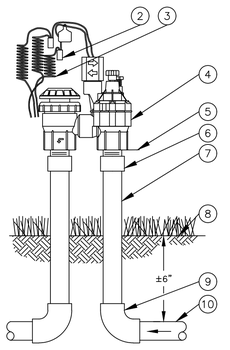
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI-SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI-SIPHON VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LITTRELL
Signature
4-30-2022
Renewal Date
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Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

JADE _ UNIT 1, 3 & 6

LENNAR

12.05.2023
A-87

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

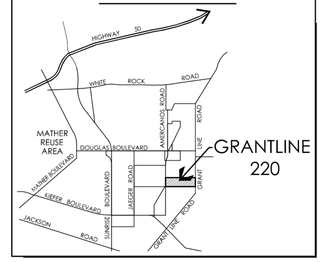
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

JADE

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

GRANTLINE ROAD

UNIT 1

UNIT 3

UNIT 4

NORTH

SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

A:\1000-A\1058-GRANTLINE220\GRANTLINE220-0A\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

"C" FRENCH
PLAN 4C (3025C)

"B" PRAIRIE
PLAN 1B (1991B)

"A" SPANISH
PLAN 2A (2520A)

"B" PRAIRIE
PLAN 3B (2704B)

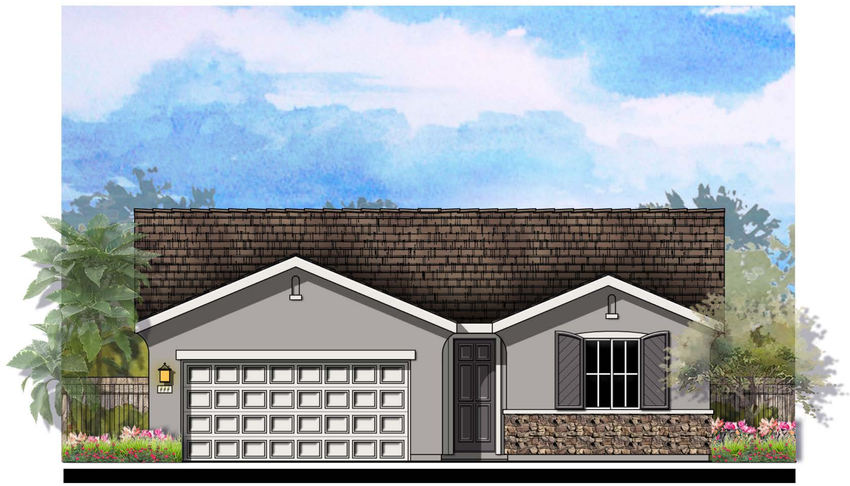
STREET SCENE

A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.

B- PRAIRIE STYLE

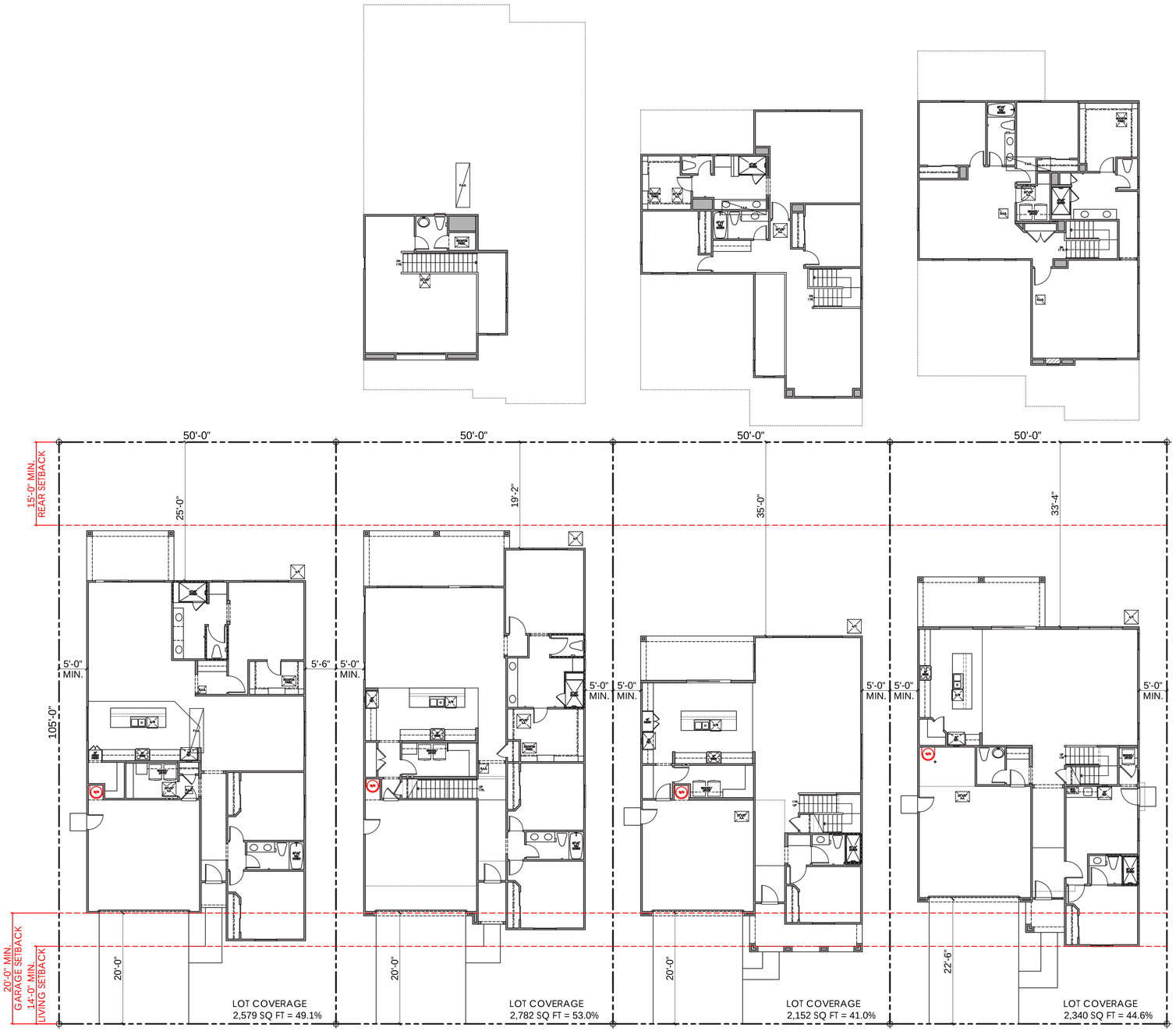
Prairie has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs, supported by knee bracing at the corners. Brick wainscot with horizontal mullions in the windows along with panel type shutters and additional horizontal banding under second story windows with flat “slate” concrete roof tile.



C- FRENCH STYLE

Incorporates windows and doors in a stucco wall plane with trimmed arched soffits, arch angled plank type shutters, vertical mullions, curved corbels at gable ends along with a stone wainscot and flat “shake” concrete roof tile.

ARCHITECTURAL INSPIRATIONS



PLAN 1A (1991) PLAN 2A (2520) PLAN 3A (2704) PLAN 4A (3025)

TYPICAL PLOTTING RD5

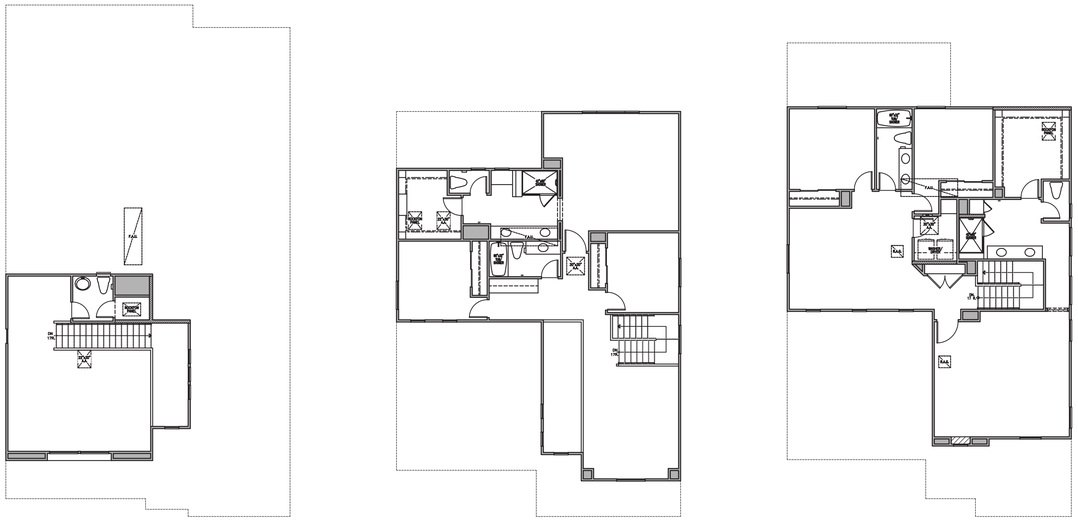
LENNAR

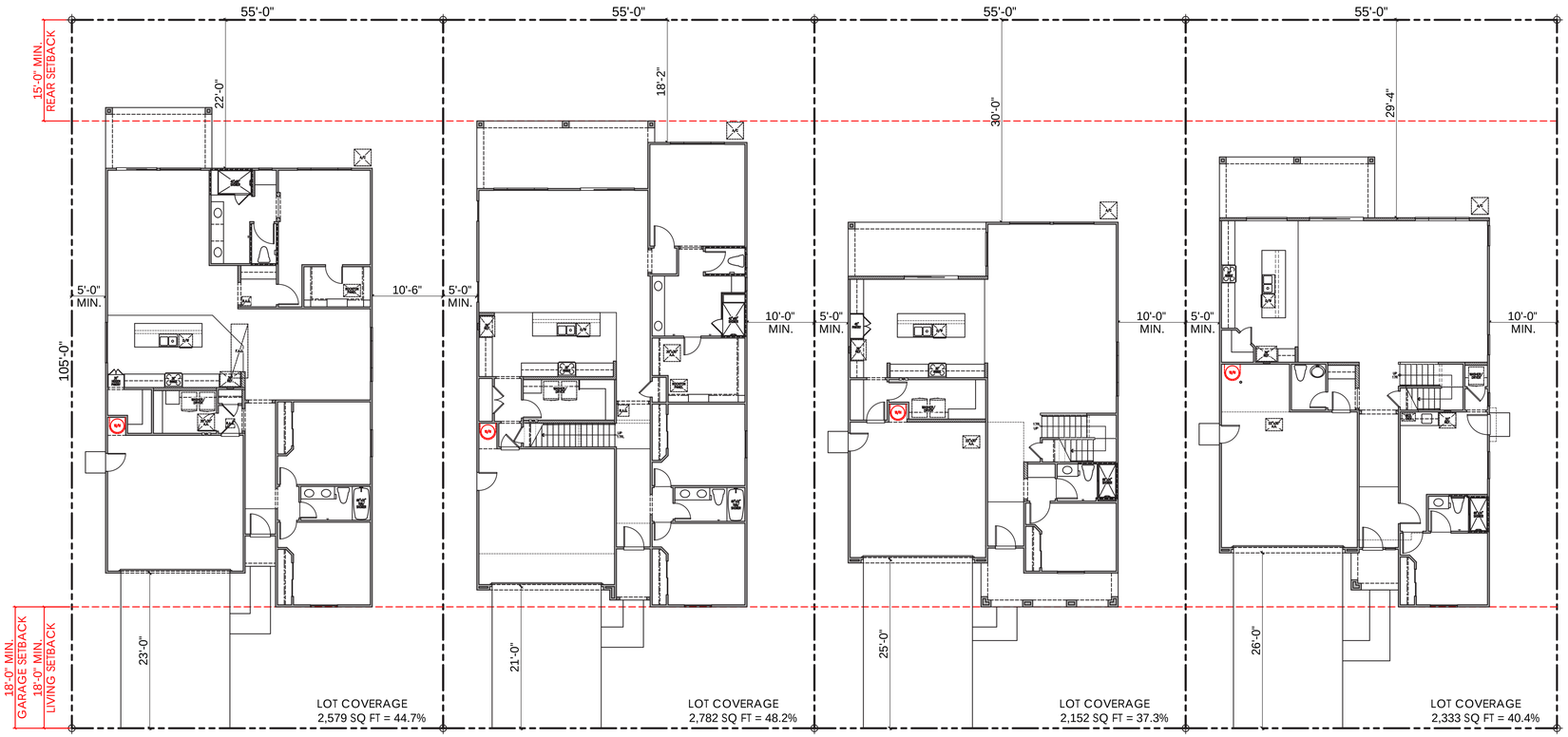
PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-91

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117





PLAN 1A (1991) PLAN 2A (2520) PLAN 3A (2704) PLAN 4A (3025)

TYPICAL PLOTTING RD7

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-92

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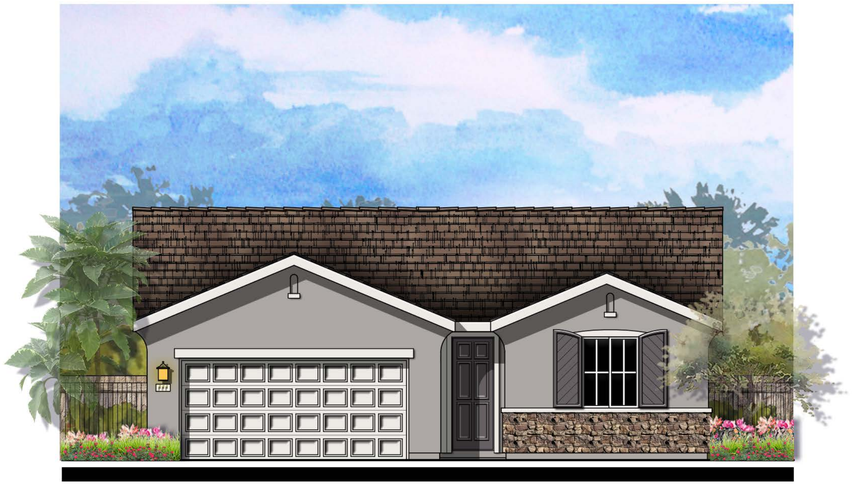
#21117

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 1 (1991)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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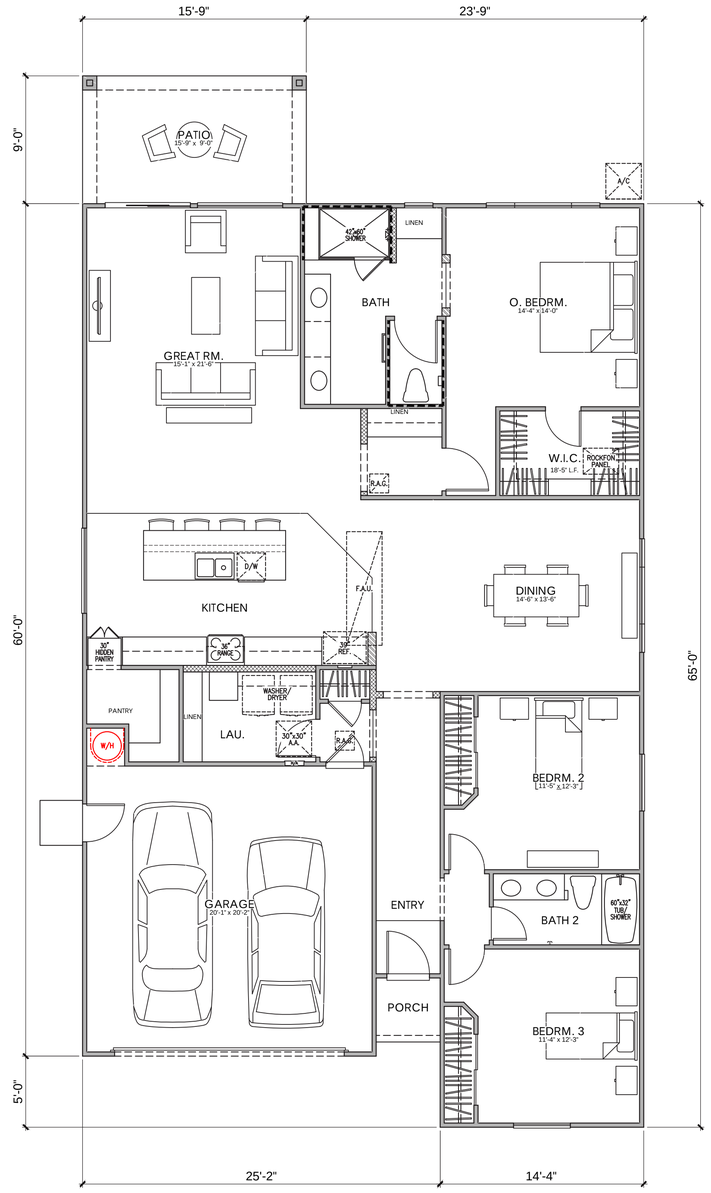

PLAN 1A (1991)

3 BEDROOM, 2 BATH, PATIO
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,991 SQ. FT.
TOTAL DWELLING	1,991 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	425 SQ. FT.
PORCH	22 SQ. FT.
PATIO	141 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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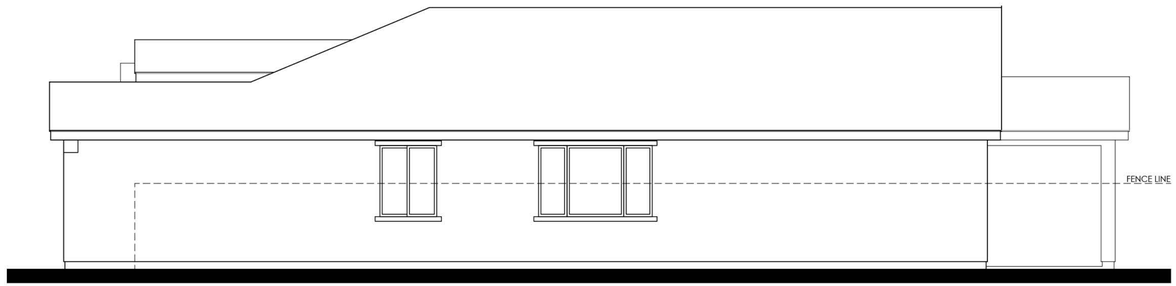
Refer to landscape drawings for wall, tree, and shrub locations

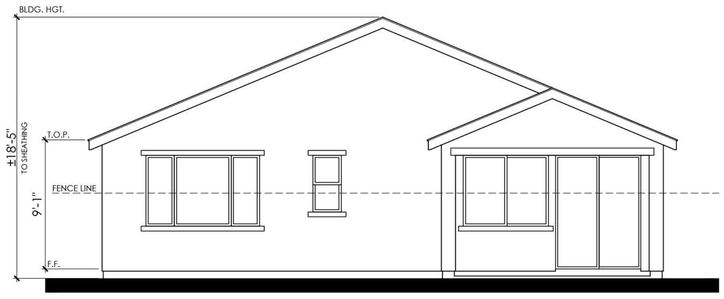
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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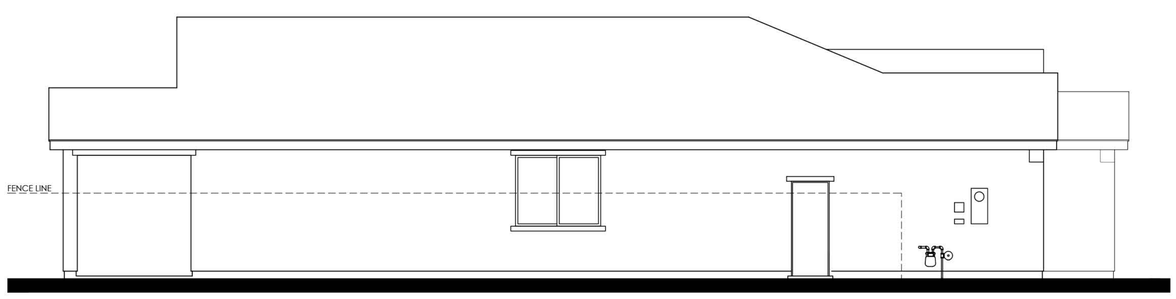

LEFT

COLOR SCHEME 1

PLAN 1A (1991)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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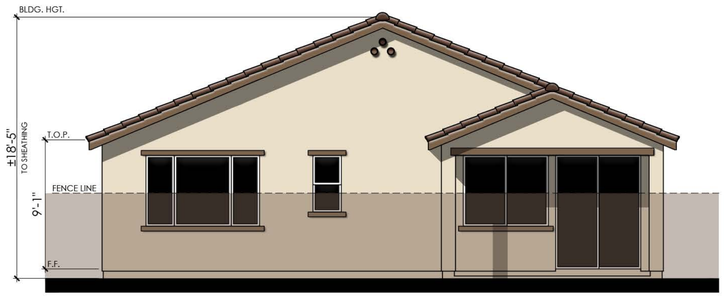
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (1991)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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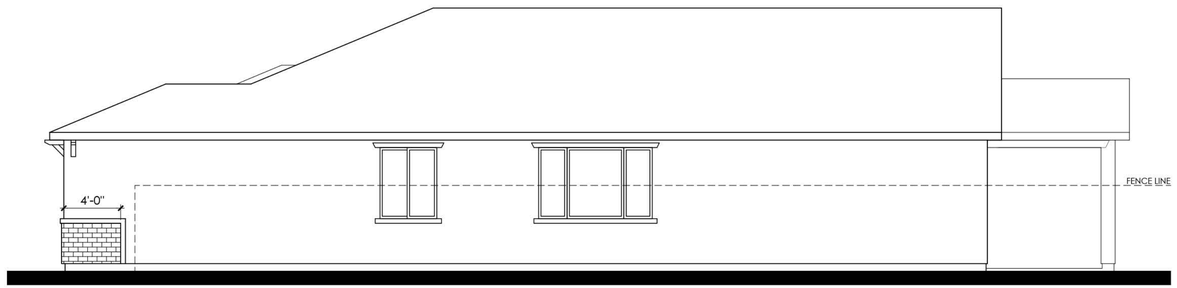
Refer to landscape drawings for wall, tree, and shrub locations

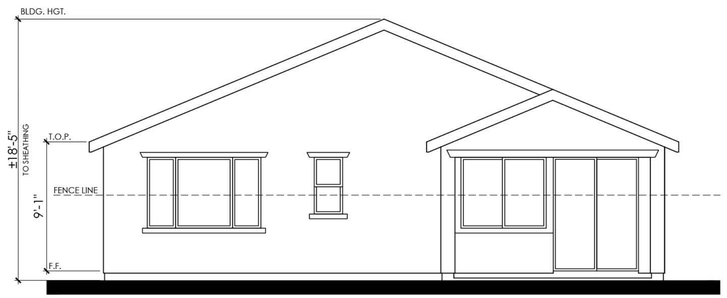
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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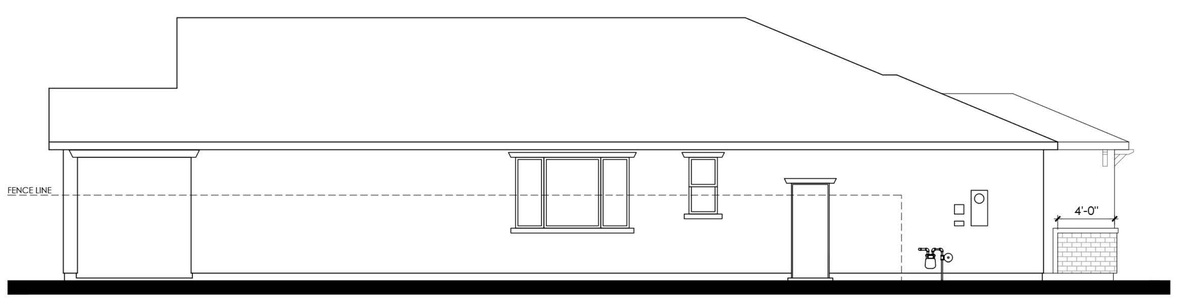

LEFT

COLOR SCHEME 4

PLAN 1B (1991)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-97

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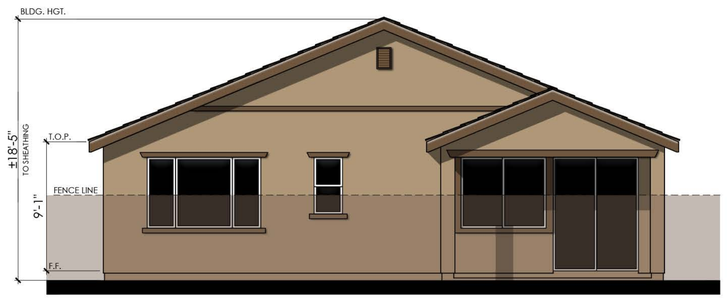
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 4

PLAN 1B (1991)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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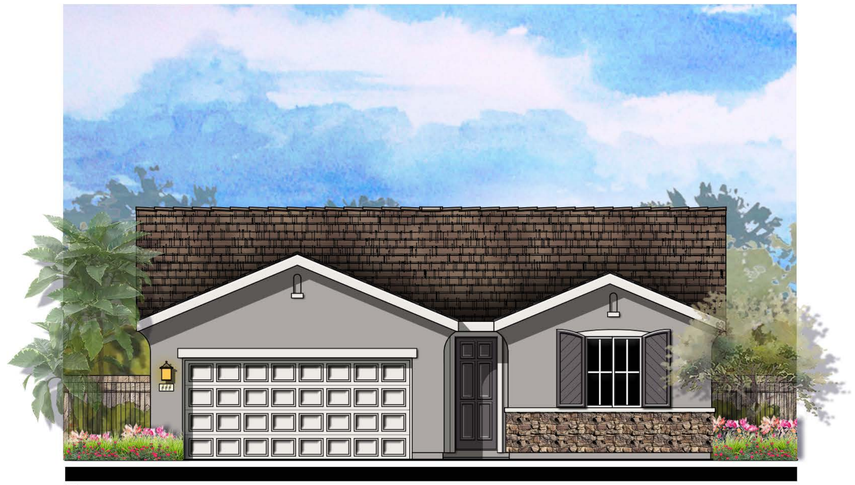

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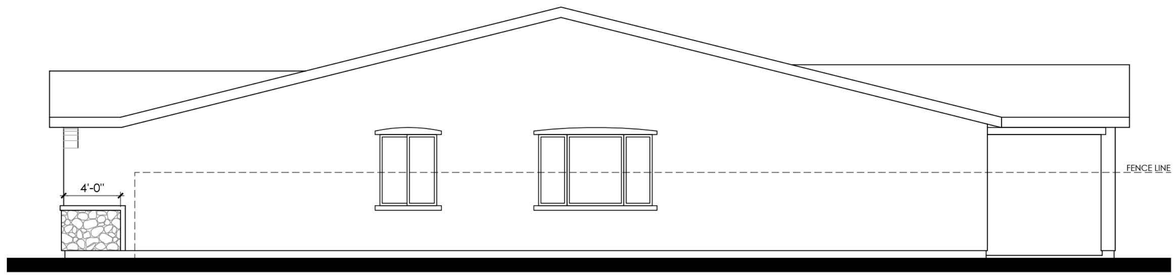
Refer to landscape drawings for wall, tree, and shrub locations

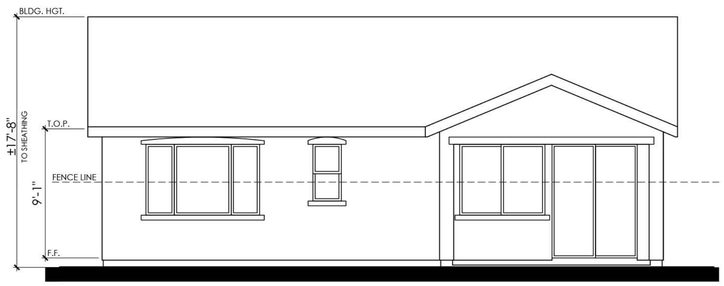
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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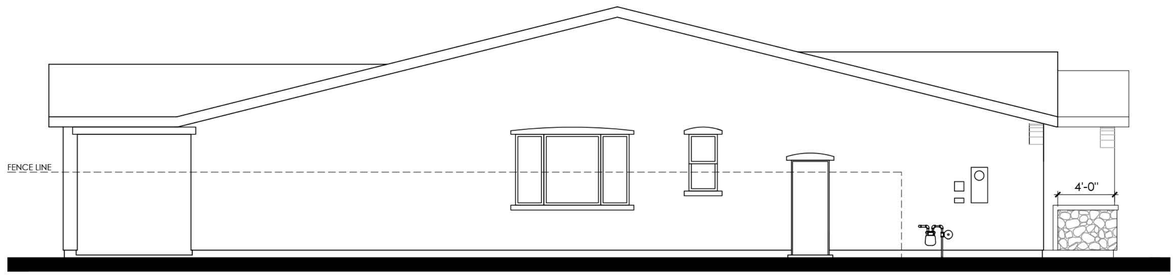

LEFT

COLOR SCHEME 7

PLAN 1C (1991)

FRENCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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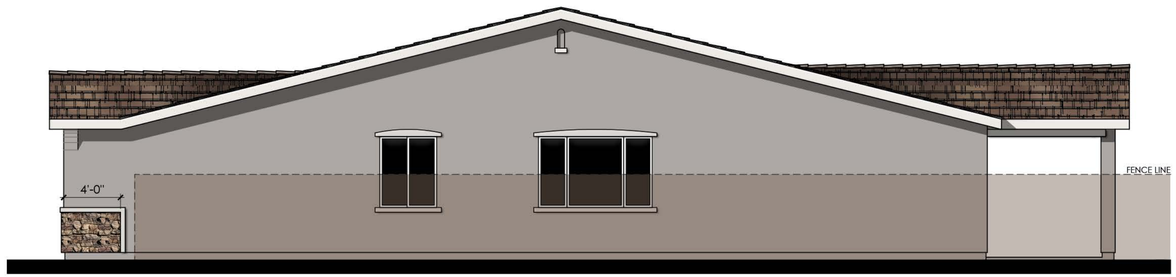
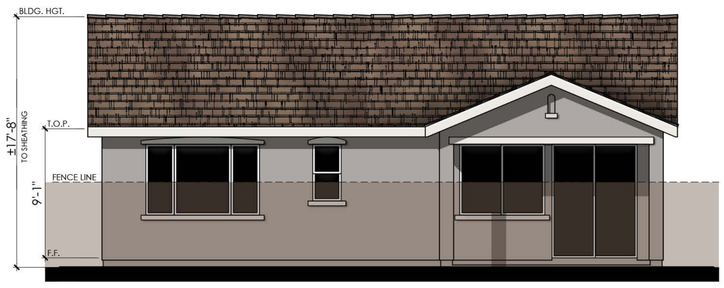


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 7

PLAN 1C (1991)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

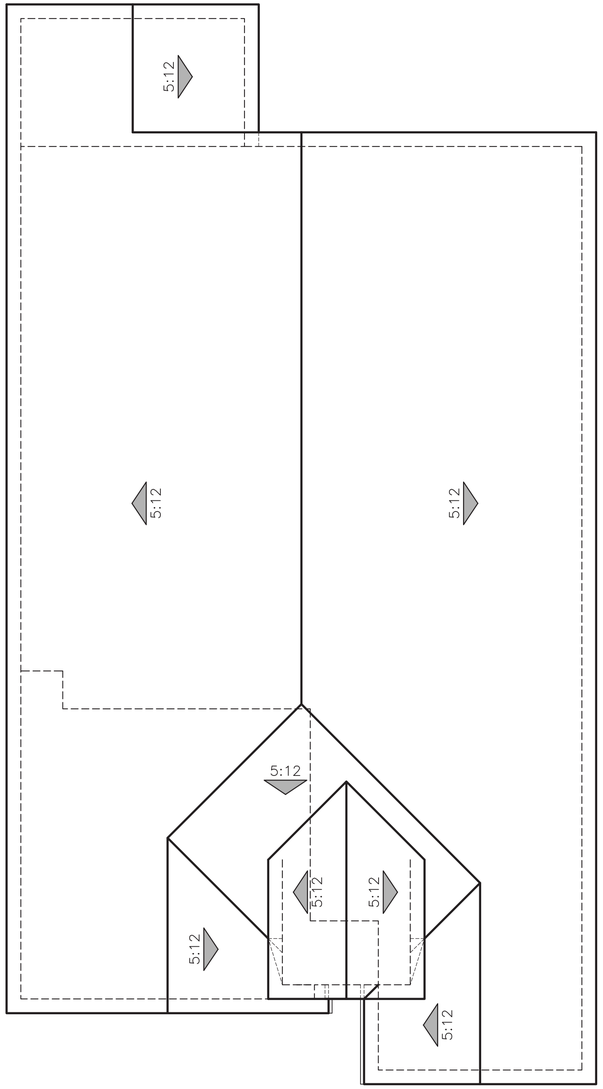
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

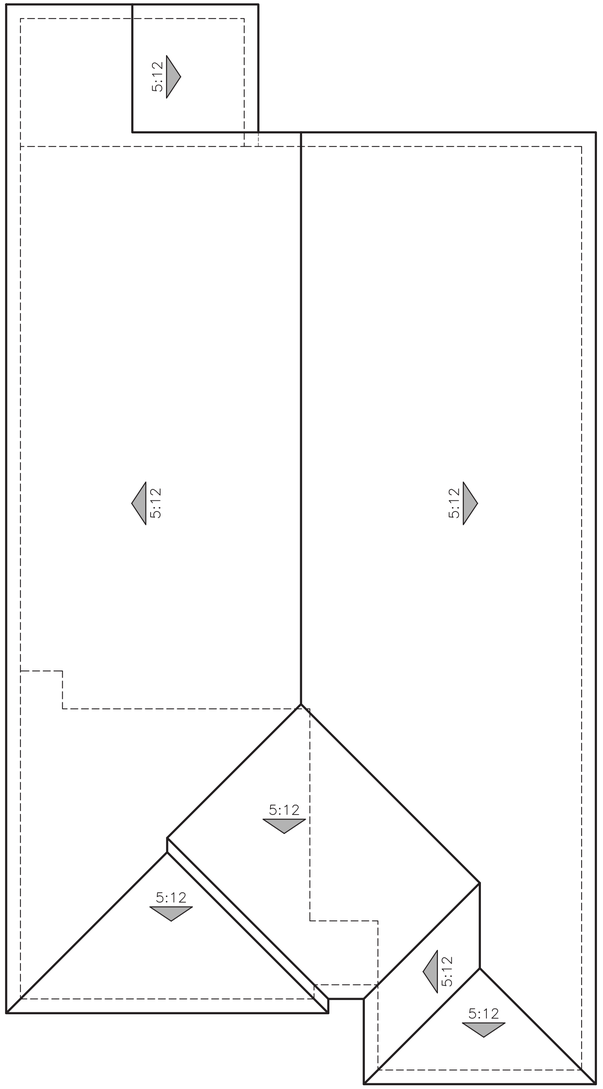
JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-100

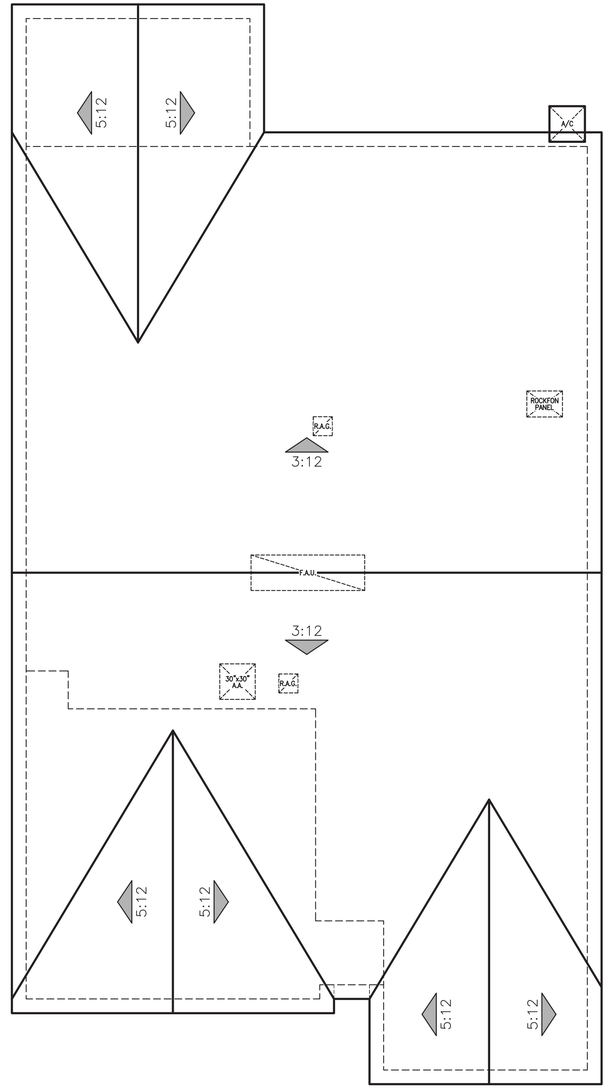
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



A - SPANISH



B - PRAIRIE

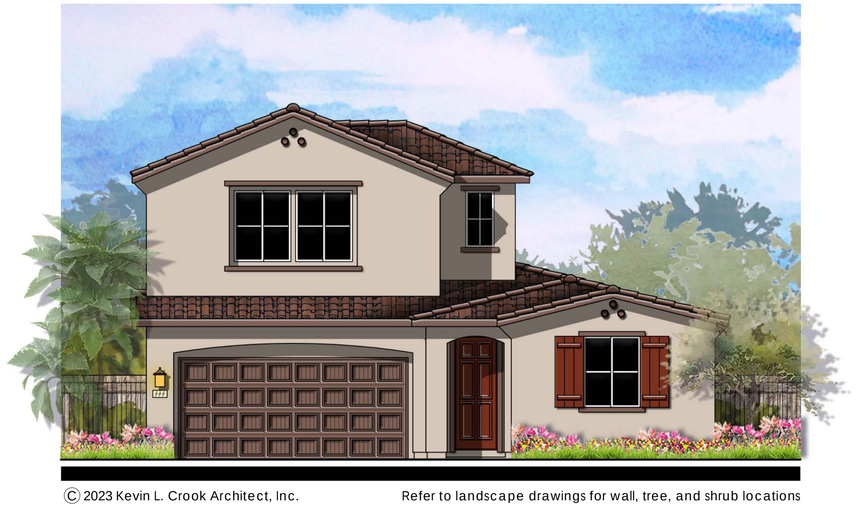


C - FRENCH

PLAN 1 (1991)

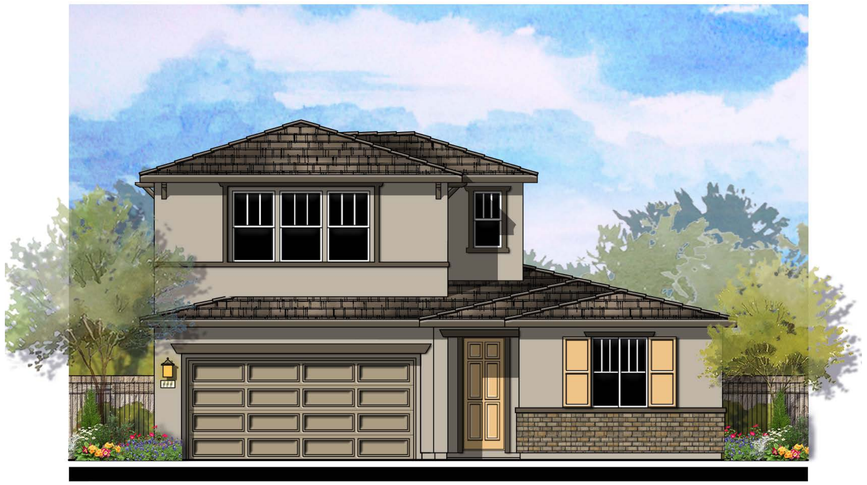
ROOF PLANS

0 2 4 8 12



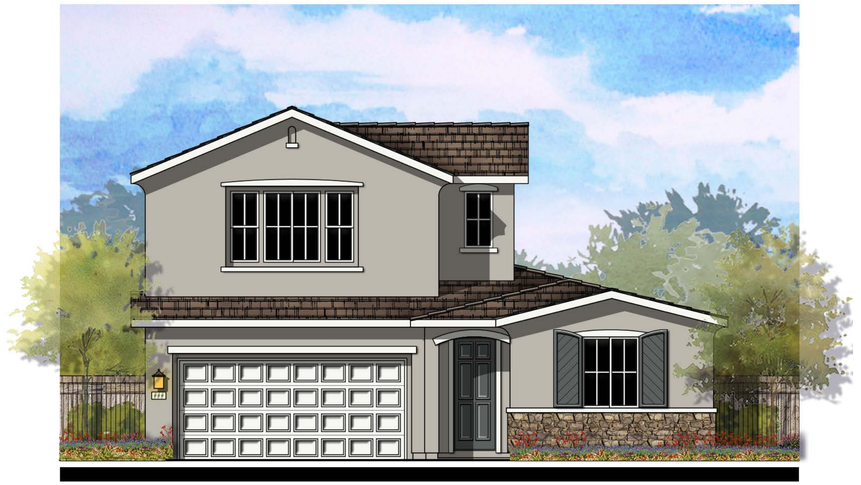
Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 2 (2520)

FRONT ELEVATIONS

0 2 4 8 12

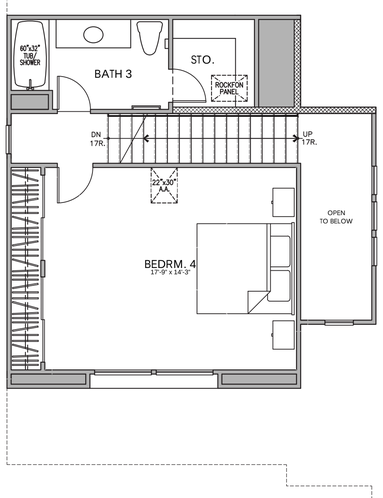
LENNAR

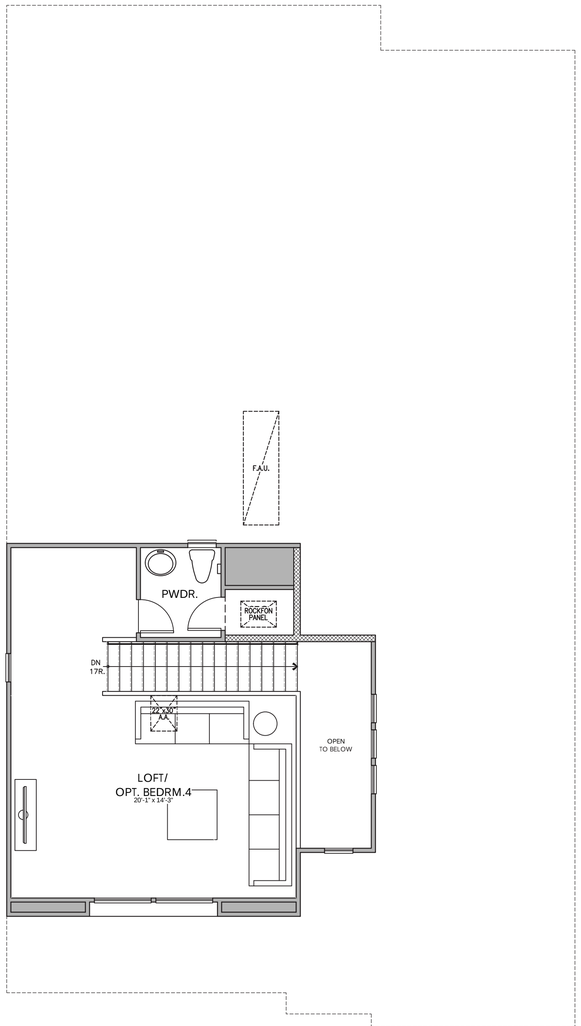
PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

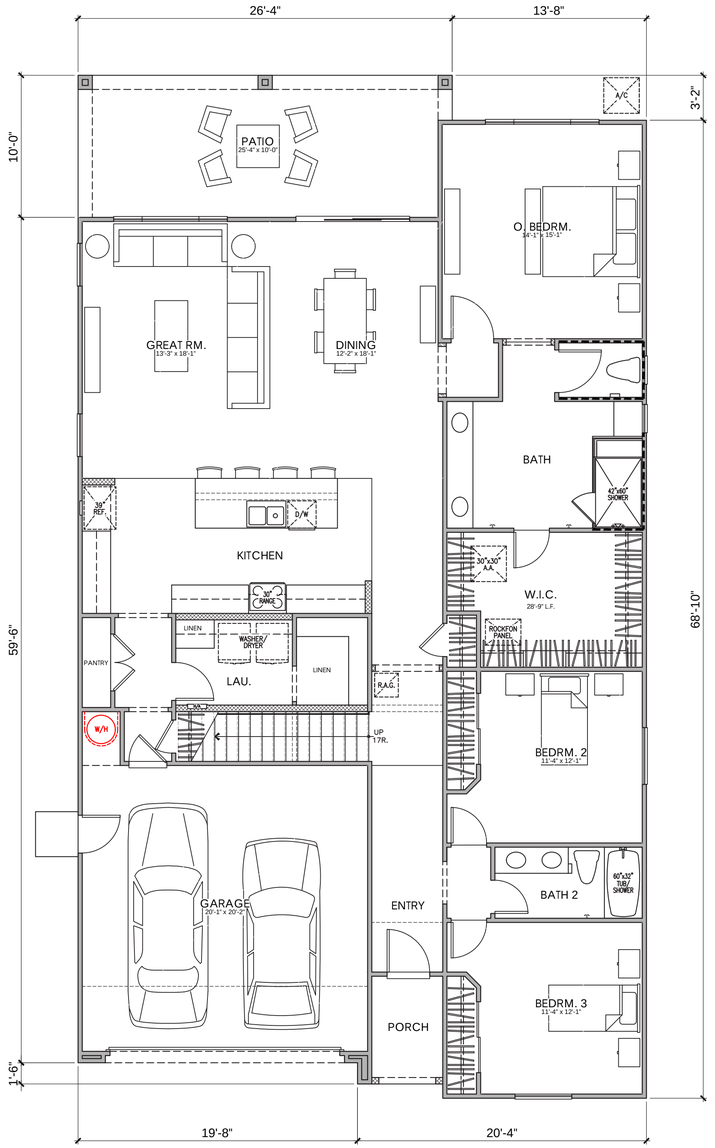
12.05.2023
A-102

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117





OPT. BEDRM. 4



SECOND FLOOR

FIRST FLOOR

PLAN 2A (2520)

3 BEDROOM, 2.5 BATH, LOFT, PATIO, OPT. BEDRM. 4 FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,046 SQ. FT.
SECOND FLOOR AREA	474 SQ. FT.
TOTAL DWELLING	2,520 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	429 SQ. FT.
PORCH	38 SQ. FT.
PATIO	256 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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Kevin L. Crook Architect Inc #21117
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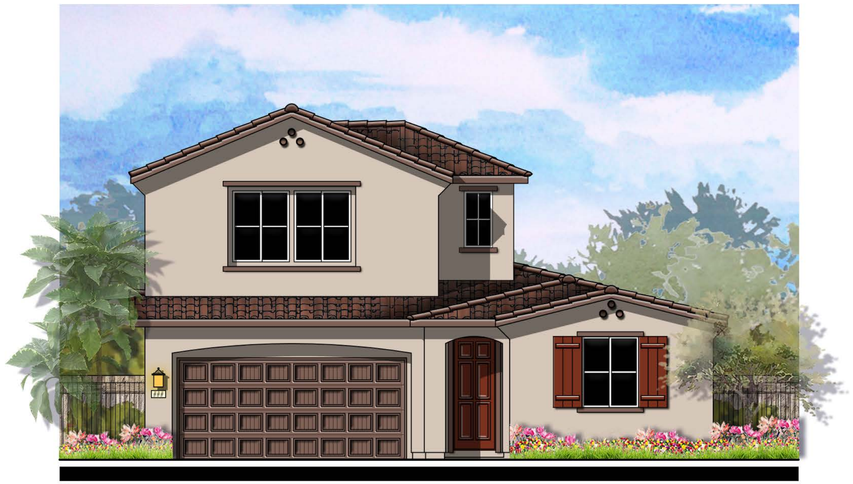

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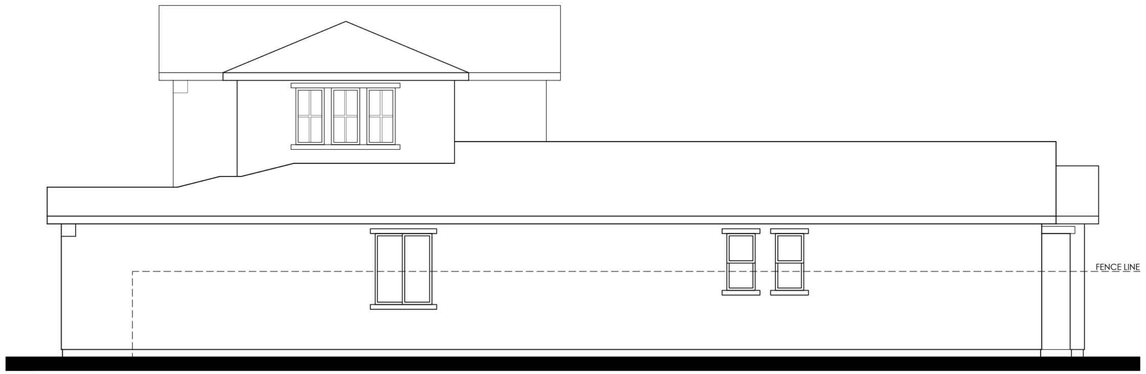
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

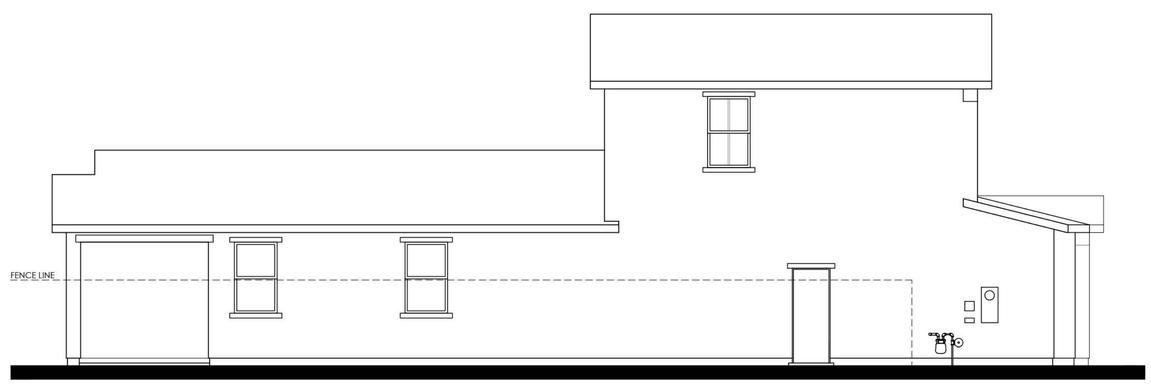


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 2

PLAN 2A (2520)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

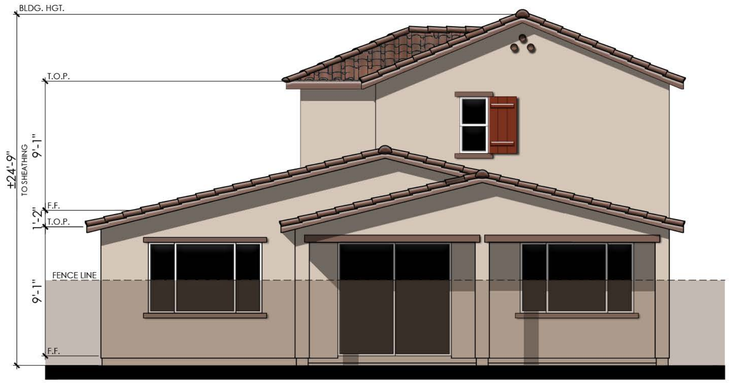
JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-104

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (2520)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-105

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#21117

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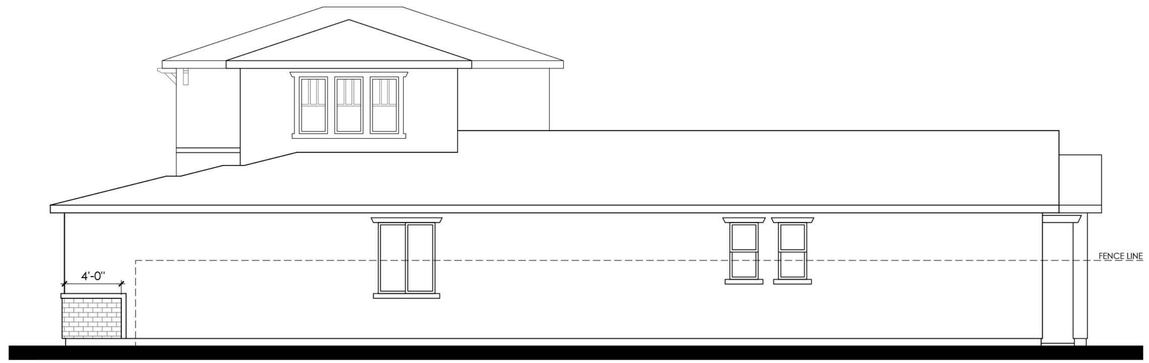
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

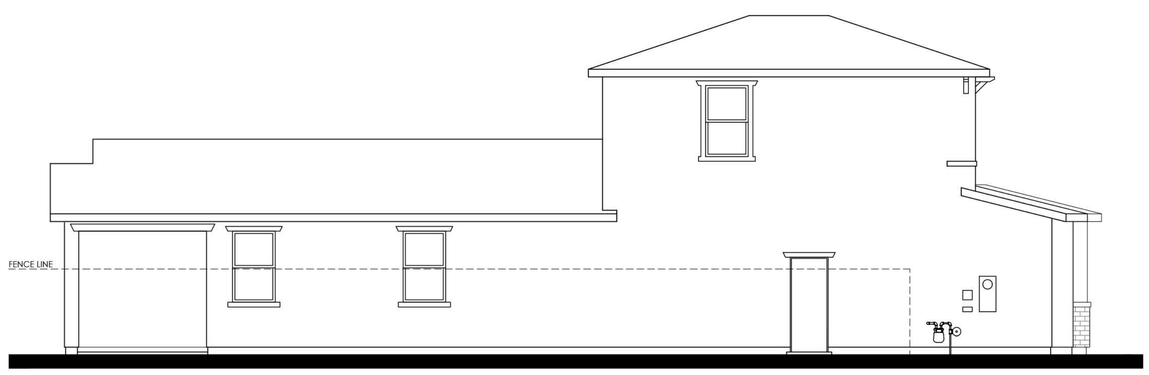


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2520)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

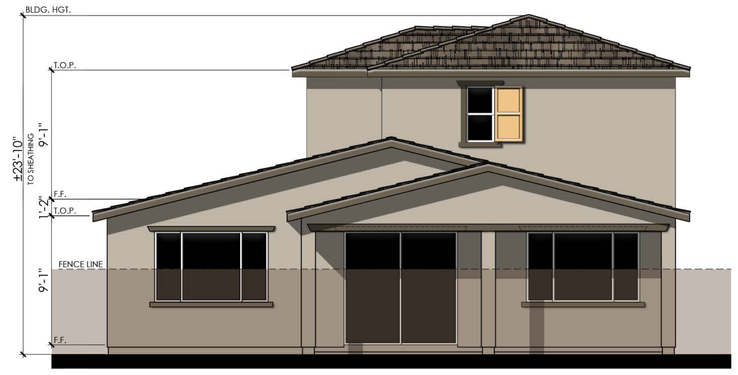
JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-106

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (2520)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-107

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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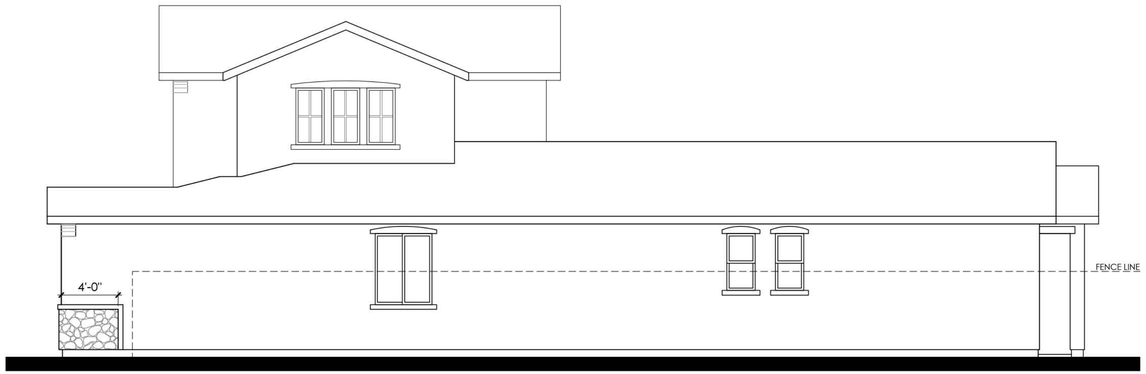
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

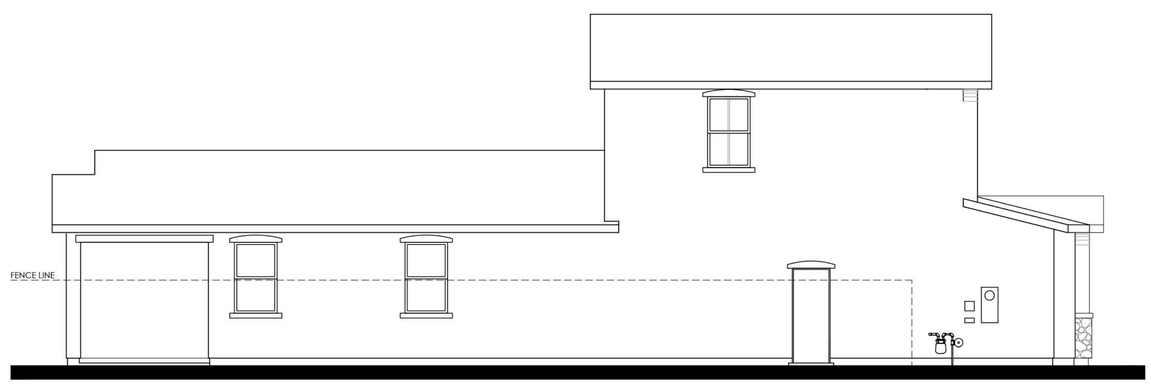


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 8

PLAN 2C (2520)

FRENCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-108

Kevin L. Crook Architect Inc
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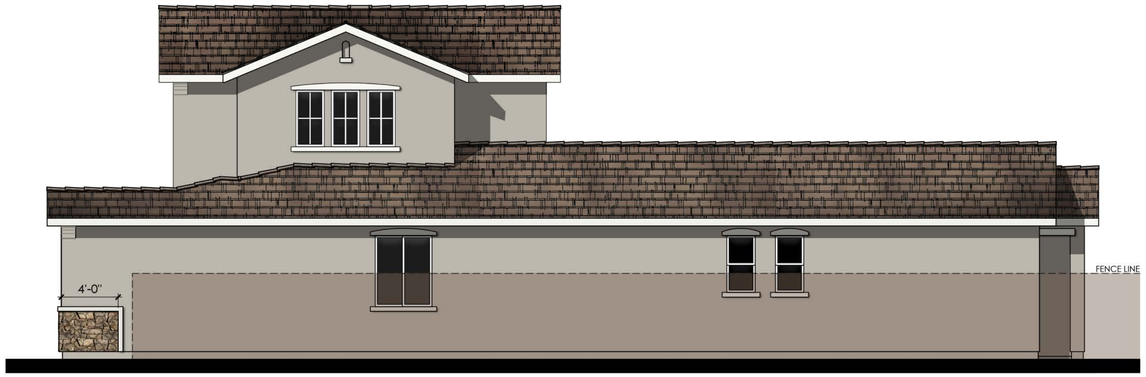
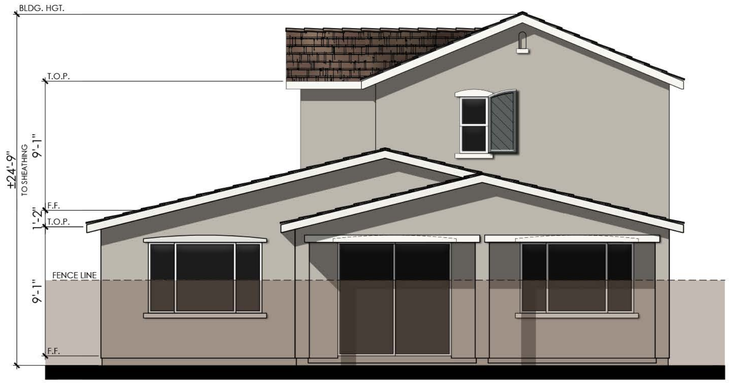


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 8

PLAN 2C (2520)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-109

Kevin L. Crook Architect Inc
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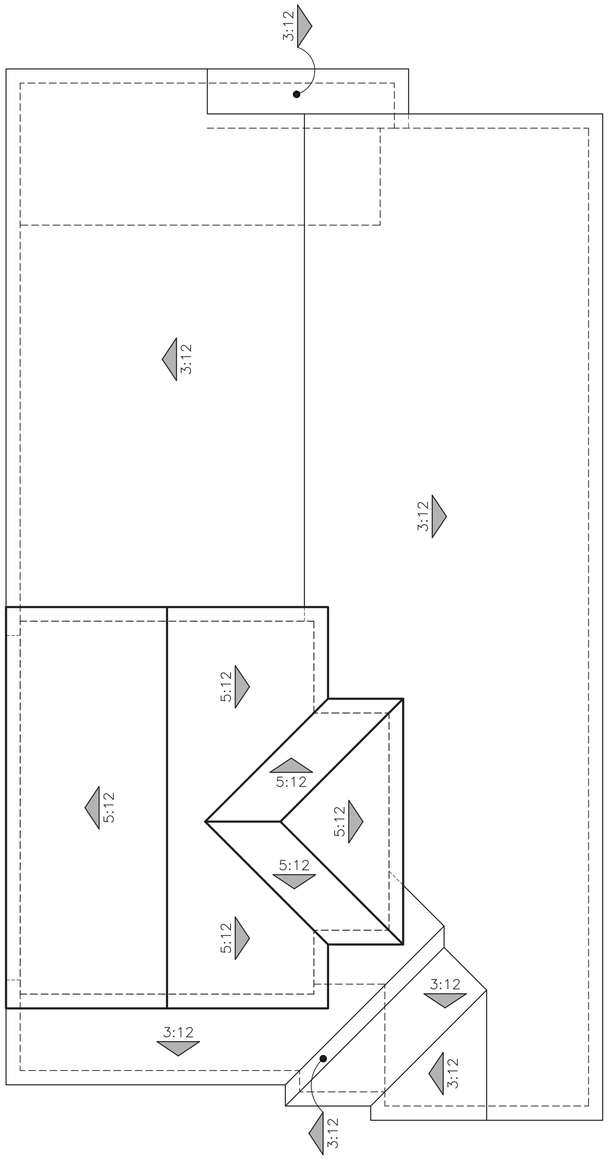
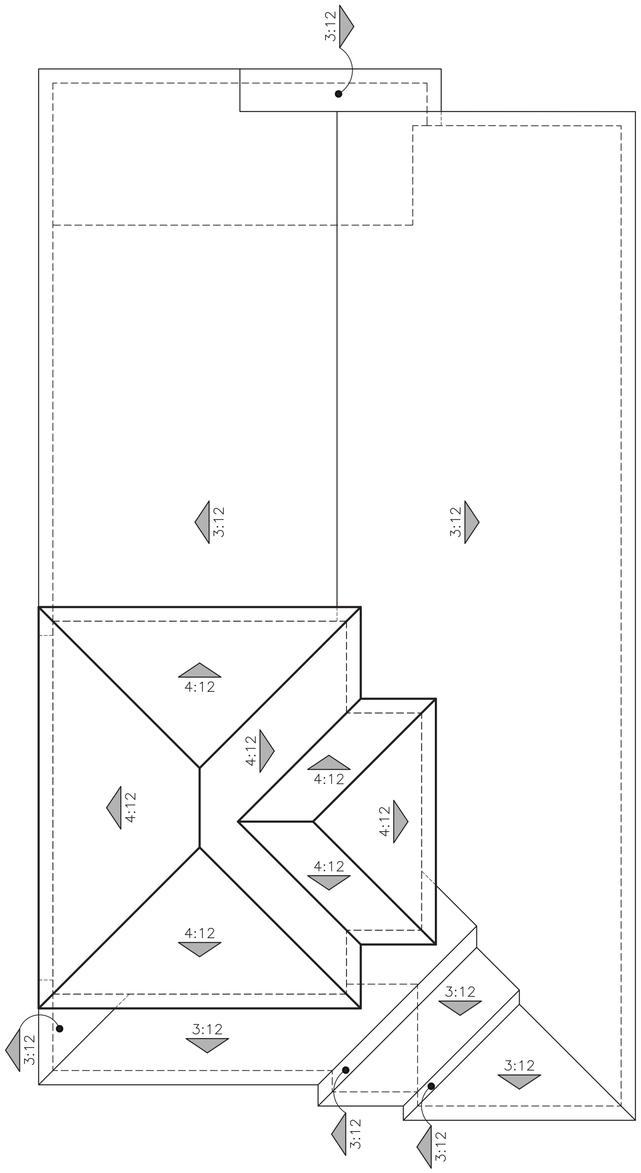
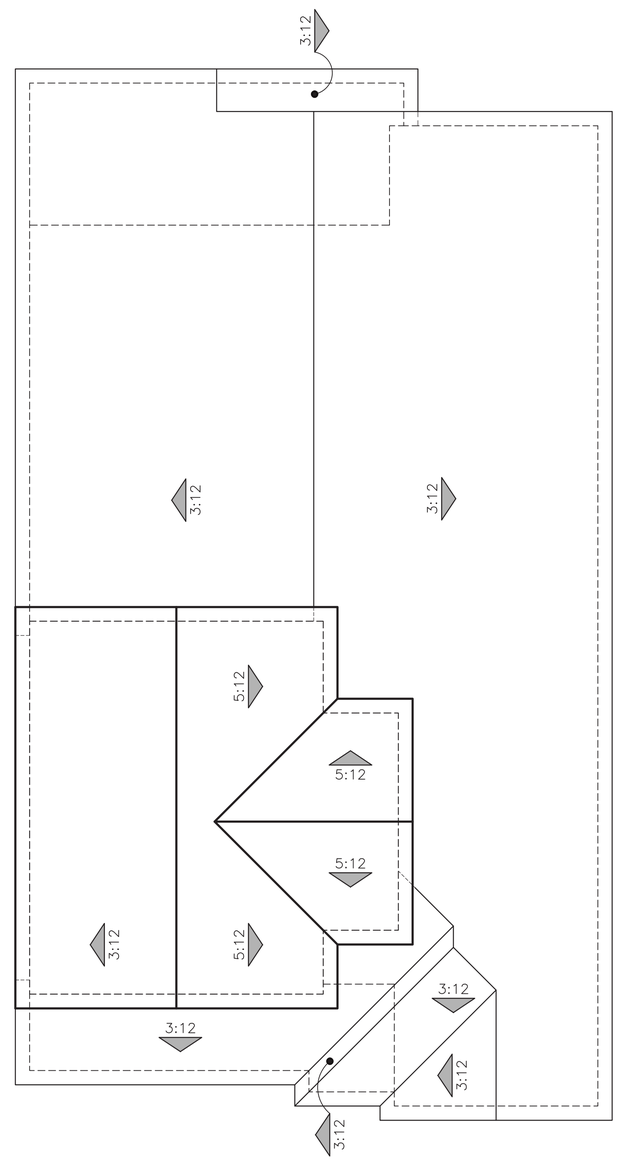


A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 2 (2520)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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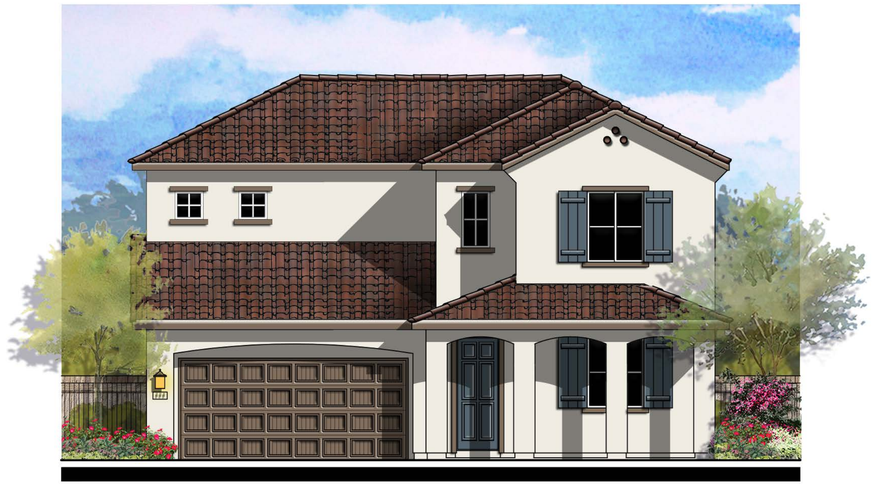
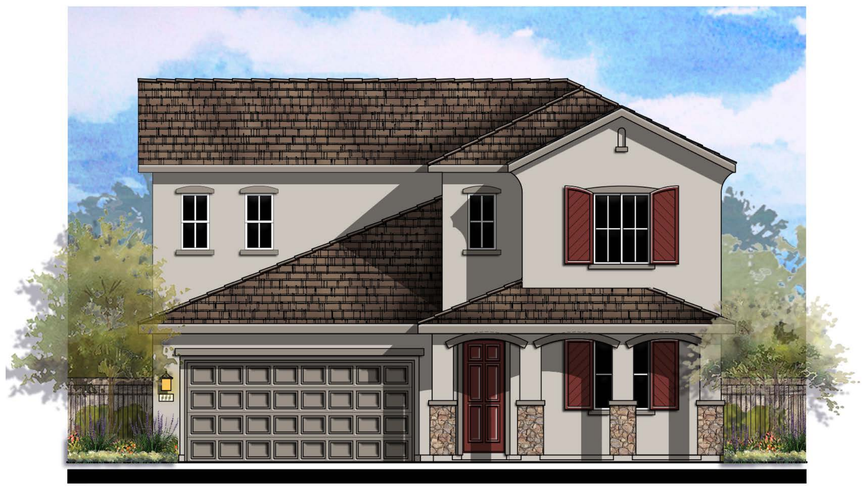


Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 3 (2704)

FRONT ELEVATIONS

0 2 4 8 12

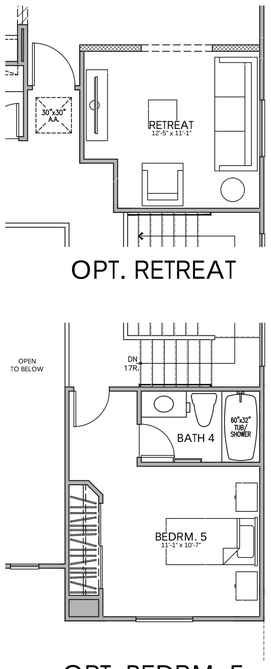
LENNAR

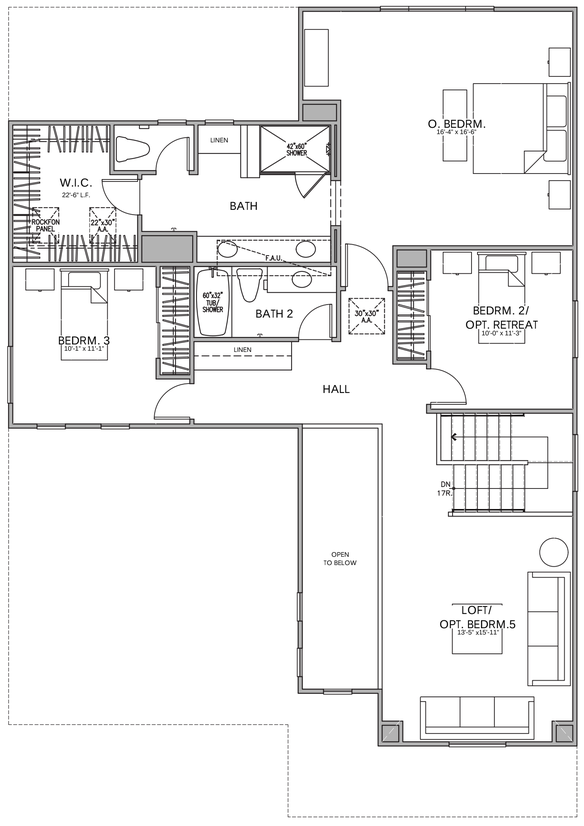
PRADERA RANCH
RANCHO CORDOVA, CA

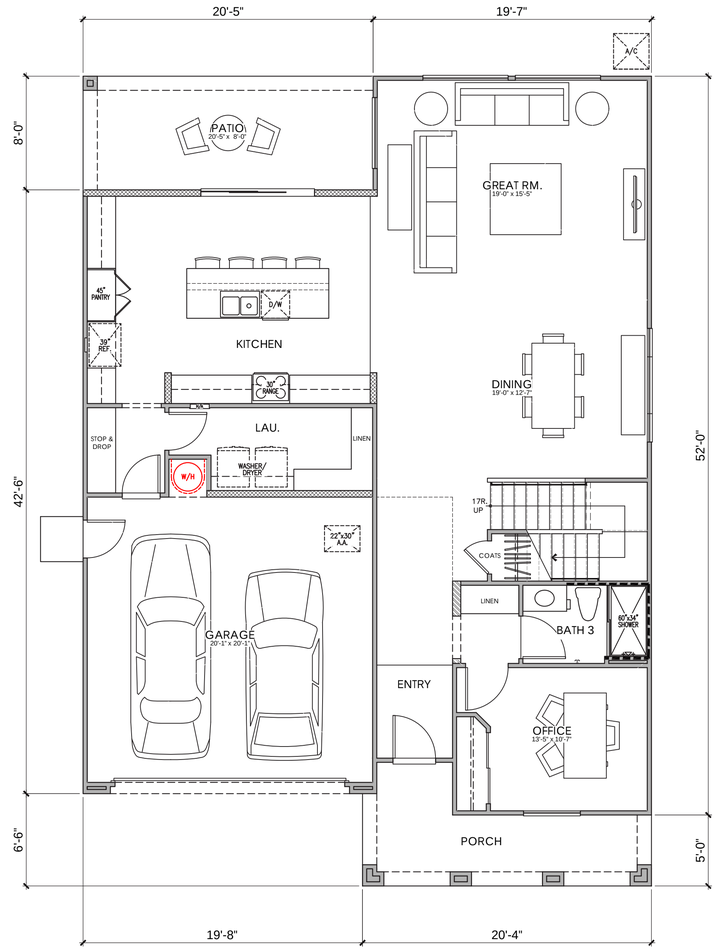
JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-111

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117







PLAN 3A (2704)

4 BEDROOM, 3 BATH, LOFT, PATIO, OPT. RETREAT, OPT. BEDRM. 5, OPT. OFFICE
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,431 SQ. FT.
SECOND FLOOR AREA	1,273 SQ. FT.
TOTAL DWELLING	2,704 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	424 SQ. FT.
PORCH	123 SQ. FT.
PATIO	164 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-112

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

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Refer to landscape drawings for wall, tree, and shrub locations

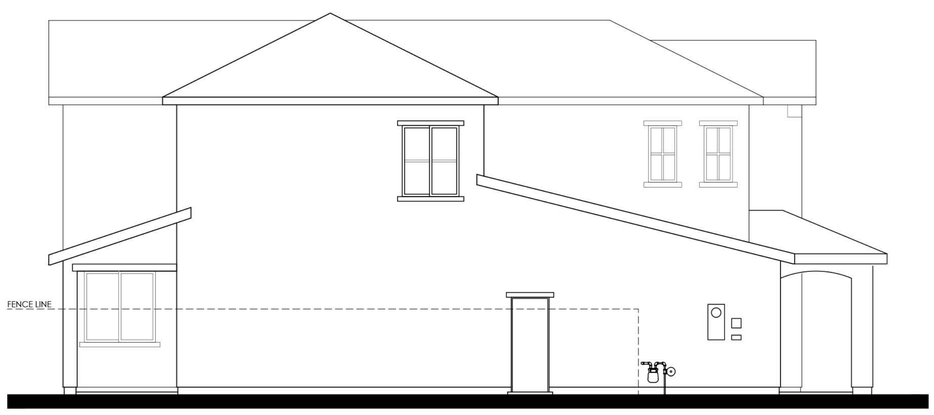
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2704)

SPANISH ELEVATIONS

0 2 4 8 12

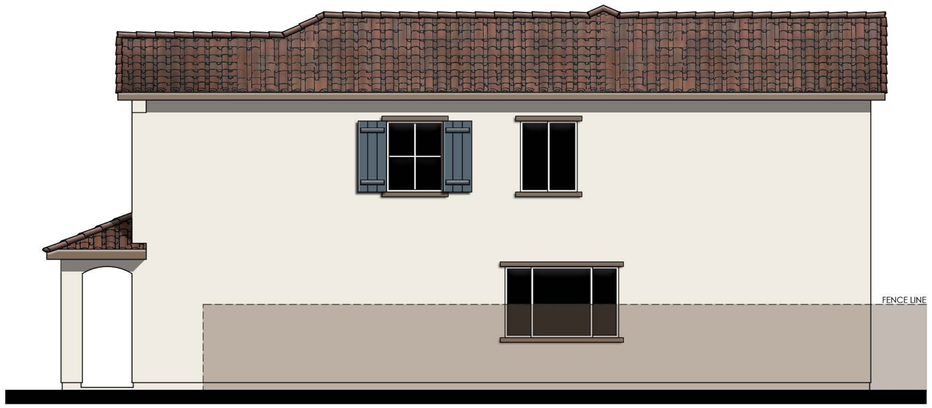
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-113

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 3

PLAN 3A (2704)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-114

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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Refer to landscape drawings for wall, tree, and shrub locations

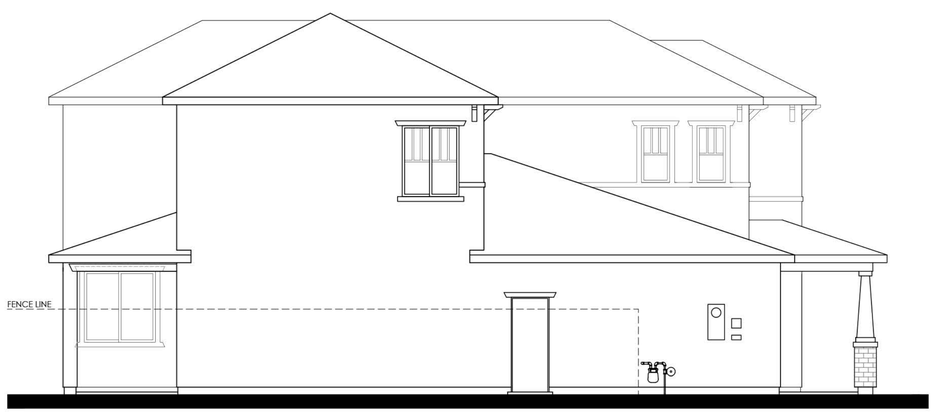
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2704)

PRAIRIE ELEVATIONS

0 2 4 8 12

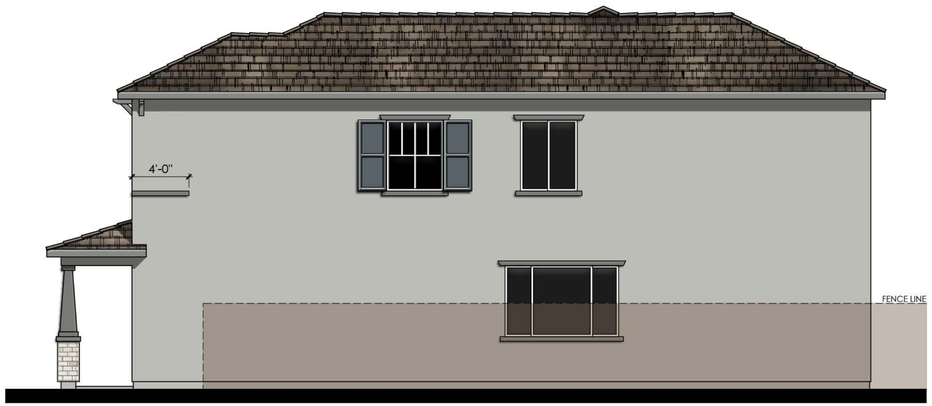
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-115

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

COLOR SCHEME 6

PLAN 3B (2704)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-116

Kevin L. Crook Architect Inc
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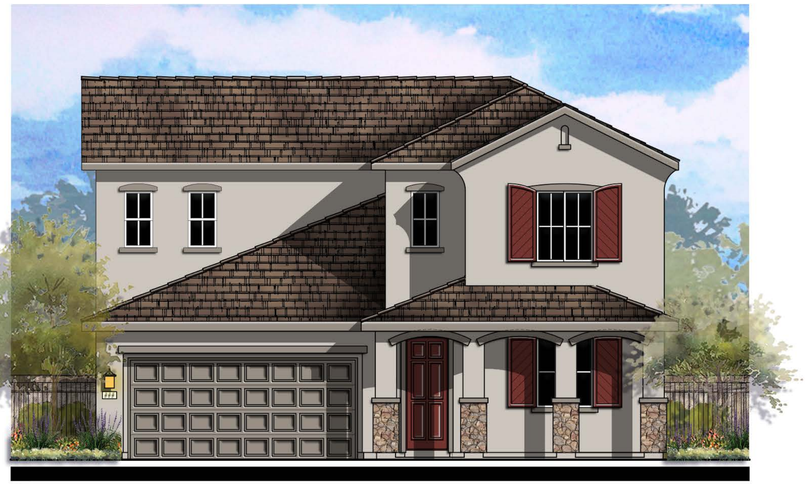
#21117



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Refer to landscape drawings for wall, tree, and shrub locations

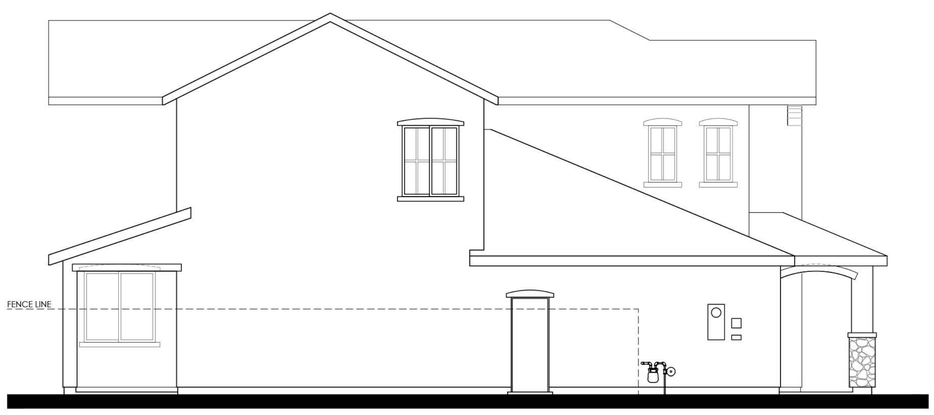
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2704)

FRENCH ELEVATIONS

0 2 4 8 12

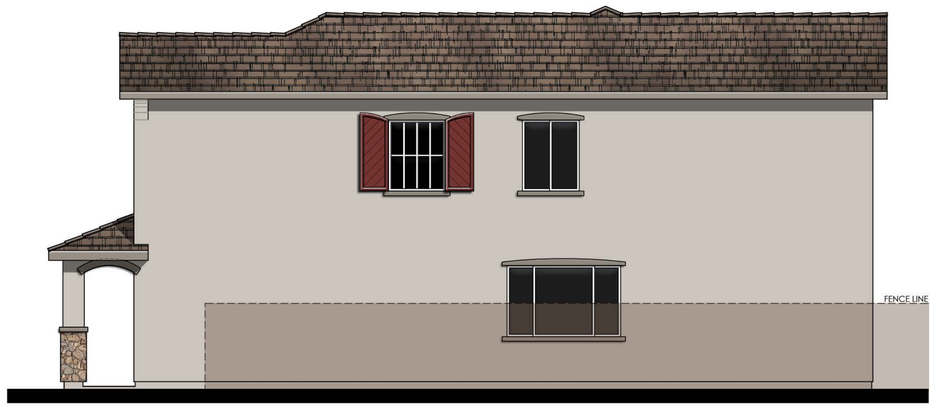
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-117

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

COLOR SCHEME 9

PLAN 3C (2704)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

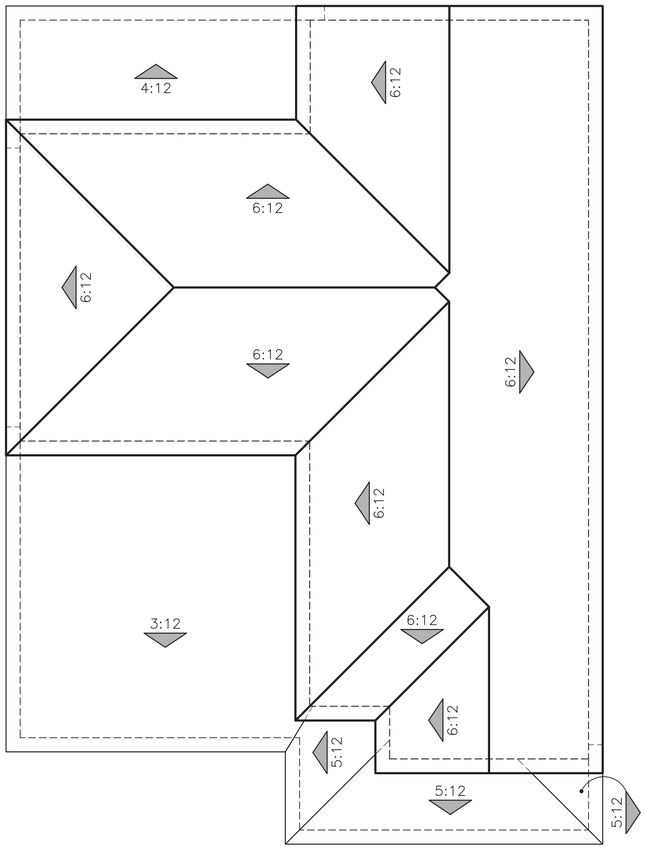
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

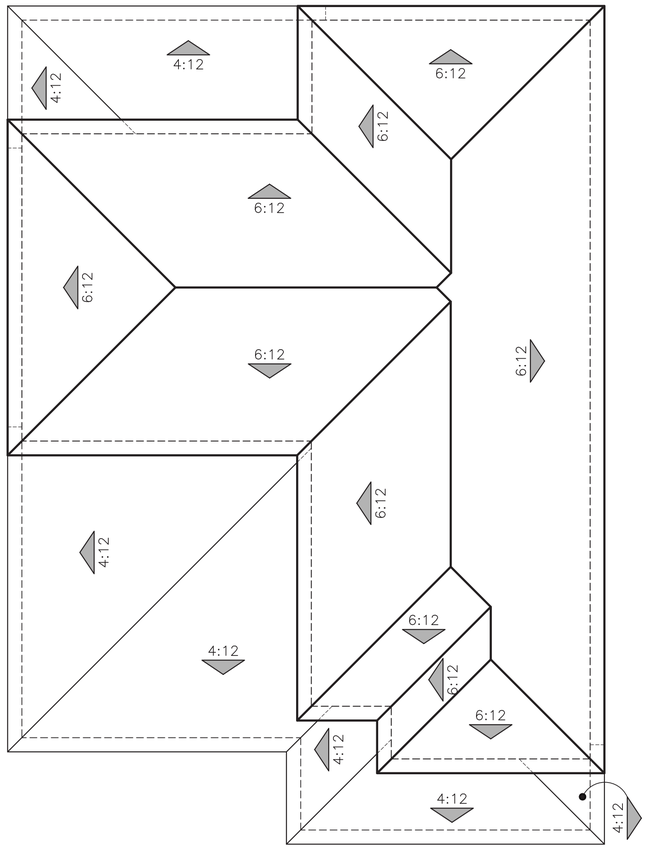
JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-118

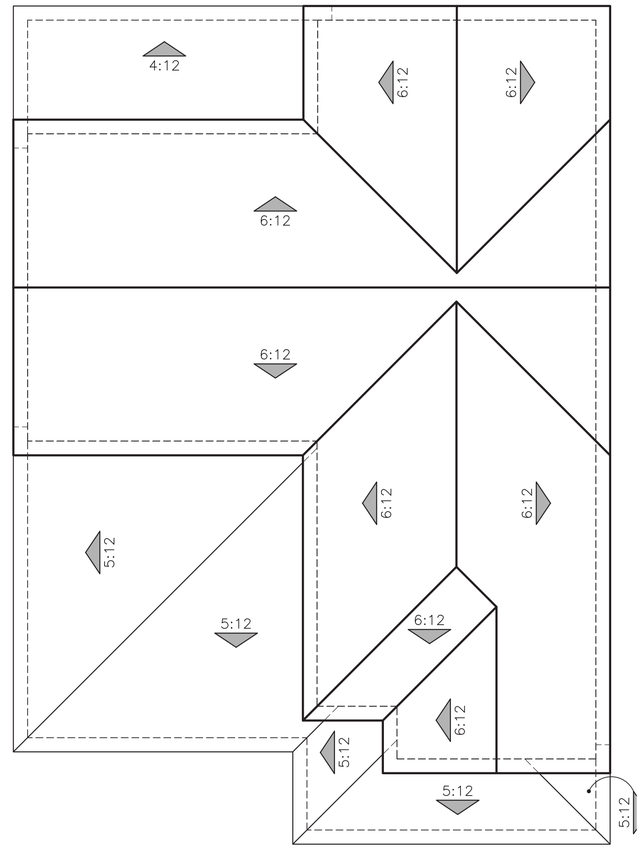
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 3 (2704)

ROOF PLANS

0 2 4 8 12

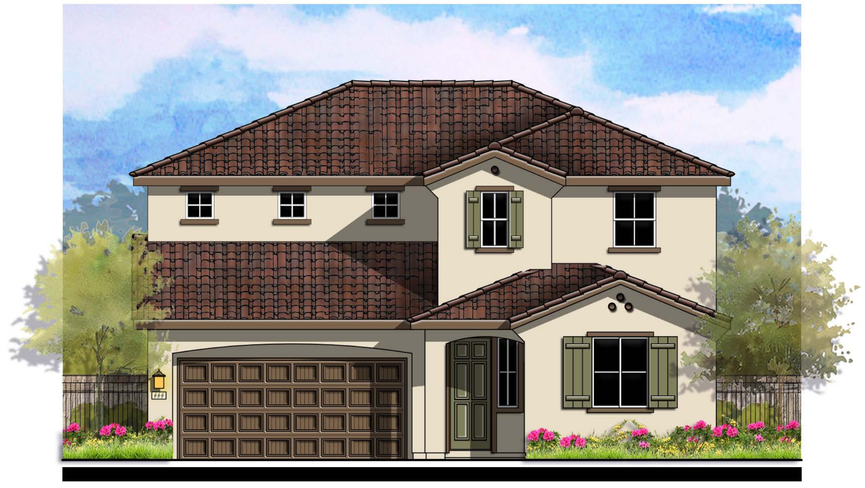
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-119

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

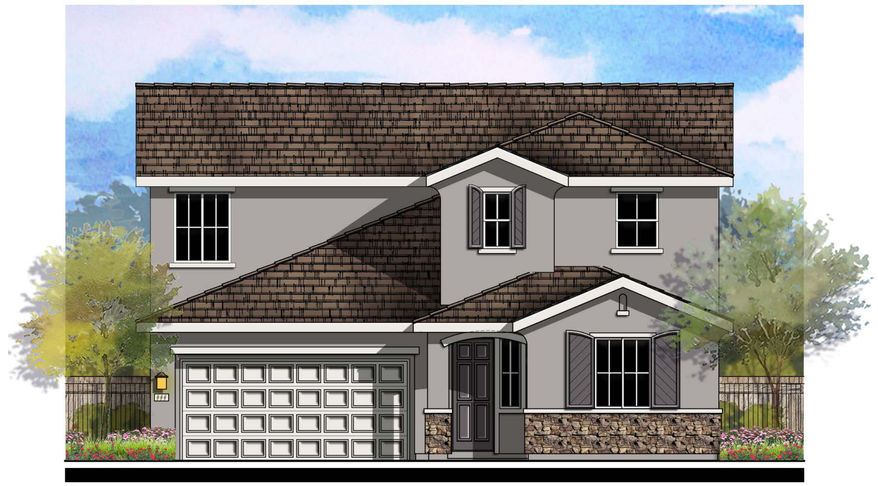


Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 4 (3025)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-120

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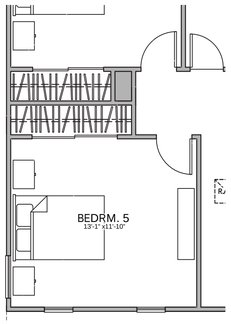
#21117



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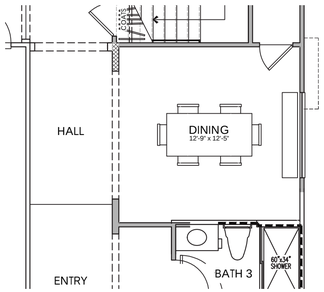
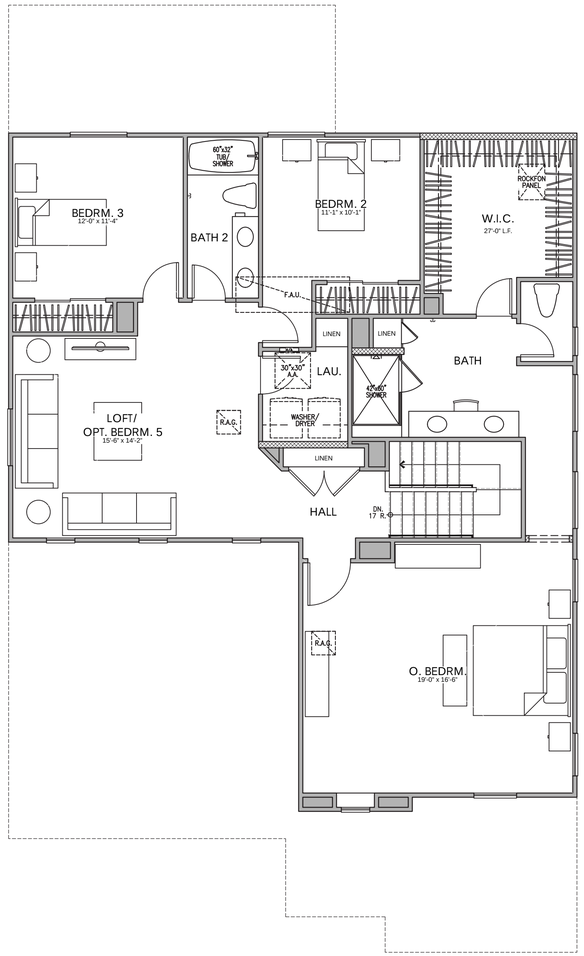
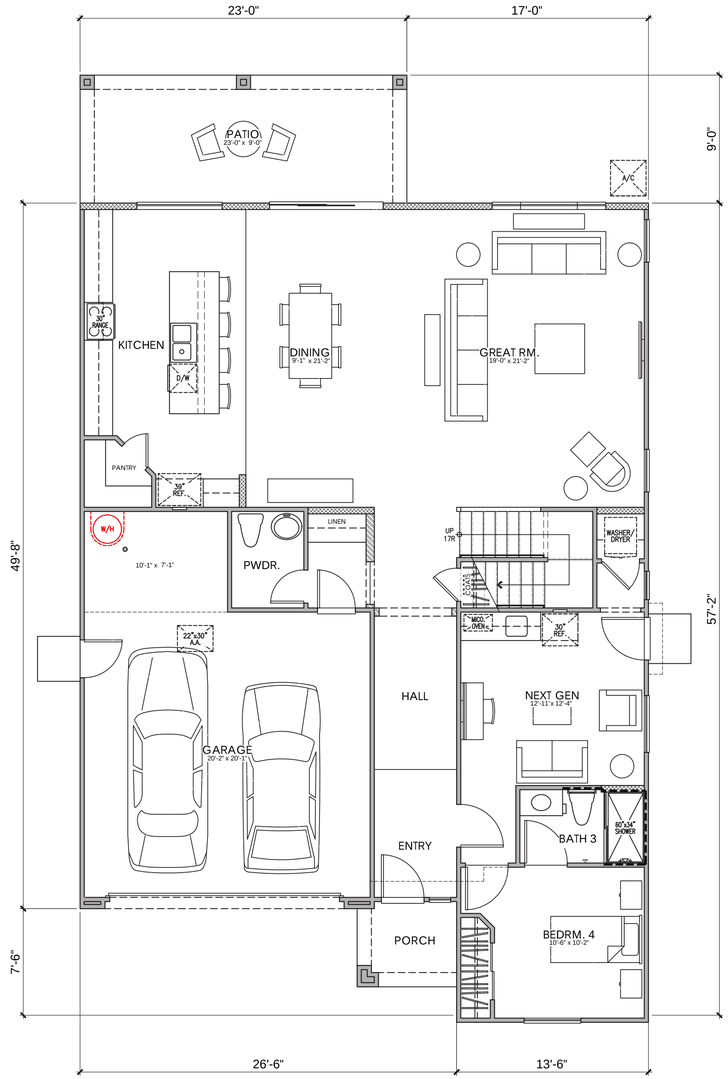


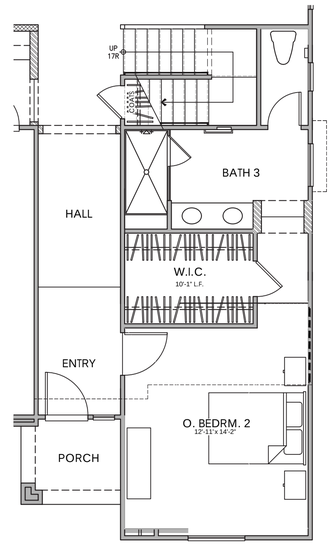
OPT. DINING



SECOND FLOOR



FIRST FLOOR



OPT. DUAL MASTER

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,585 SQ. FT.
SECOND FLOOR AREA	1,440 SQ. FT.
TOTAL DWELLING	3,025 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	489 SQ. FT.
PORCH "A", "B", "C"	42 SQ. FT.
PATIO	207 SQ. FT.

PLAN 4A (3025)

4 BEDROOM, 3.5 BATH, LOFT, NEXT GEN, PATIO, OPT. BEDRM. 5, OPT. DINING, OPT. DUAL MASTER FLOOR PLAN

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-121

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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Refer to landscape drawings for wall, tree, and shrub locations

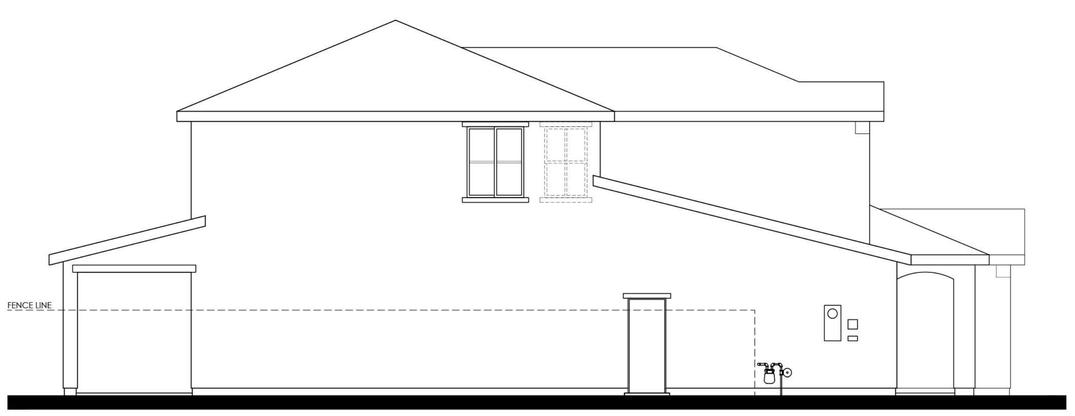
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 1

PLAN 4A (3025)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-122

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#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 1

PLAN 4A (3025)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-123

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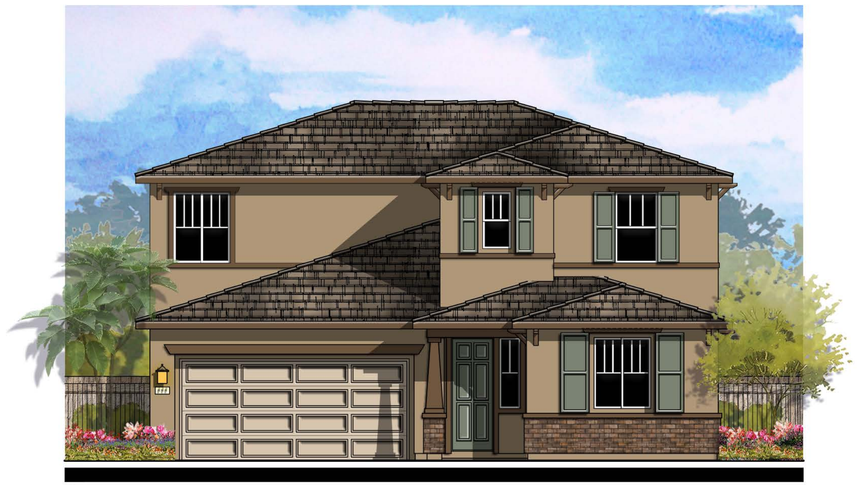

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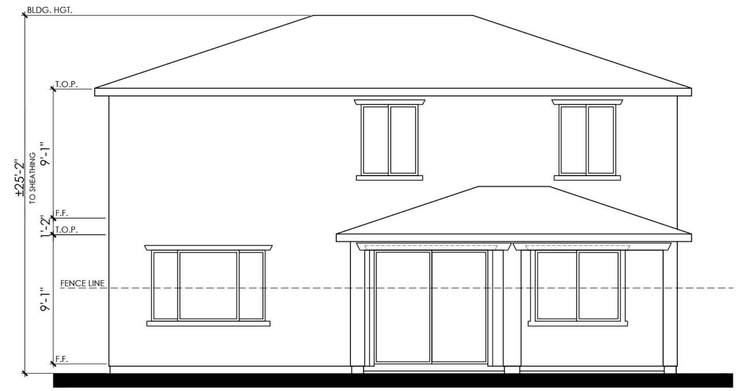
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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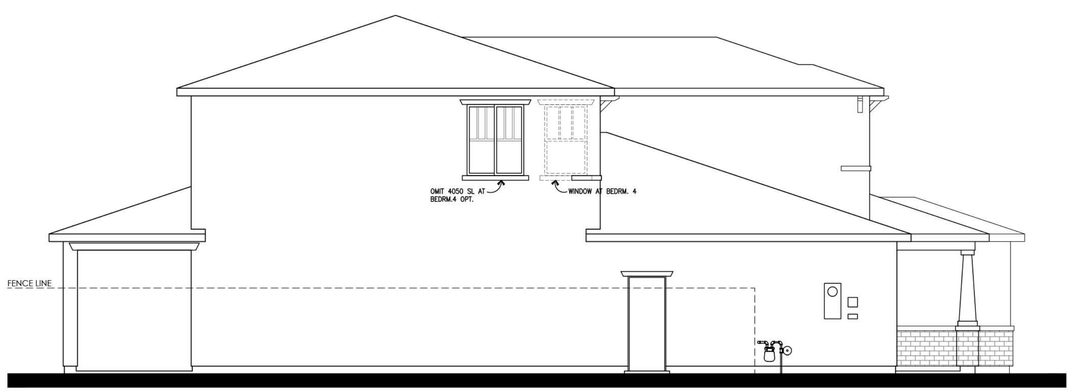


LEFT

COLOR SCHEME 4

PLAN 4B (3025)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

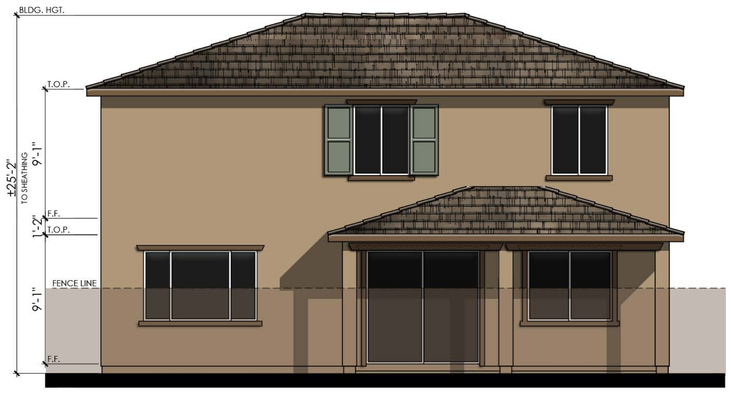
12.05.2023
A-124

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 4

PLAN 4B (3025)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-125

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Refer to landscape drawings for wall, tree, and shrub locations

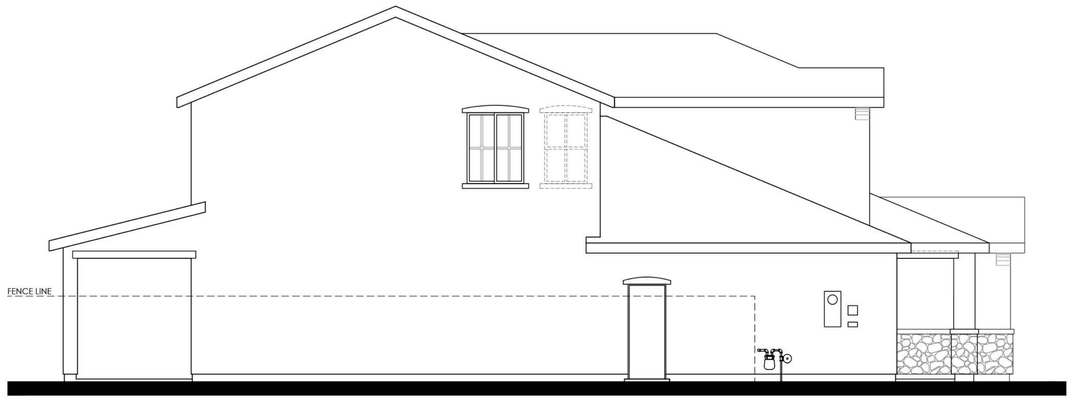
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 7

PLAN 4C (3025)

FRENCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-126

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#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

COLOR SCHEME 7

PLAN 4C (3025)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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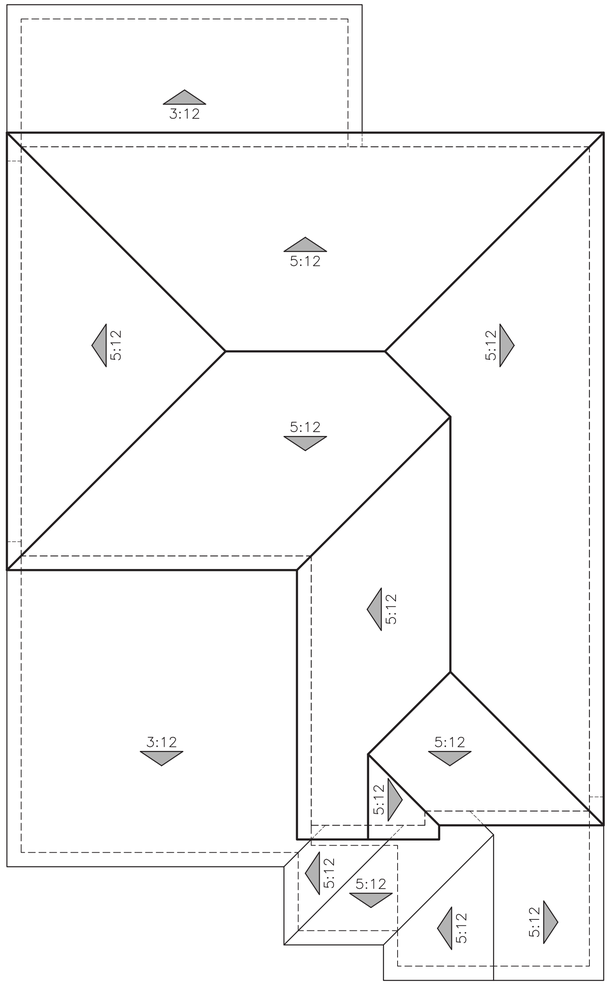
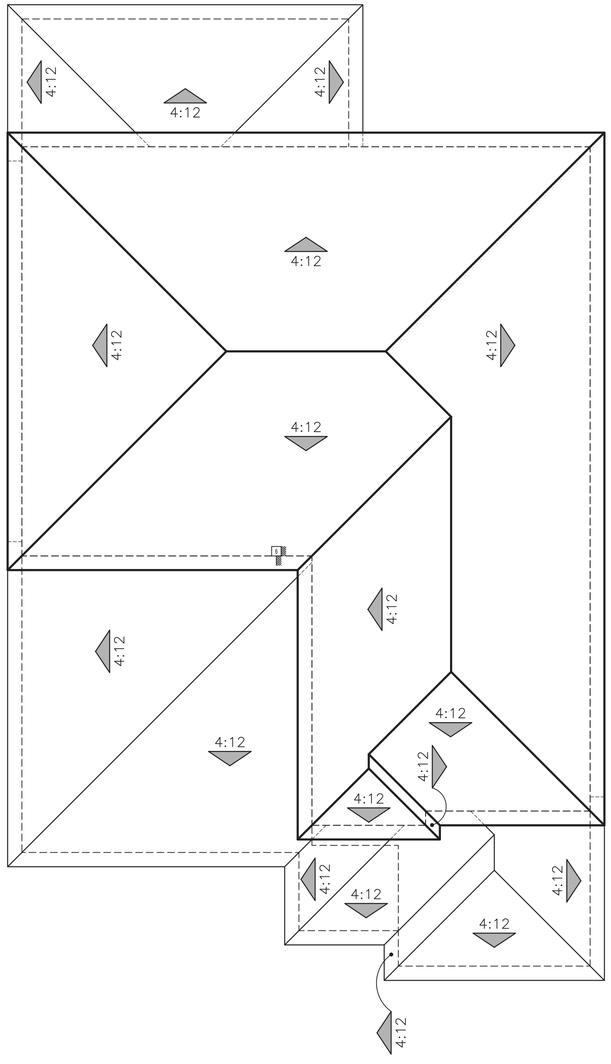
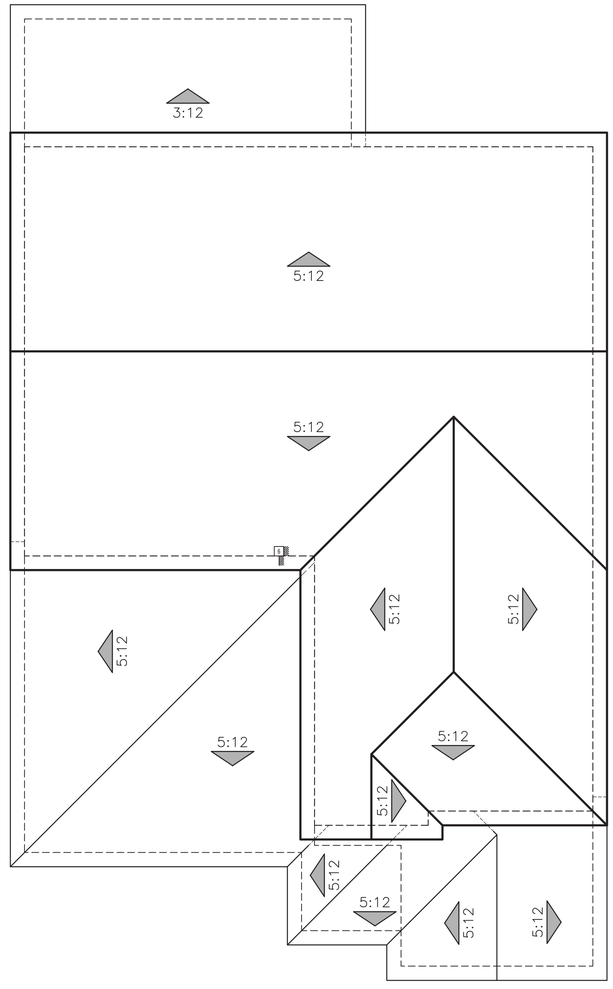


A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 4 (3025)

ROOF PLANS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
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#21117

JADE AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117C
CREATED	1/26/2022
Client Rev.	2/10/2022
Planning Rev.	4/21/2022
Client Revisions	8/15/2023

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW6126 NAVAJO WHITE	SW6085 SIMPLIFY BEIGE	SW7551 GREEK VILLA
FASCIA / TRIM / GARAGE DOOR	SW 6103 TEA CHEST	SW6047 HOT COCOA	SW7509 TIKI HUT
FRONT DOOR / SHUTTERS	SW2861 AVOCADO	SW2839 RYCRFT COPPER RED	SW0032 NEEDLEPOINT NAVY
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLD	1VICS6464 CA MISSION BLD	1VICS6464 CA MISSION BLD

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW7540 ARTISAN TAN	SW7051 ANALYTICAL GRAY	SW7065 ARGOS
FASCIA / TRIM	SW6111 COCONUT HUSK	SW7054 SUITABLE BROWN	SW7067 CITYSCAPE
GARAGE DOOR	SW6106 KILIM BEIGE	SW7544 FENLAND	SW7655 STAMPED CONCRETE
FRONT DOOR / SHUTTERS	SW6186 DRIED THYME	SW0030 COLONIAL YELLOW	SW6236 GRAYS HARBOR
ROOF: FLAT SLATE	1FACS1132 CHARCOAL BRWN BLD	1FACS1132 CHARCOAL BRWN BLD	1FACS1132 CHARCOAL BRWN BLD
BRICK:	TUMBLED BRICK CASSIS MODENA BLD	TUMBLED BRICK BUFF	TUMBLED BRICK TECUMSEH
GROUT:	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
VENEER:	ENVIRONMENTAL STONEWORKS
ROOF:	BORAL
GROUT:	ORCO or EQUAL

"C" ELEVATIONS FRENCH	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW6003 PROPER GRAY	SW7016 MINDFUL GRAY	SW7022 ALPACA
FASCIA / TRIM / GARAGE DOOR	SW7004 SNOWBOUND	SW7757 HI REFLECTIVE WT	SW9168 ELEPHANT EAR
FRONT DOOR / SHUTTERS	SW7082 STUNNING SHADE	SW2848 ROYCROFT PEWTER	SW7592 CRABBY APPLE
ROOF (SLATE)	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD
STONE:	COBBLE COLUMBIA	WEATHEREDGE SILVERMINE	TUSCAN LEDGE CULVERS WEST
GROUT:	GRAY	GRAY	GRAY

LENNAR

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PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

LENNAR

JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
JAN. 27, 2022

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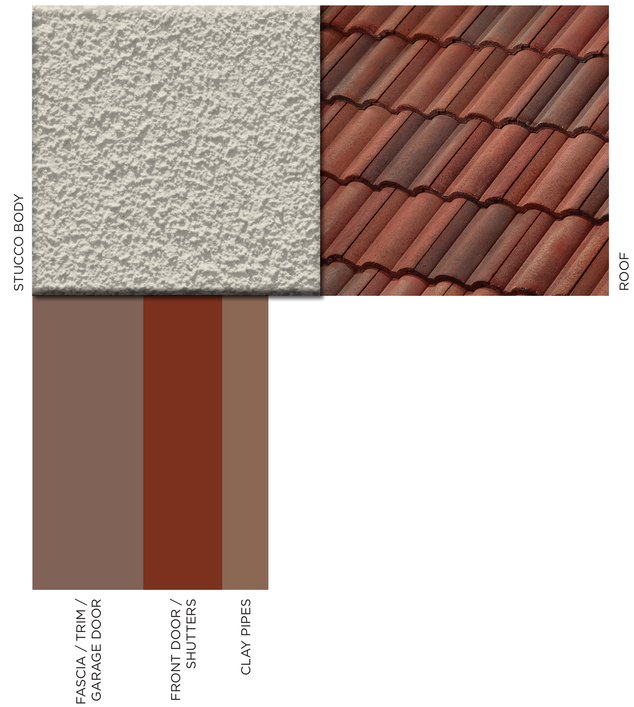
SPANISH
SCHEME #2



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JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
JAN. 27, 2022

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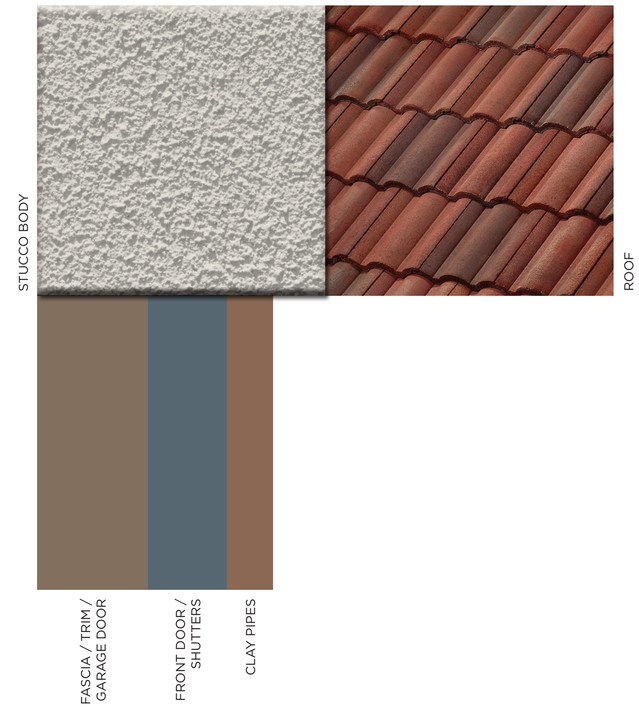
SPANISH
SCHEME #3



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JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
JAN. 27, 2022

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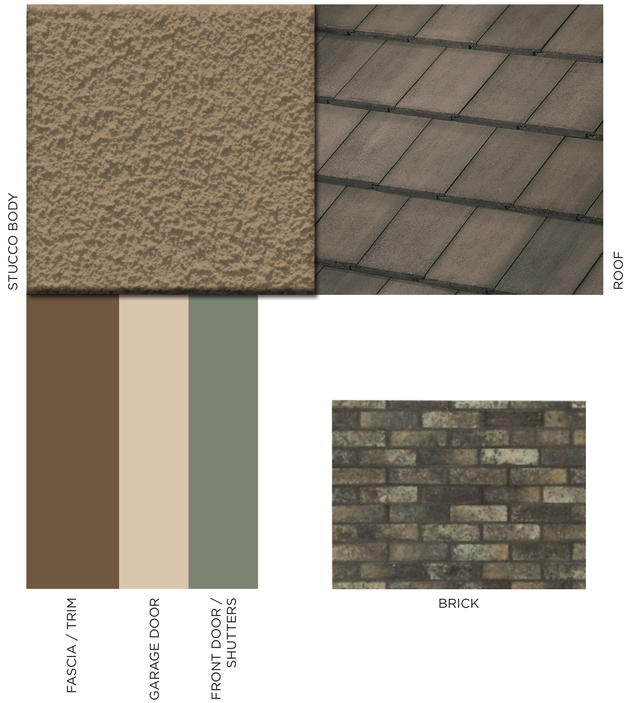
COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PRAIRIE
SCHEME #4



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JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
AUG. 23, 2023

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PRAIRIE
SCHEME #5

LENNAR

JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
AUG. 23, 2023

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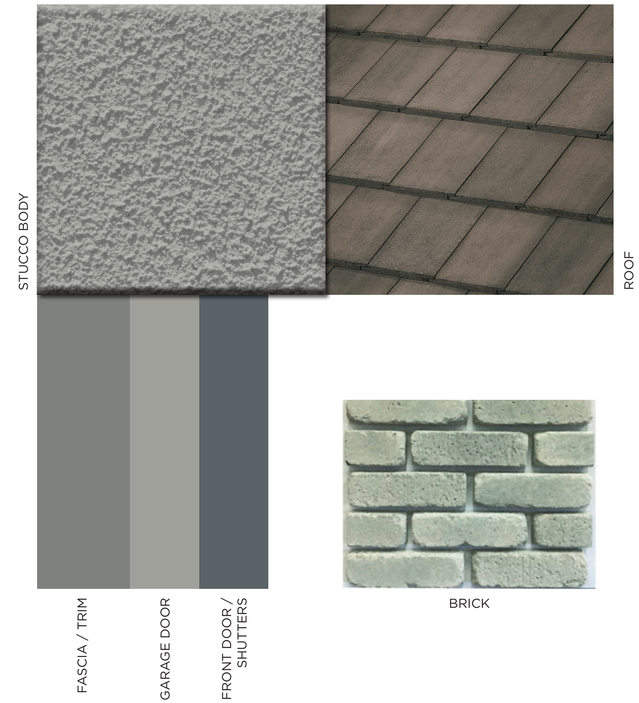
PLANNING + ARCHITECTURE

PRAIRIE
SCHEME #6



LENNAR

JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
AUG. 23, 2023

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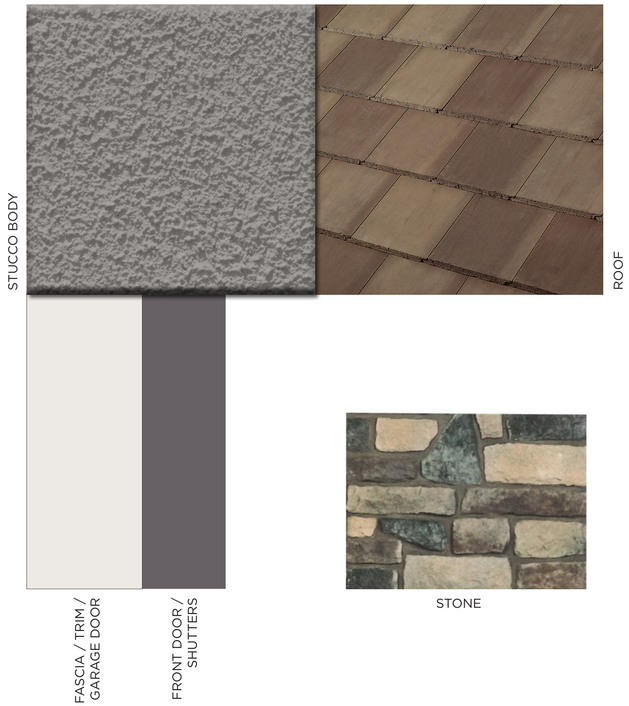
COLOR BOARDS - “B” PRAIRIE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FRENCH
SCHEME #7



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RANCHO CORDOVA, CA

#21117C
AUG. 23, 2023

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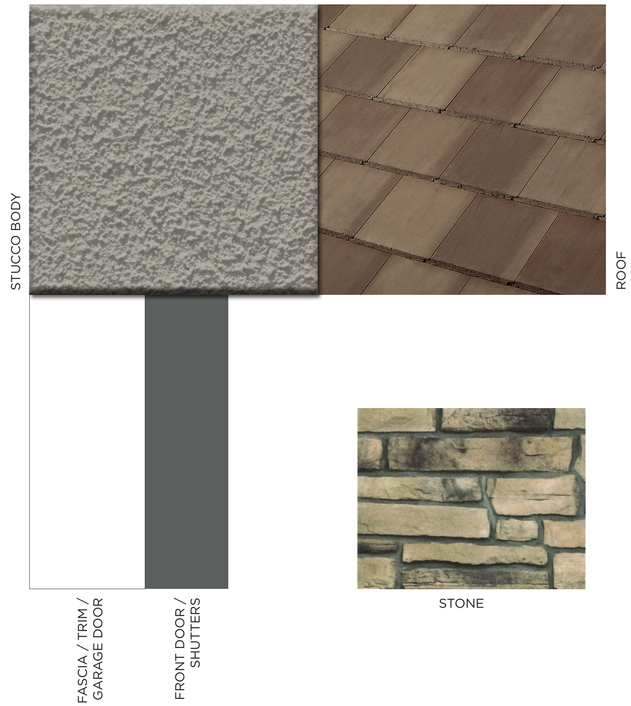
FRENCH
SCHEME #8



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JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
AUG. 23, 2023

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FRENCH
SCHEME #9

LENNAR

JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117C
AUG. 23, 2023

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COLOR BOARDS - “C” FRENCH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

12.05.2023
A-132

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

JADE @ GRANTLINE 220
UNITS 1 / 3 / 6
RANCHO CORDOVA, CALIFORNIA

LENNAR®
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASEY
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Rancho Cordova Approval

1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE • SITE DESIGN
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JADE @ GRANTLINE 220
UNITS 1 / 3 / 6
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES ROSSMAN LUTTRELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

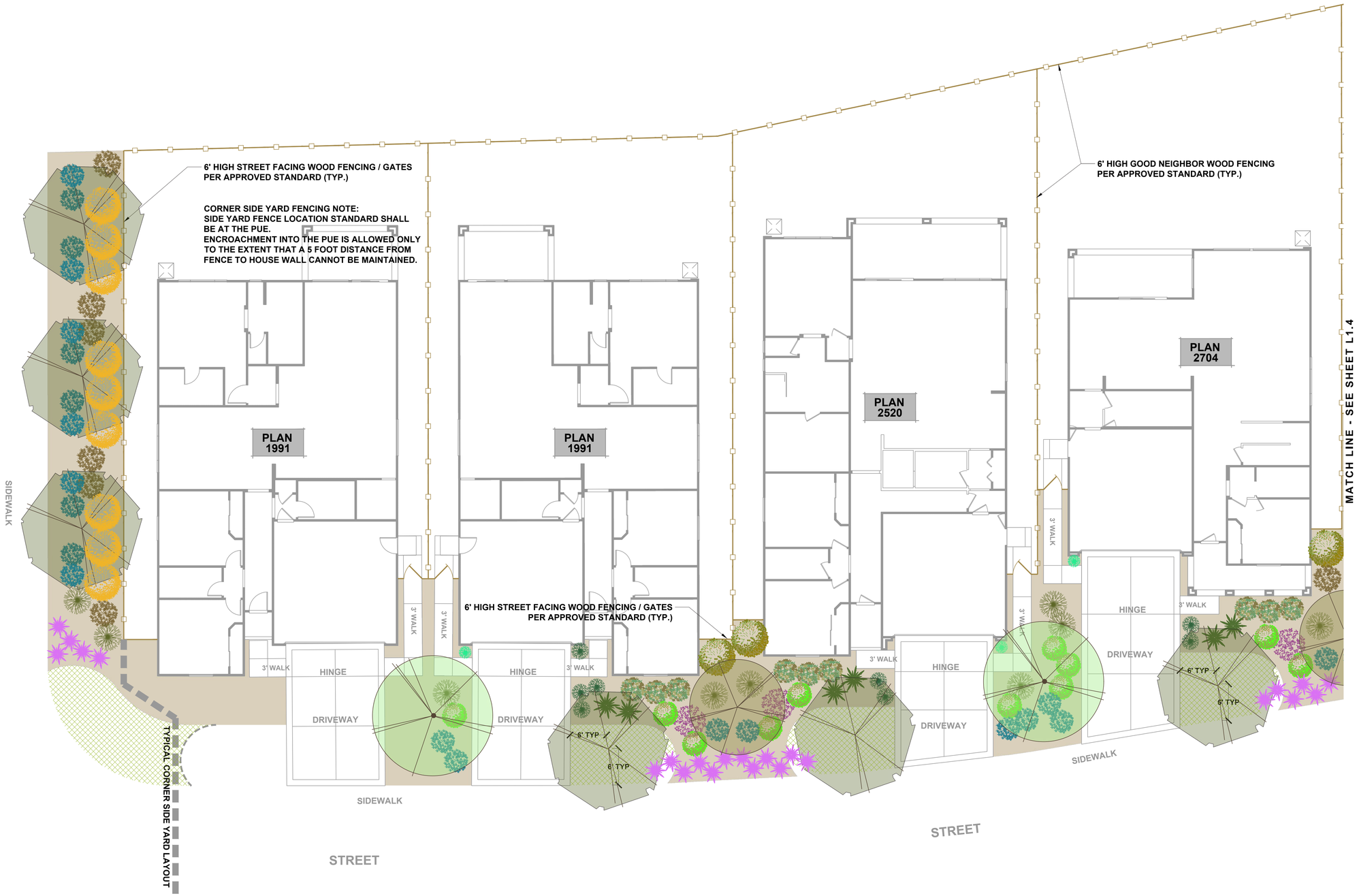
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.2

City of Rancho Cordova Approval



1"= 8'-0"
0 4' 8' 16'

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UNITS 1 / 3 / 6
RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Jr.
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

Date
JANUARY 22, 2022

Drawn By
JL

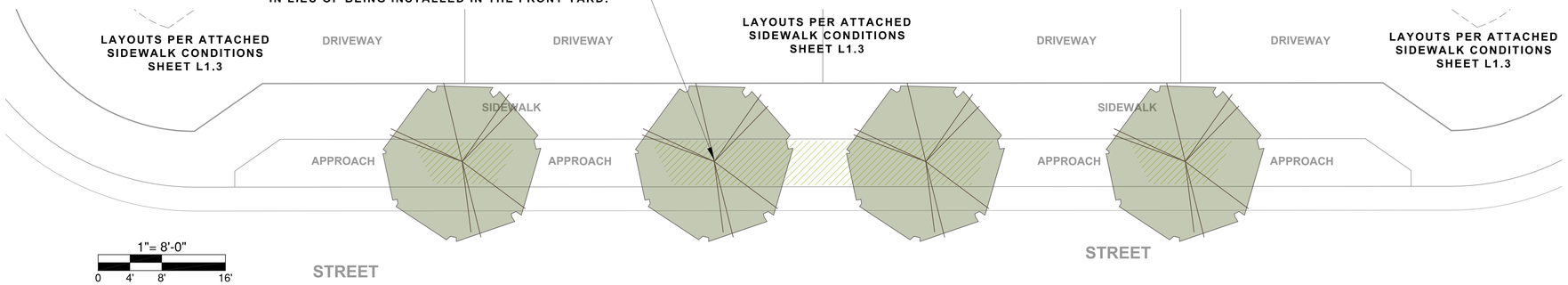
Scale
NOTED

Sheet
L1.3

City of Rancho Cordova Approval

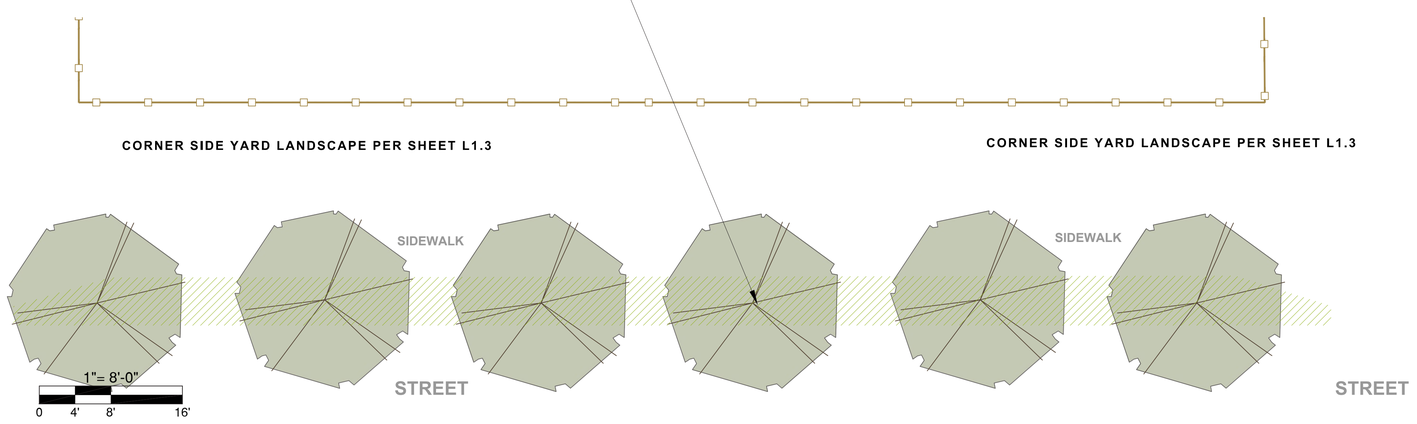
- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS

STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN LIEU OF BEING INSTALLED IN THE FRONT YARD.

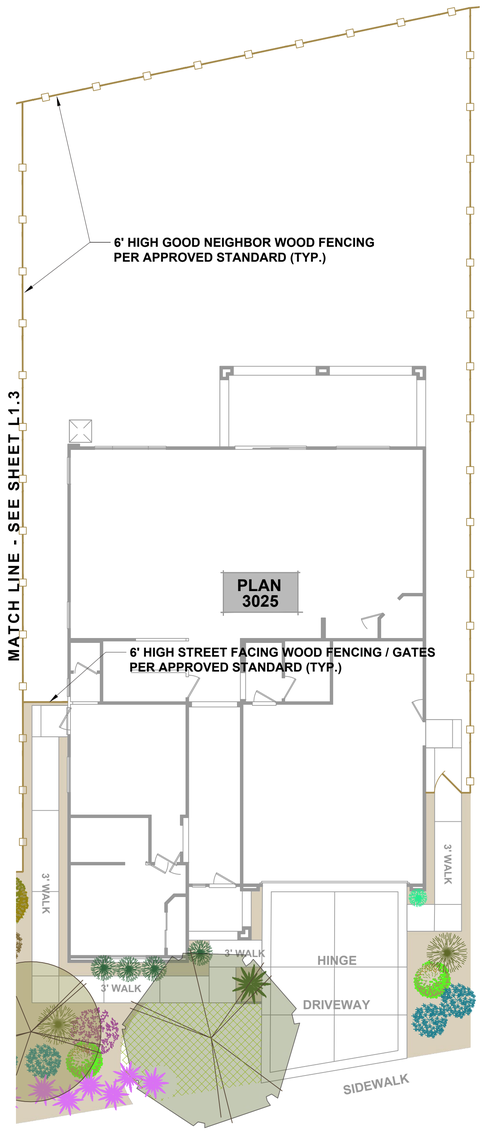


- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CORNER SIDE YARDS

STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN LIEU OF BEING INSTALLED IN THE CORNER SIDE YARD.



TYPICAL LANDSCAPE LAYOUTS ATTACHED SIDEWALK CONDITION



1"= 8'-0"
0 4' 8' 16'

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UNITS 1 / 3 / 6
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL JR.
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

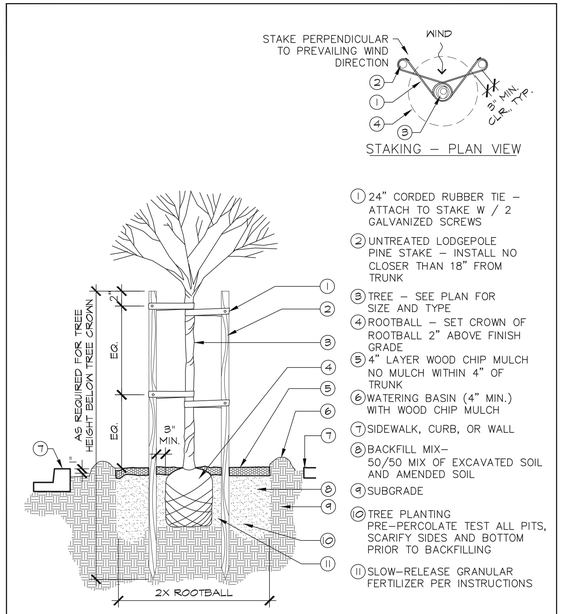
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.4

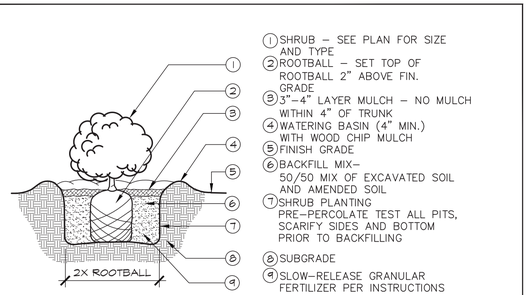
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

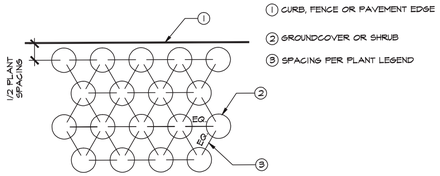
TREE PLANTING

SCALE: N.T.S.



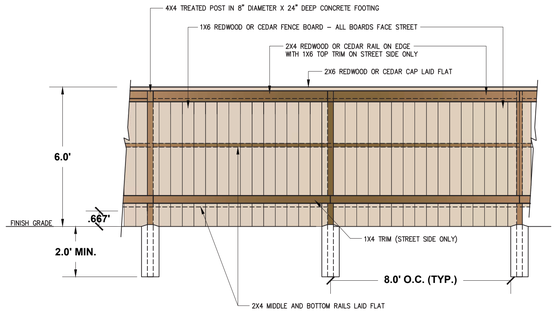
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

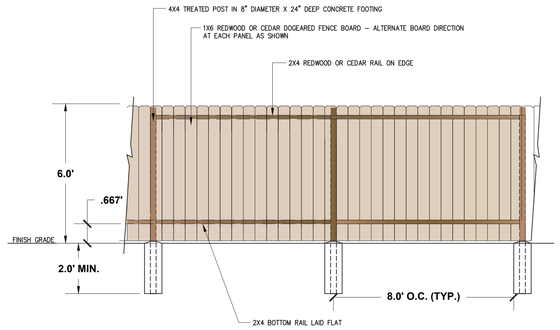
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

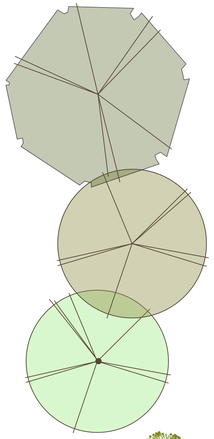
NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.

10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry larurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

LANDSCAPE ARCHITECTURE • SITE DESIGN
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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES ROBINSON LUTTRELL #6888
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED
Sheet L1.5

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1772

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	805	398	12792
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**815**	**402**	**12950.65**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**12950.65**
						Maximum Allowed Water Allowance (MAWA)[e]	**14423.79**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	402
Total Area	815
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	402
Total Area	815
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 1994

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	707	349	11234
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**717**	**354**	**11393.40**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11393.40**
						Maximum Allowed Water Allowance (MAWA)[e]	**12689.39**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	354
Total Area	717
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	354
Total Area	717
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 1951

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	839	414	13332
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**849**	**419**	**13490.92**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**13490.92**
						Maximum Allowed Water Allowance (MAWA)[e]	**15025.52**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	419
Total Area	849
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	419
Total Area	849
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2502

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	728	360	11568
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**738**	**364**	**11727.09**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11727.09**
						Maximum Allowed Water Allowance (MAWA)[e]	**13061.05**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	364
Total Area	738
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	364
Total Area	738
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2410

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	823	406	13078
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**833**	**411**	**13236.68**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**13236.68**
						Maximum Allowed Water Allowance (MAWA)[e]	**14742.35**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	411
Total Area	833
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	411
Total Area	833
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2713

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	721	356	11457
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**731**	**361**	**11615.86**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11615.86**
						Maximum Allowed Water Allowance (MAWA)[e]	**12937.16**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2971

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1302	643	20689
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**1312**	**648**	**20848.17**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**20848.17**
						Maximum Allowed Water Allowance (MAWA)[e]	**23219.64**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	648
Total Area	1312
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	648
Total Area	1312
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 3033

Reference Evapotranspiration (ET_o)			51.9	Project Type		Residential	0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	716	354	11378
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**726**	**359**	**11536.41**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11536.41**
						Maximum Allowed Water Allowance (MAWA)[e]	**12848.68**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	359
Total Area	726
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	359
Total Area	726
Average ETAF	0.49

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
D	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

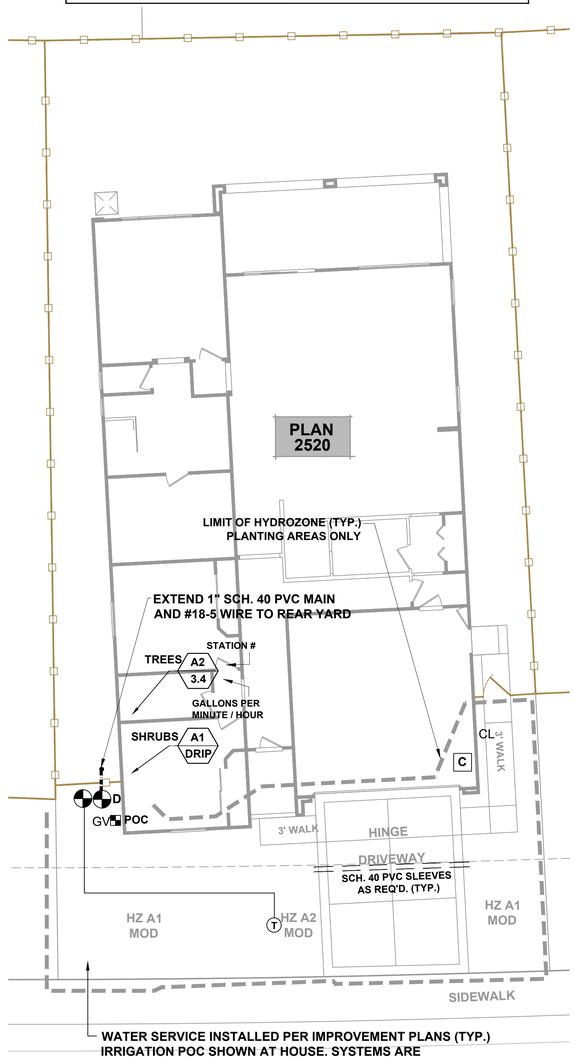
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 2520 SHOWN -



WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 6.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE • SITE DESIGN
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RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CAMPBELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

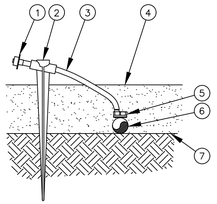
Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.1

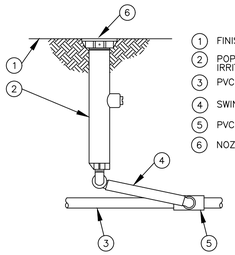
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE–COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT–700 XERI–TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

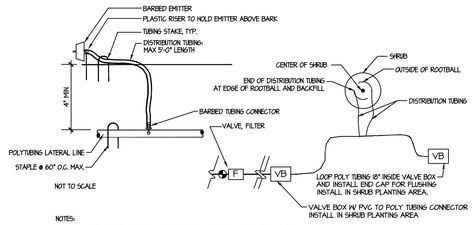
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP–UP SPRAY SPRINKLER: IRRITROL I–400–PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

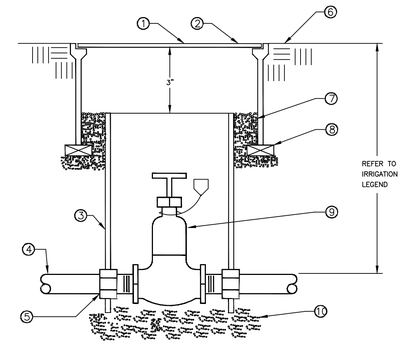
PRECISION_SPRAY_ON_4"_POP-UP_BODY

NO SCALE



NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

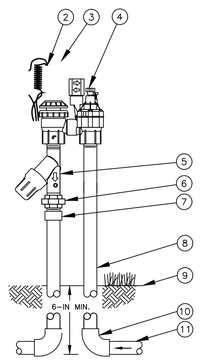
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

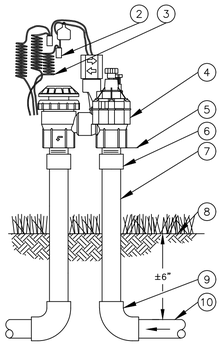
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI–SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMIE NORMAN LUTTRELL CARNEY
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

CELEDON _ UNIT 1,2 & 3

LENNAR

12.05.2023
A-133

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

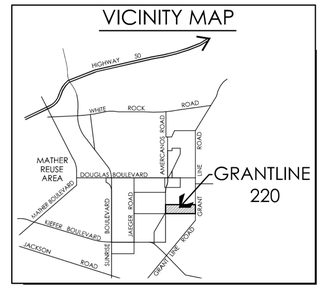
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

CELEDON

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

ARCTIC TERN CIRCLE
WAX MRYTLE WAY
SURFBIRD WAY
ROSEFINCH COURT
ROSEFINCH WAY
HAWKFINCH CIRCLE
GREENSHANK CIRCLE
SPOTTED WREN CIRCLE
SPOTTED WREN WAY
CYPRESS GROVE DRIVE
GREY OWL WAY
CROSSBILL WAY
LORIKEET WAY
DUCKHAWK CIRCLE
MACAW WAY
AMERICANOS BLVD
GREENSHANK WAY
WHITE IBIS WAY
SNOWY OWL WAY
PATAGONIAN WAY
PARAKEET WAY
TOUCAN CIRCLE
NOT A PART
GRANTLINE ROAD

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

x:\1000-x\1258-GRANTLINE220\GRANTLINE220-0A\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

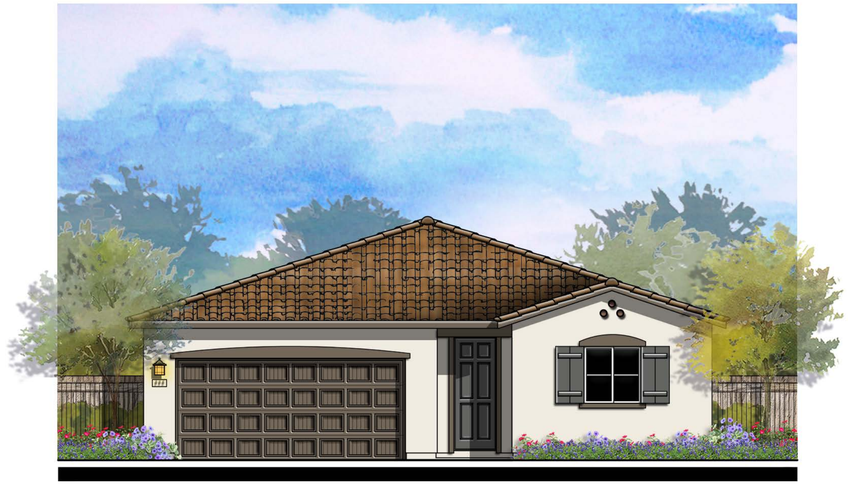
"C" ARTISAN
PLAN 1C (1765C)

"A" SPANISH
PLAN 4A (2966A)

"B" CRAFTSMAN
PLAN 2B (1944B)

"C" ARTISAN
PLAN 3C (2403C)

STREET SCENE



A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.

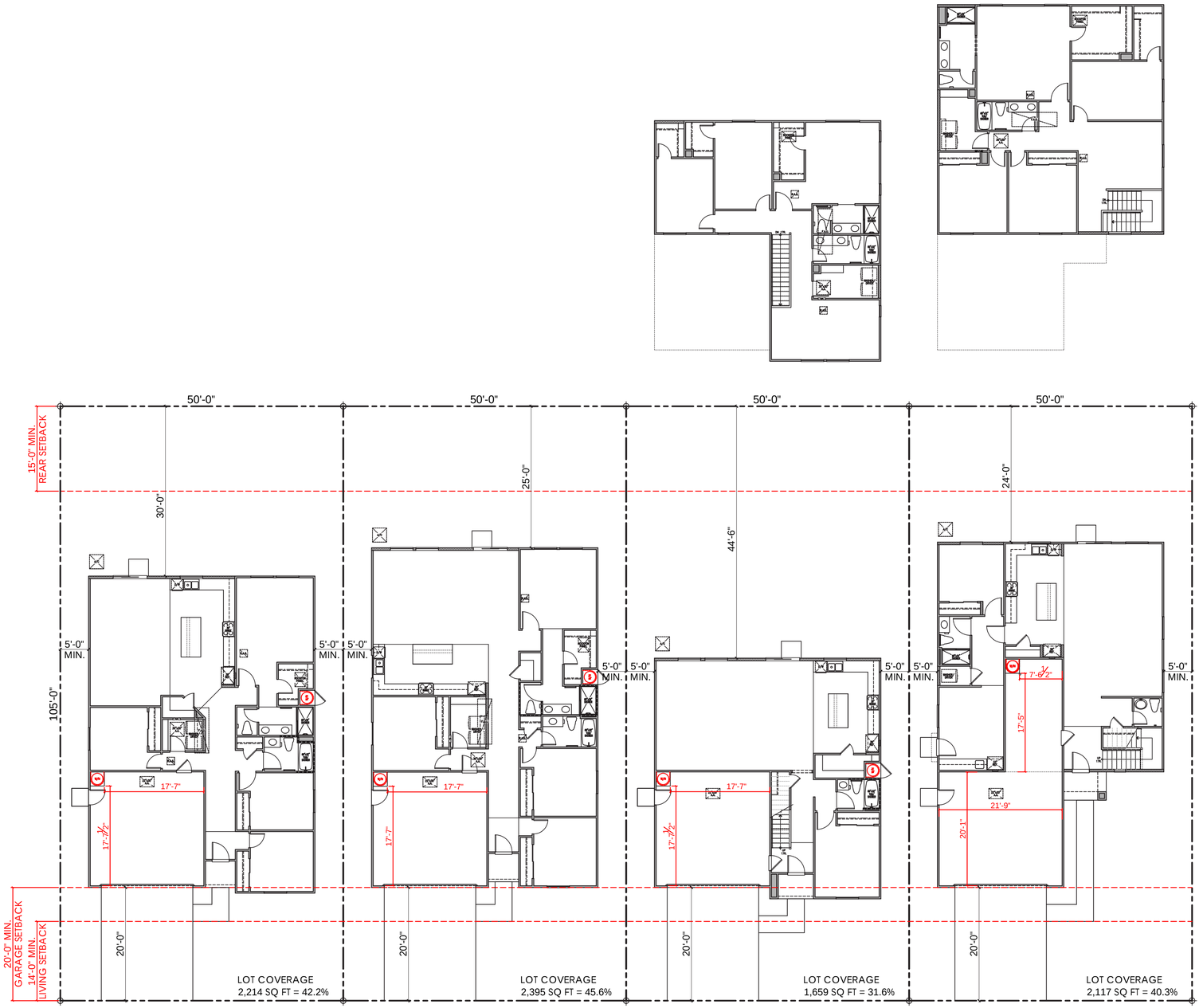
B- CRAFTSMAN STYLE

Incorporates primarily gable type roofs with accent color in the gables with corbel accents. Stone wainscot on a stone base along with flat “slate” concrete roof tile. The windows have style specific trims and grids.

C- ARTISAN STYLE

An offshoot of Prairie style, Artisan has elements meant to emphasize a low horizontal feel and incorporates hip roofs with overhangs, supported by knee bracing at the corners. Painted wainscot with horizontal mullions in the windows along with horizontal banding under windows with flat “slate” concrete roof tile.

ARCHITECTURAL INSPIRATIONS



PLAN 1A (1765) PLAN 2A (1944) PLAN 3A (2403) PLAN 4A (2966)

TYPICAL PLOTTING RD5

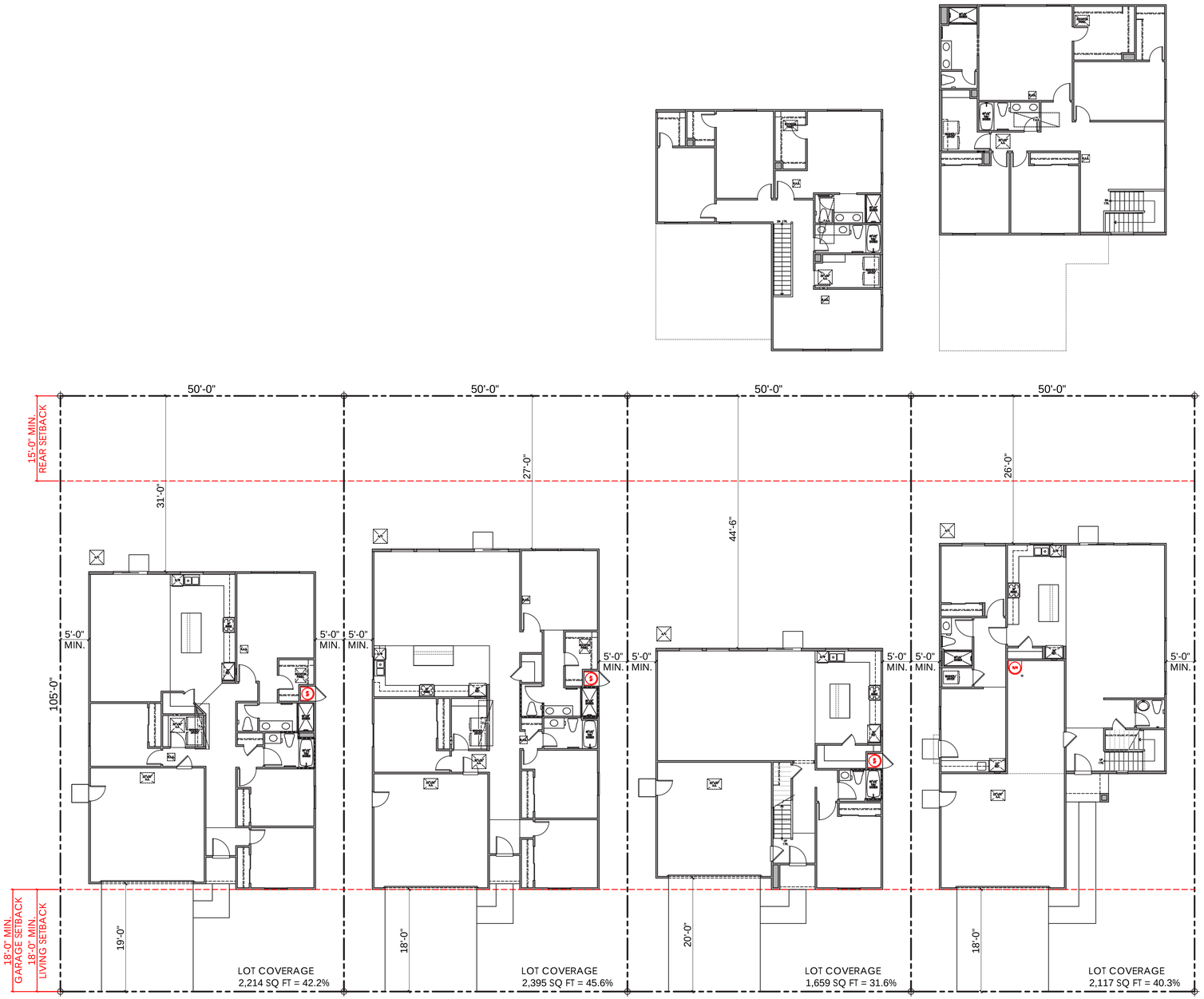
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-137

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



PLAN 1A (1765) PLAN 2A (1944) PLAN 3A (2403) PLAN 4A (2966)

TYPICAL PLOTTING RD7

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-138

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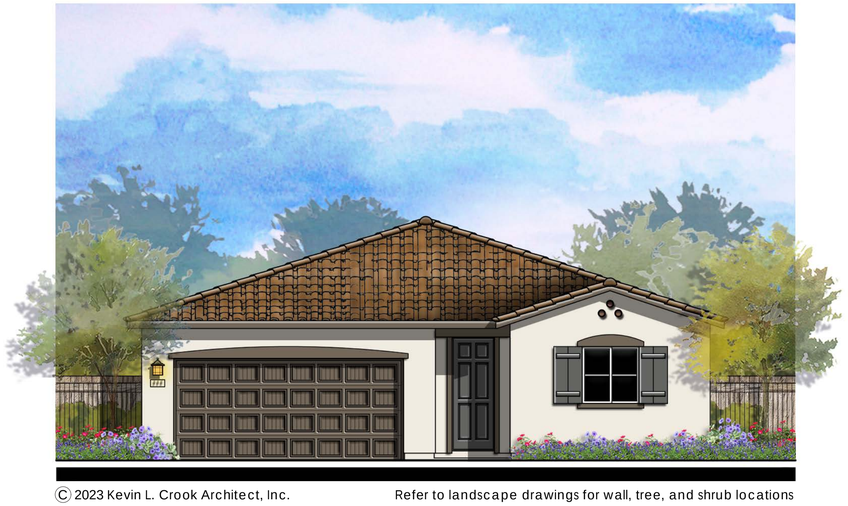
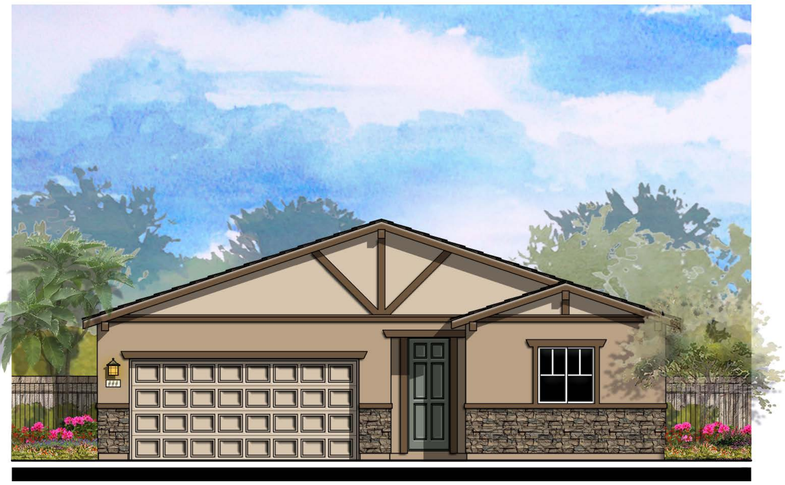
PLANNING + ARCHITECTURE



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 1 (1765)

FRONT ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
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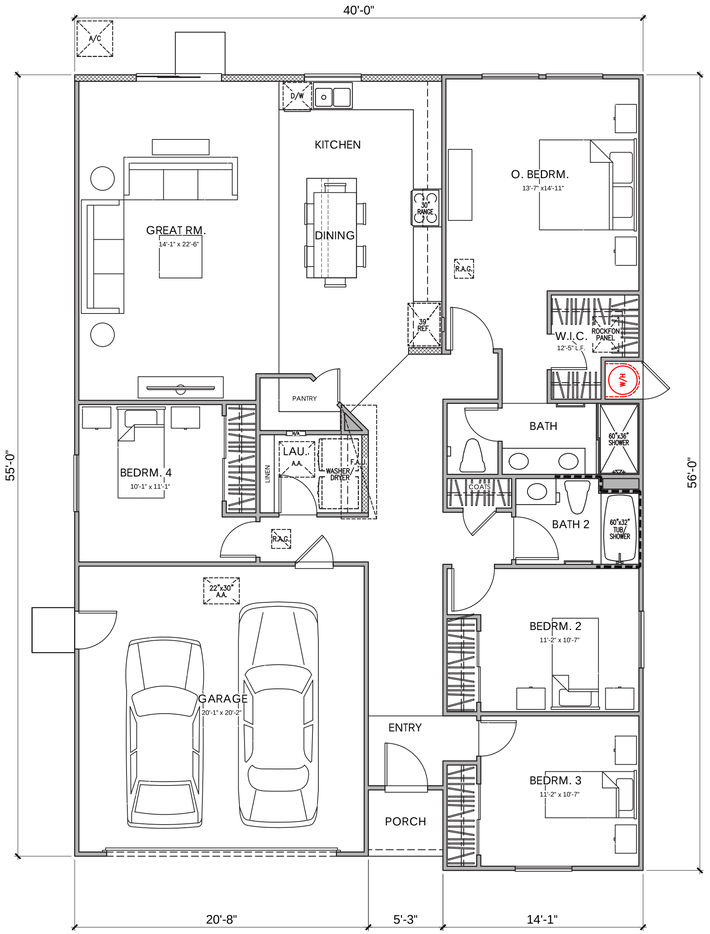

PLAN 1A (1765)

4 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,765 SQ. FT.
TOTAL DWELLING	1,765 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	24 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
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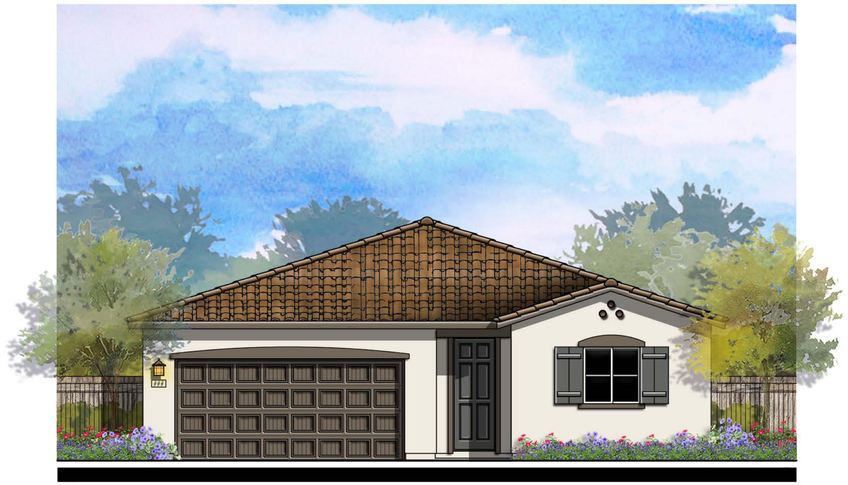

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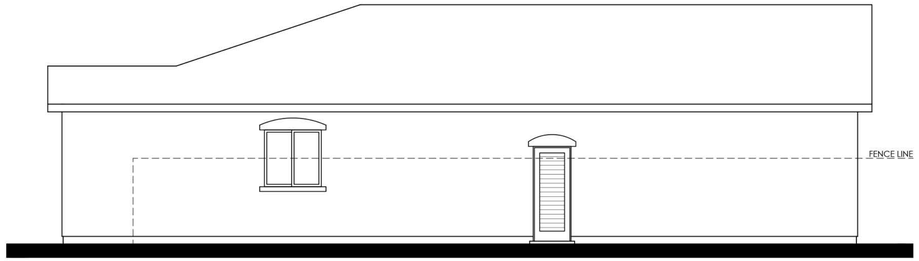
Refer to landscape drawings for wall, tree, and shrub locations

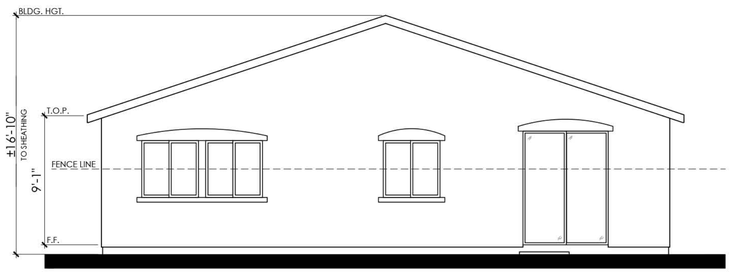
FRONT



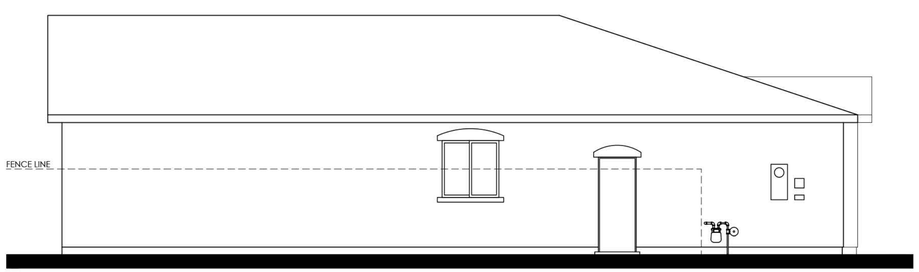
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1765)

SPANISH ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

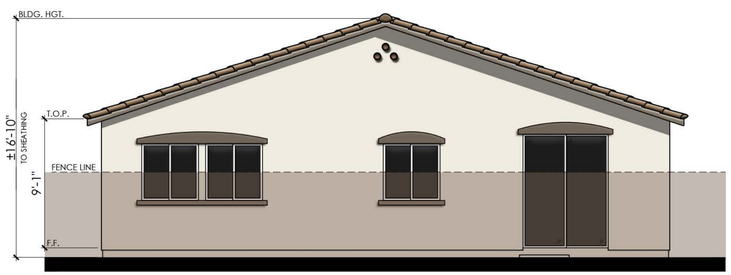
CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-141

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (1765)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

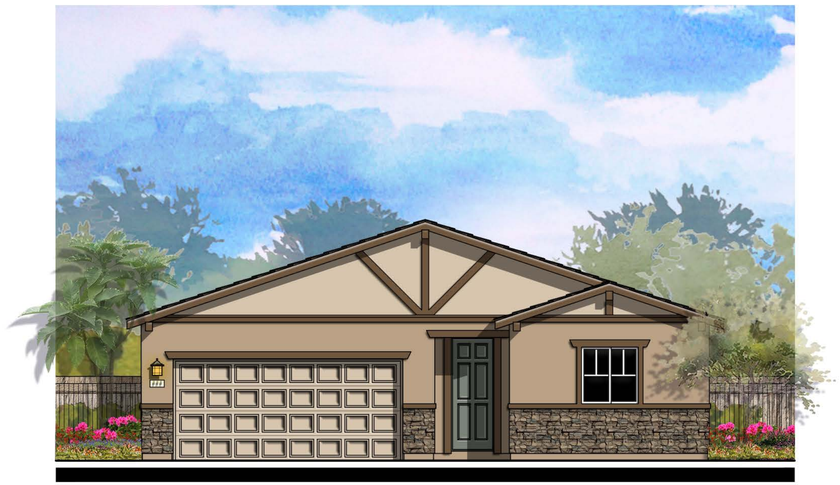
LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-142

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



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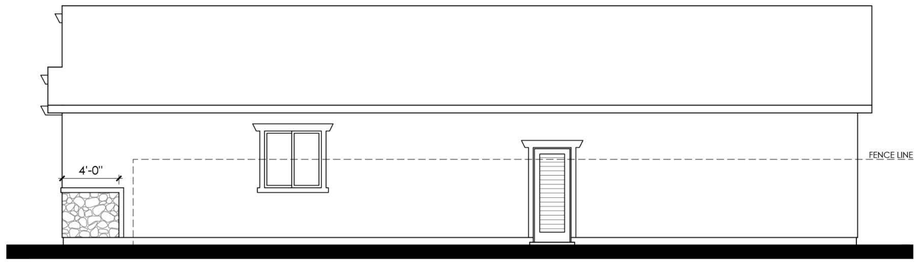
Refer to landscape drawings for wall, tree, and shrub locations

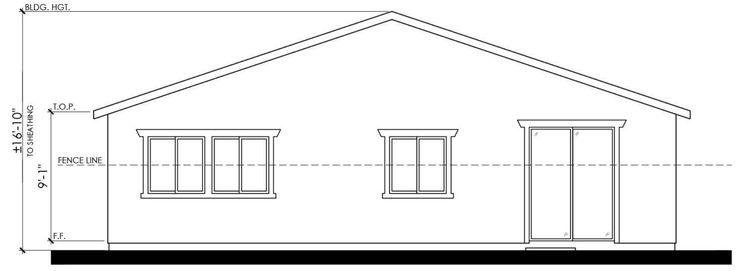
FRONT



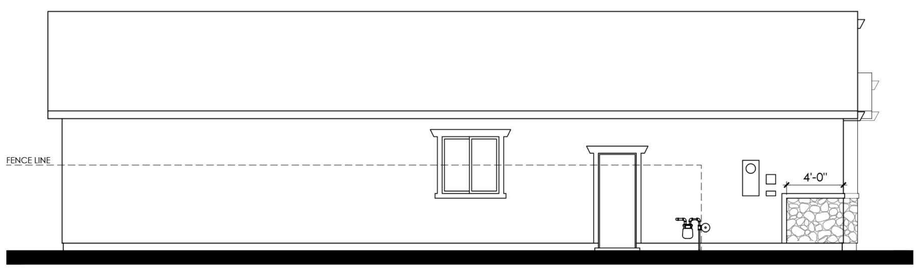
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1765)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-143

Kevin L. Crook Architect Inc
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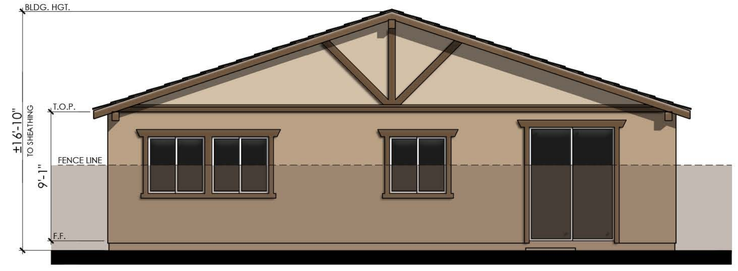
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 4

PLAN 1B (1765)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-144

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#21117

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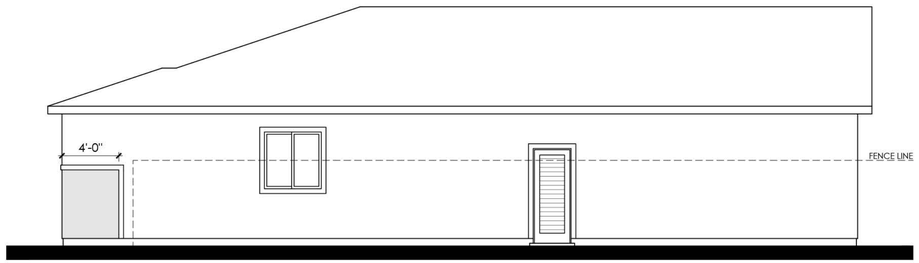
Refer to landscape drawings for wall, tree, and shrub locations

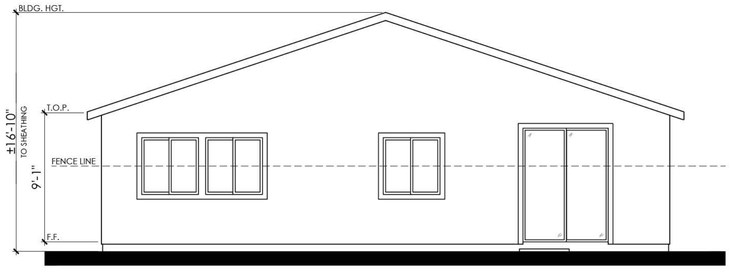
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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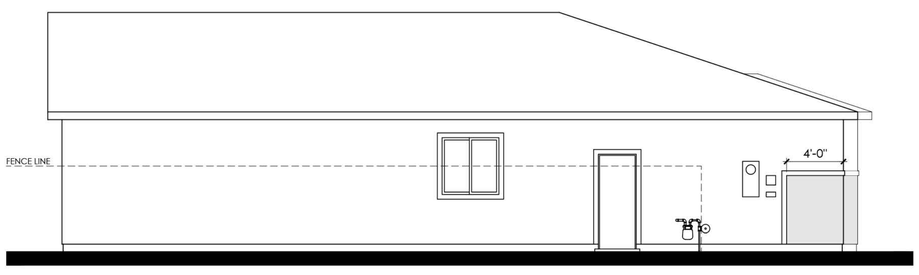

LEFT

COLOR SCHEME 7

PLAN 1C (1765)

ARTISAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
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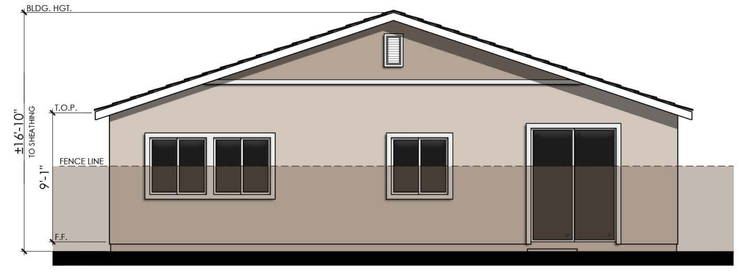
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 7

PLAN 1C (1765)

ARTISAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-146

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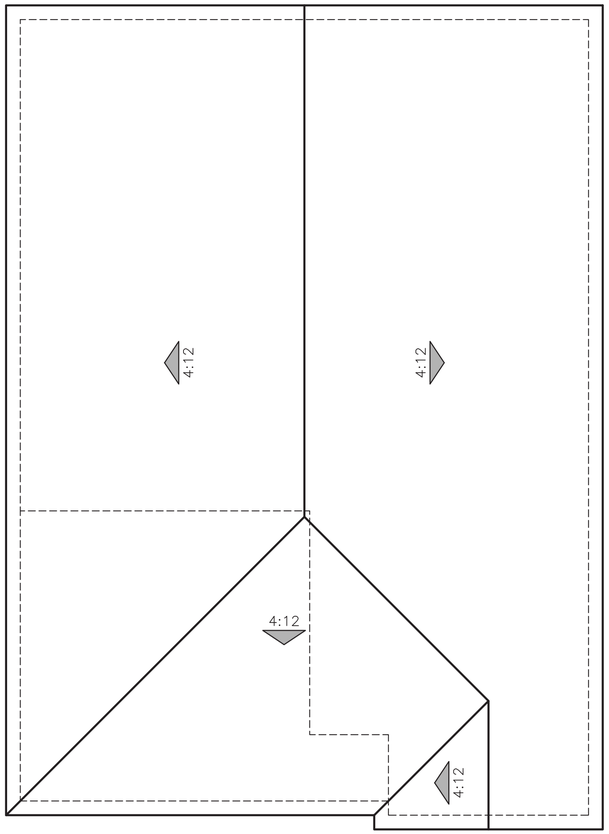
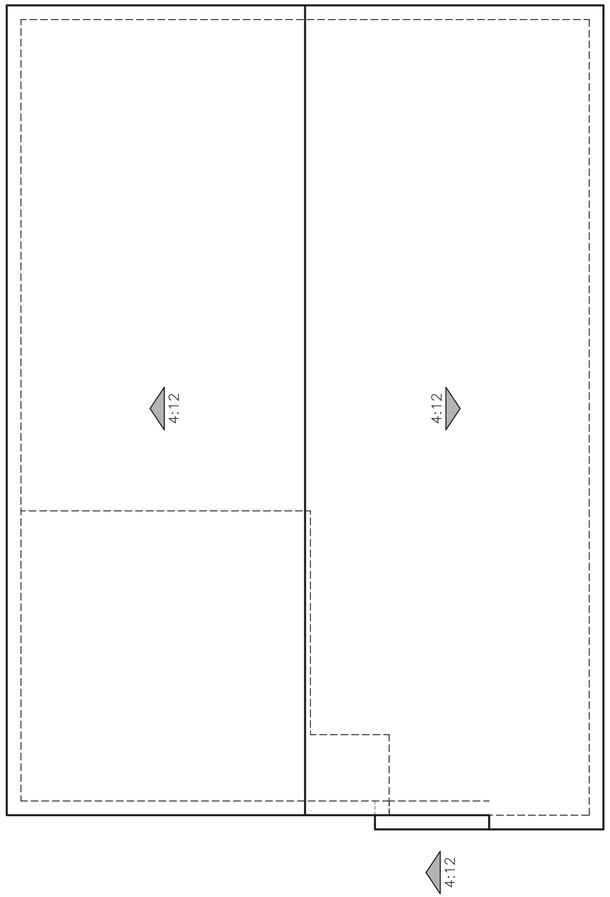
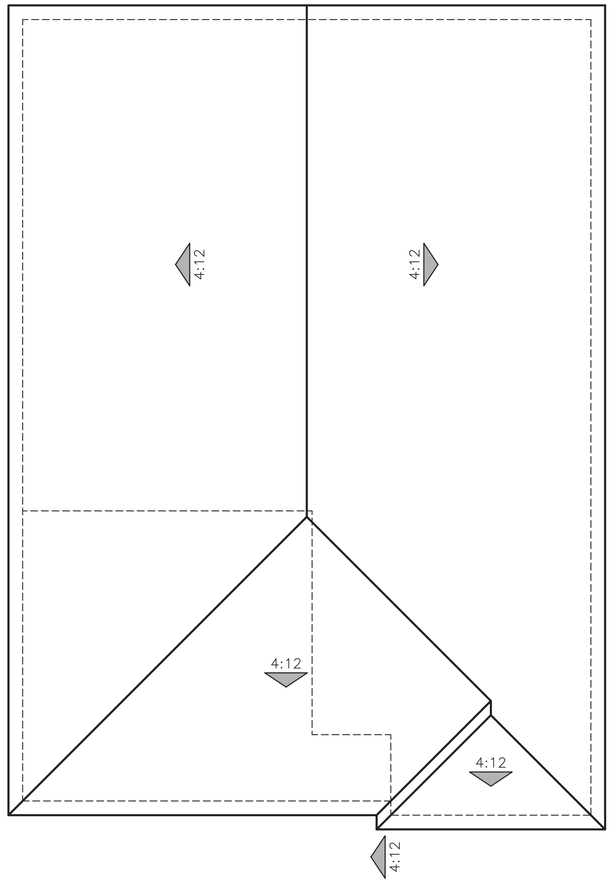


A - SPANISH



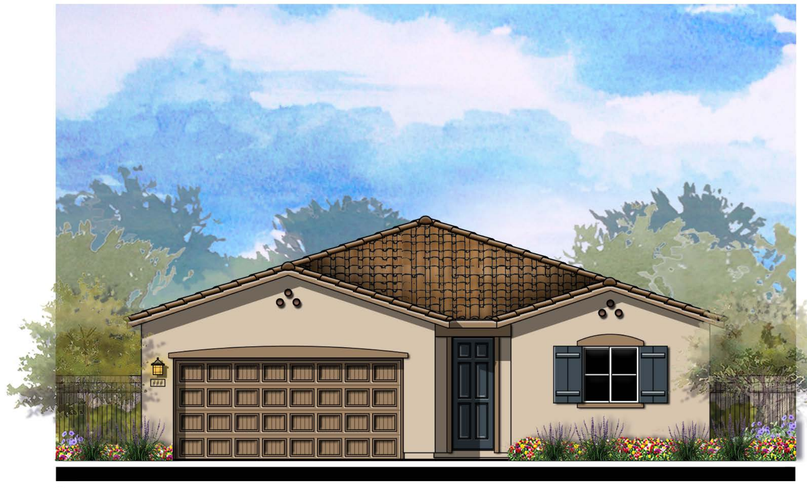
B - CRAFTSMAN



C - ARTISAN

PLAN 1 (1765)
ROOF PLANS

0 2 4 8 12



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 2 (1944)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-148

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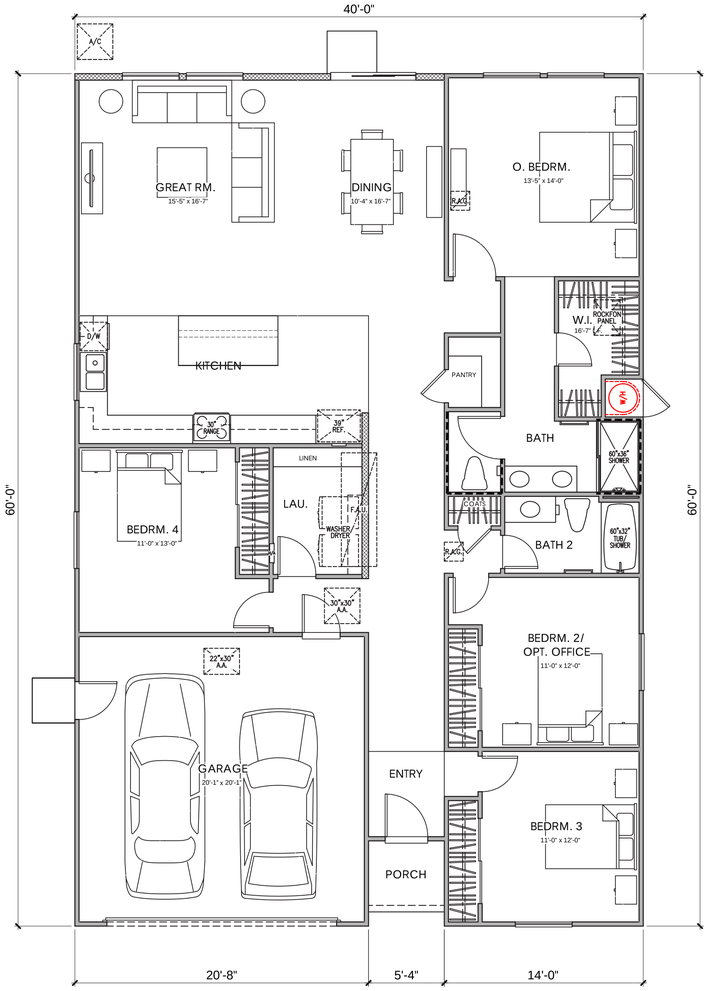
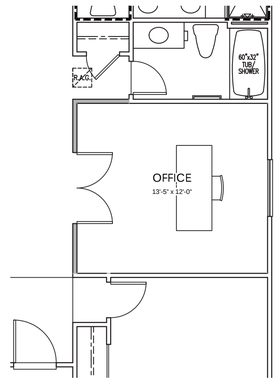
#21117





OPT. OFFICE

PLAN 2A (1944)

4 BEDROOM, 2 BATH, OPT. OFFICE
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,944 SQ. FT.
TOTAL DWELLING	1,944 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A"	27 SQ. FT.
PORCH "B"	27 SQ. FT.
PORCH "C"	27 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-149

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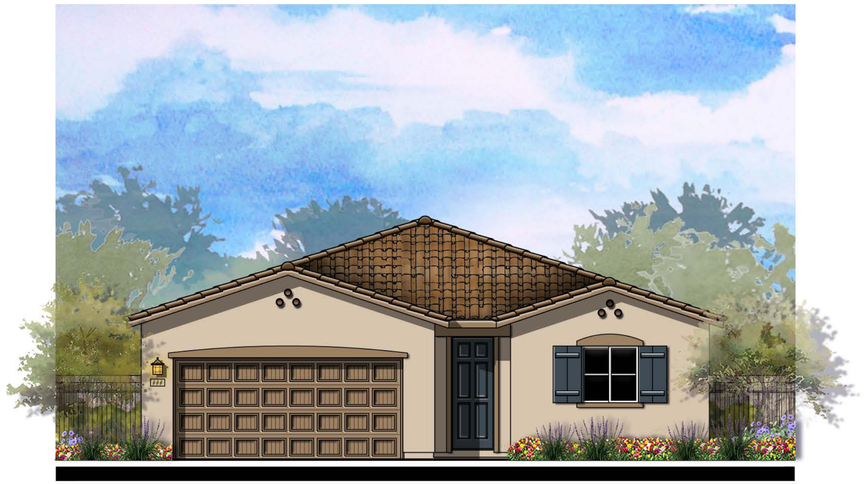
PLANNING + ARCHITECTURE



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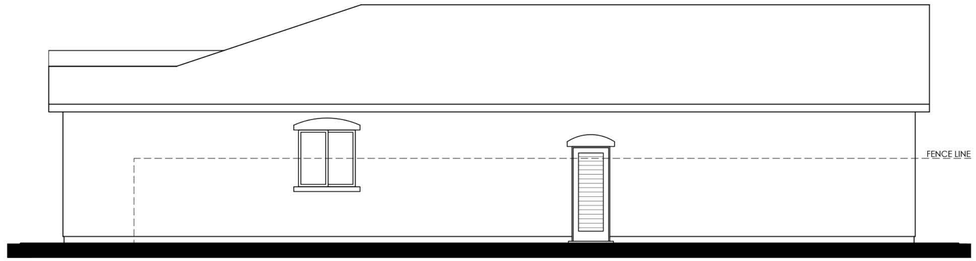
Refer to landscape drawings for wall, tree, and shrub locations

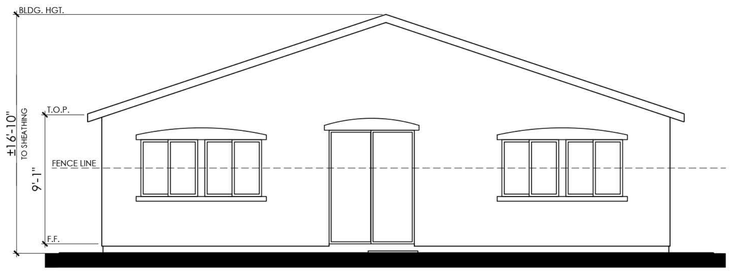
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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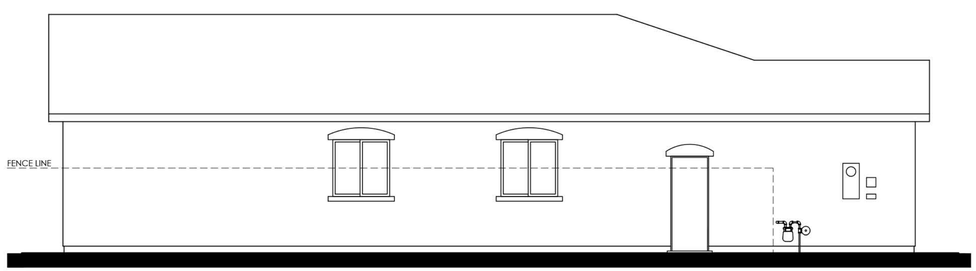


LEFT

COLOR SCHEME 2

PLAN 2A (1944)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

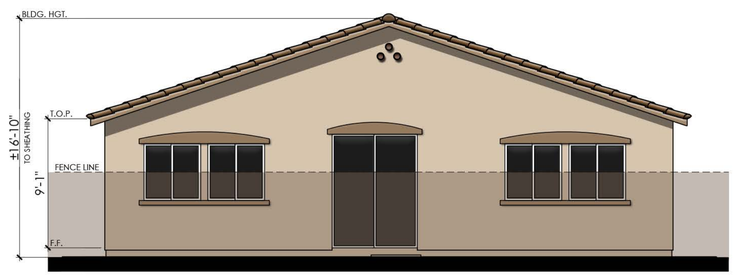
CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-150

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (1944)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
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Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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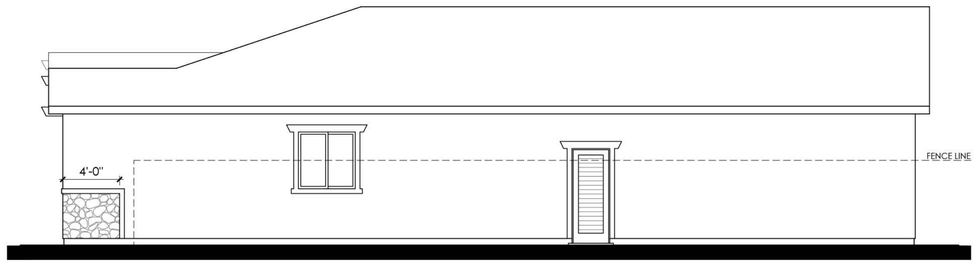
Refer to landscape drawings for wall, tree, and shrub locations

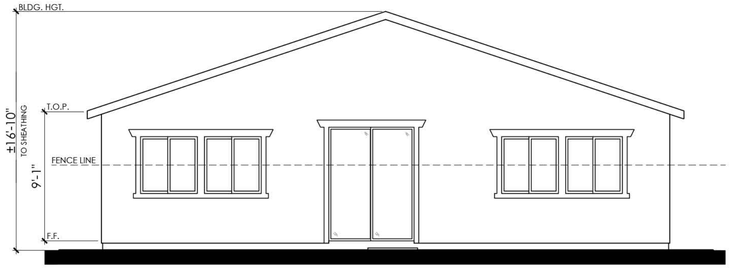
FRONT



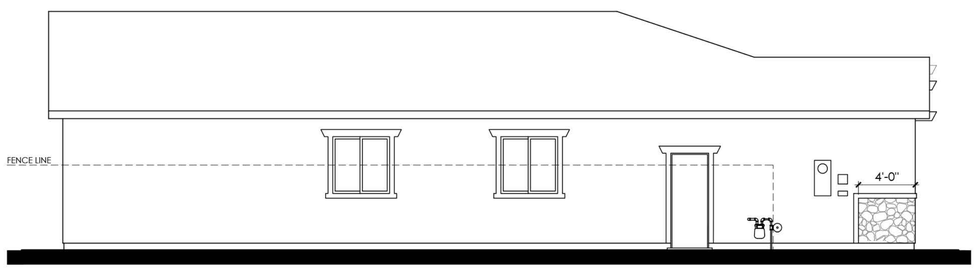
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1944)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-152

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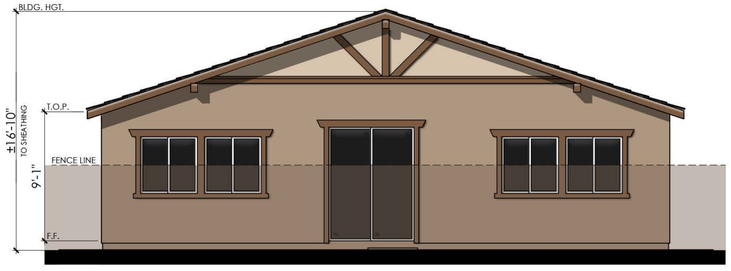
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (1944)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-153

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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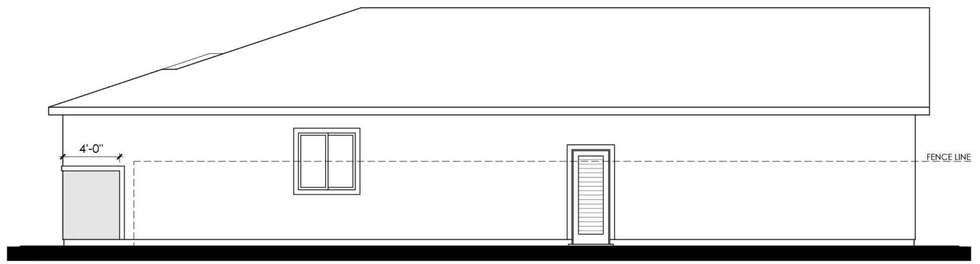
Refer to landscape drawings for wall, tree, and shrub locations

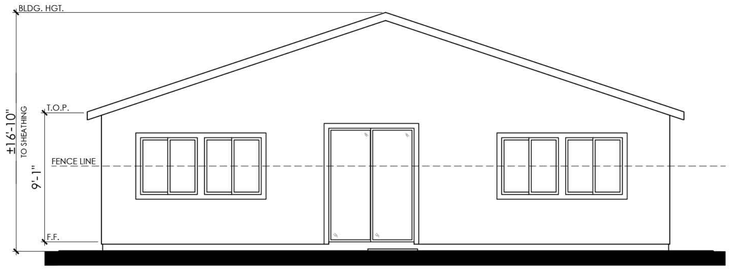
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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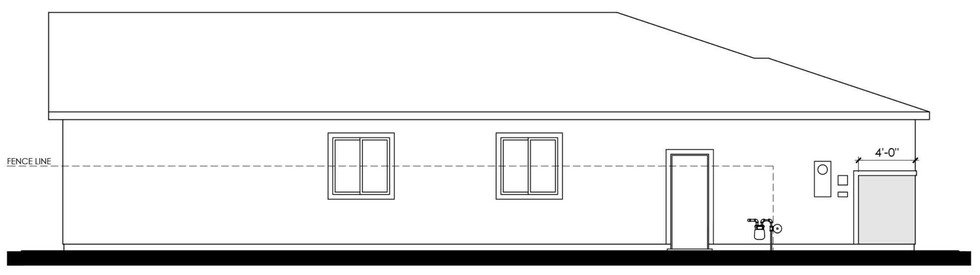


LEFT

COLOR SCHEME 8

PLAN 2C (1944)

ARTISAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-154

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 8

PLAN 2C (1944)

ARTISAN ENHANCED ELEVATIONS

0 2 4 8 12

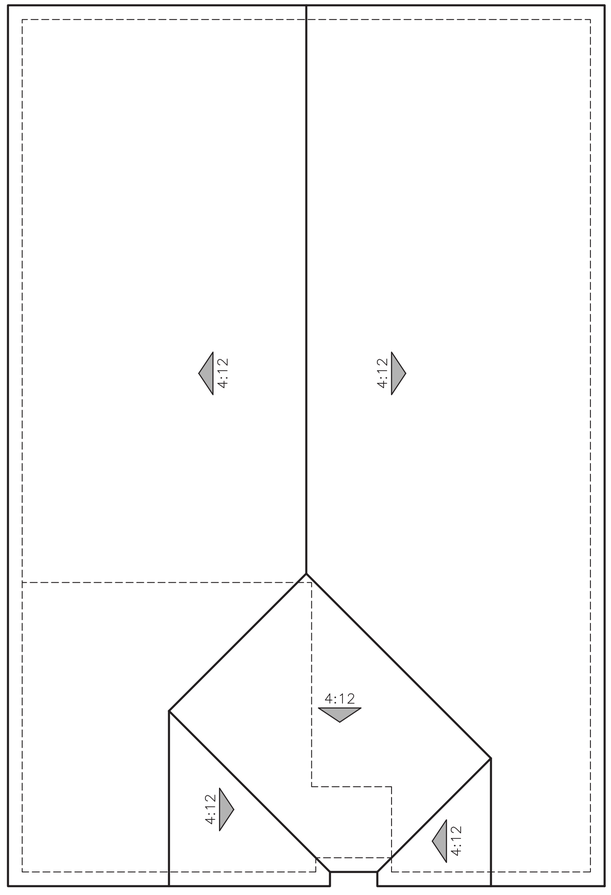
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

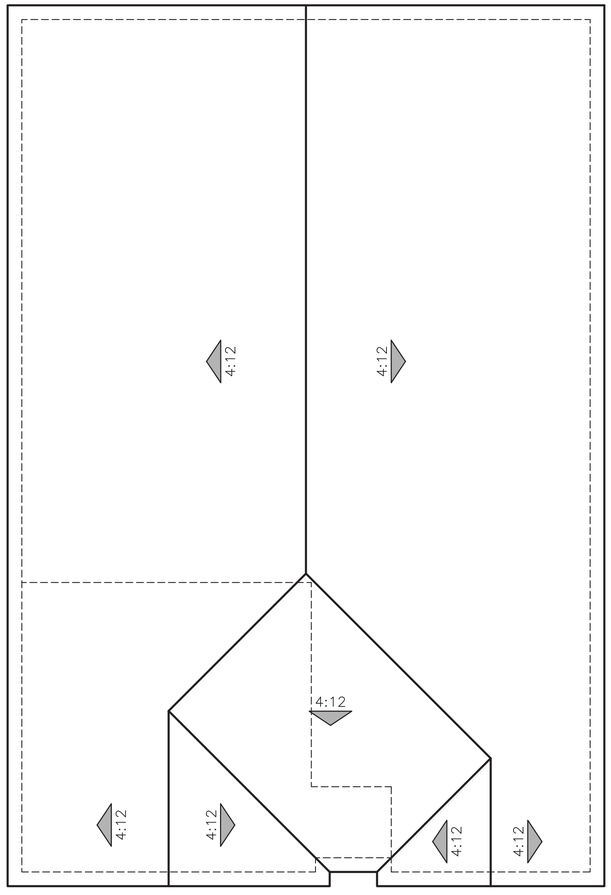
CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-155

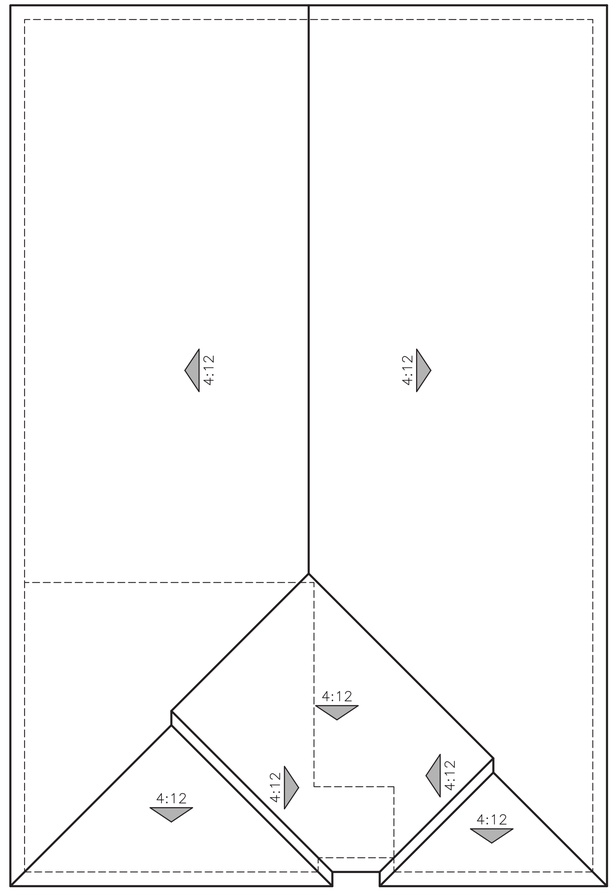
Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 2 (1944)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-156

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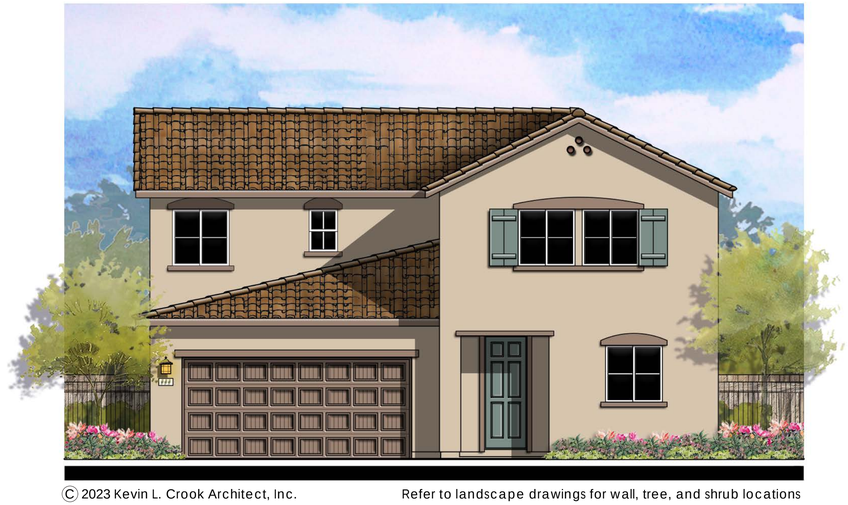
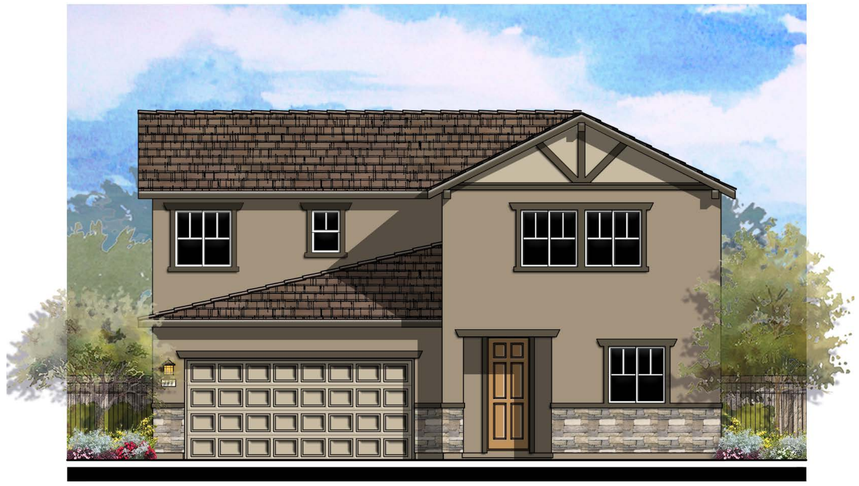
PLANNING + ARCHITECTURE
#21117



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 3 (2403)
FRONT ELEVATIONS

0 2 4 8 12

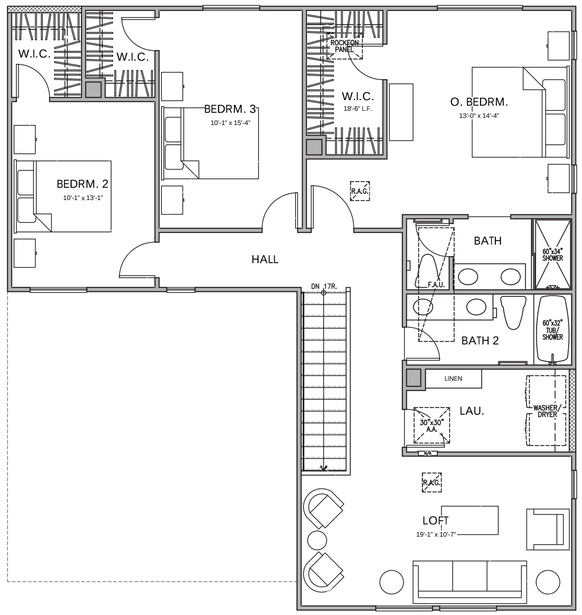
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

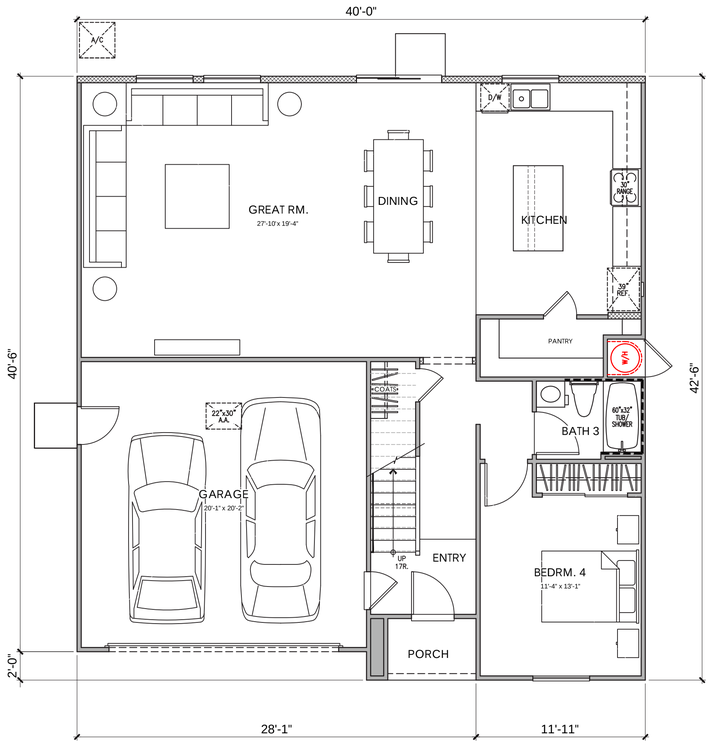
CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-157

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



SECOND FLOOR



FIRST FLOOR

PLAN 3A (2403)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,203 SQ. FT.
SECOND FLOOR AREA	1,200 SQ. FT.
TOTAL DWELLING	2,403 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	33 SQ. FT.

0 2 4 8 12

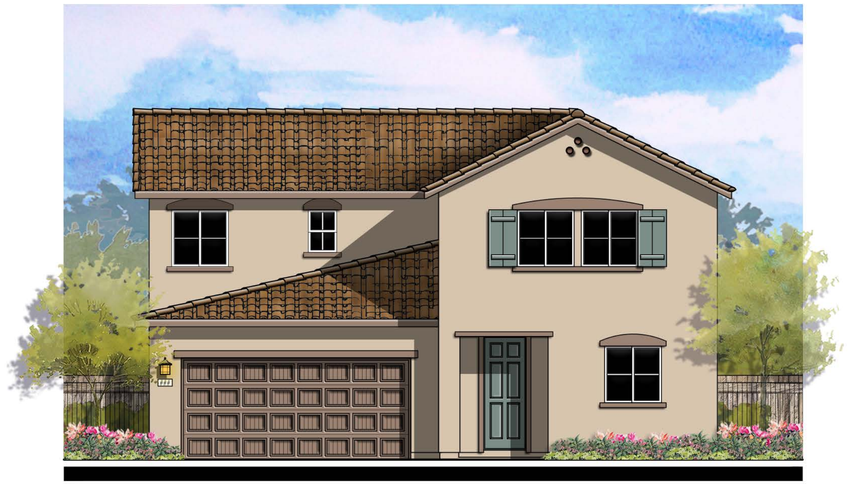
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-158

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



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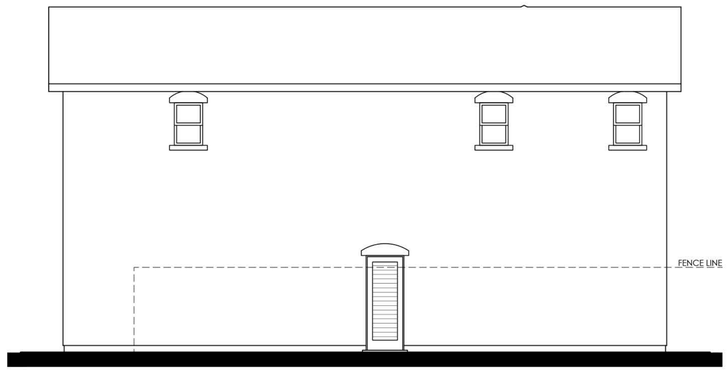
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

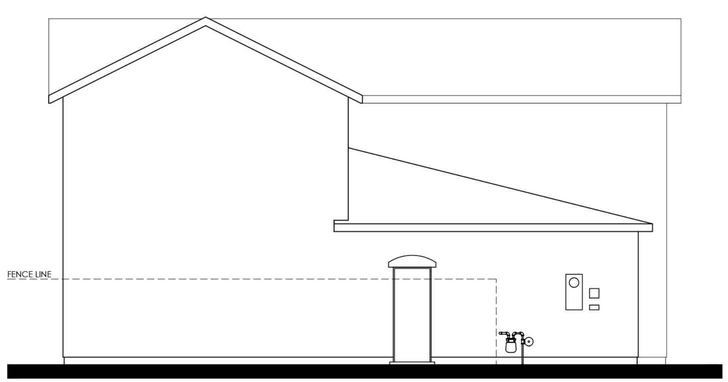


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2403)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-159

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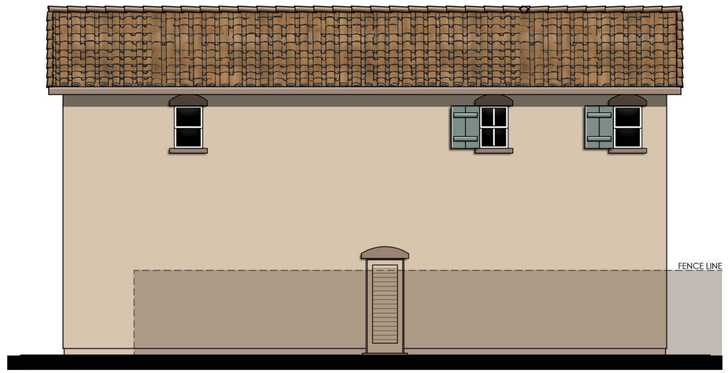
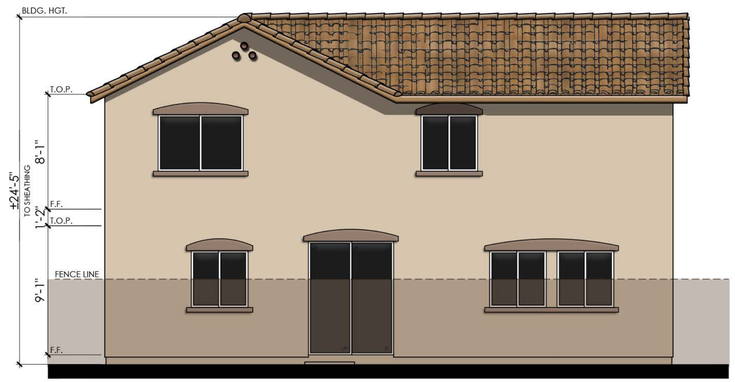


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (2403)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

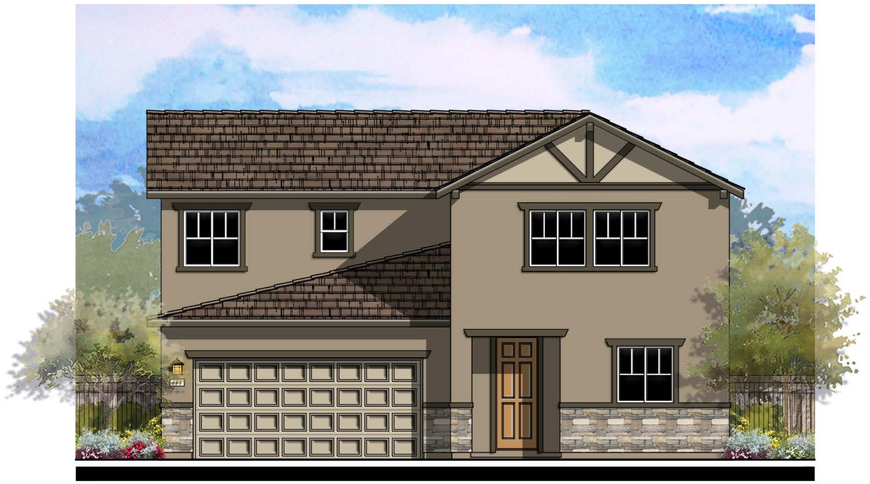
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-160

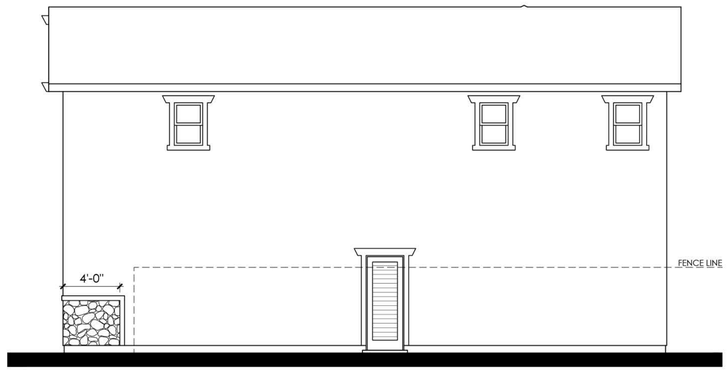
Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

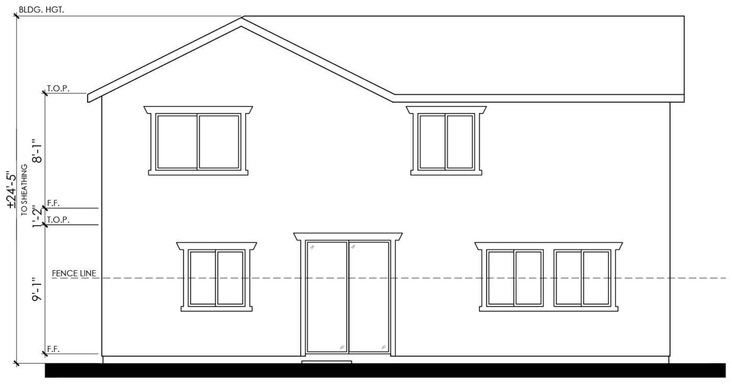
FRONT



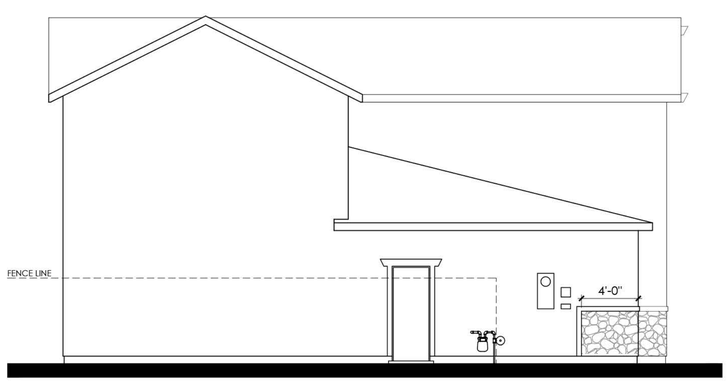
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2403)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-161

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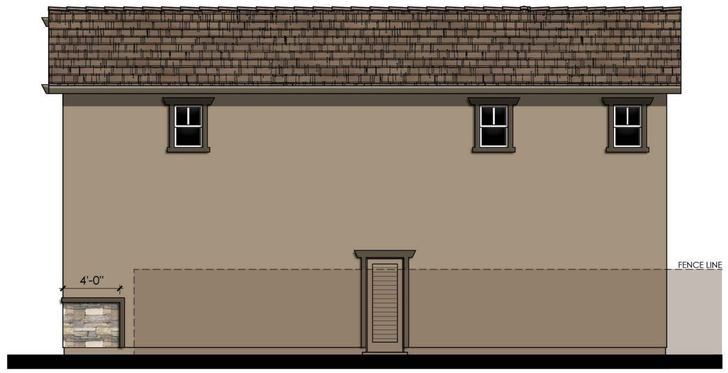
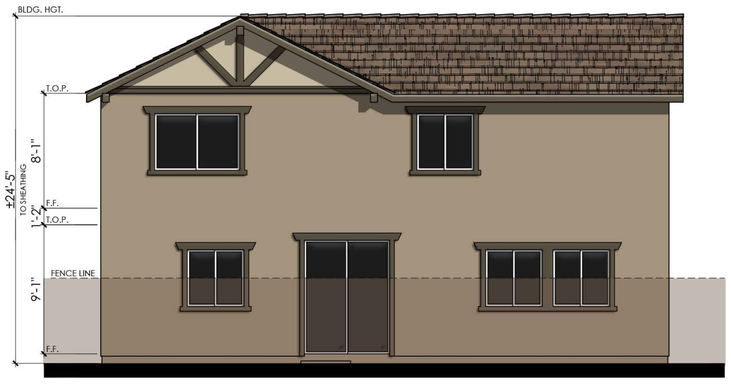
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (2403)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-162

Kevin L. Crook Architect Inc
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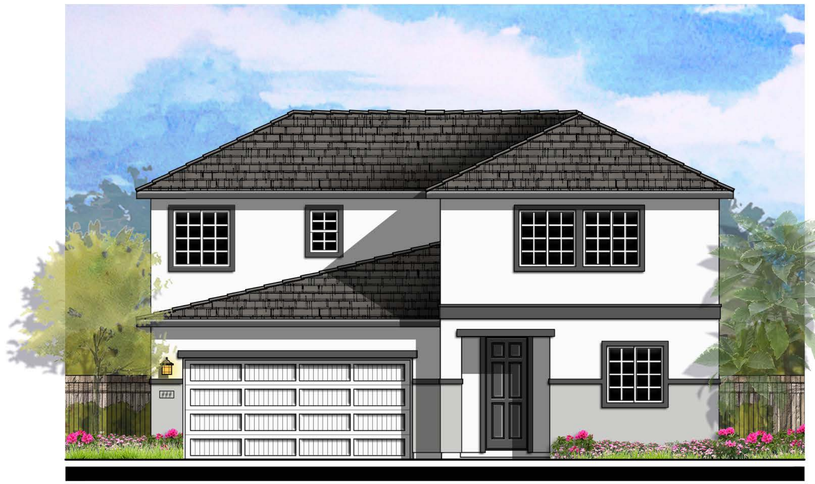
#21117



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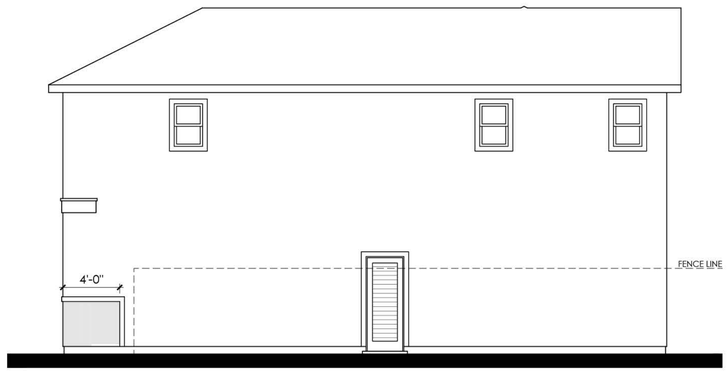
Refer to landscape drawings for wall, tree, and shrub locations

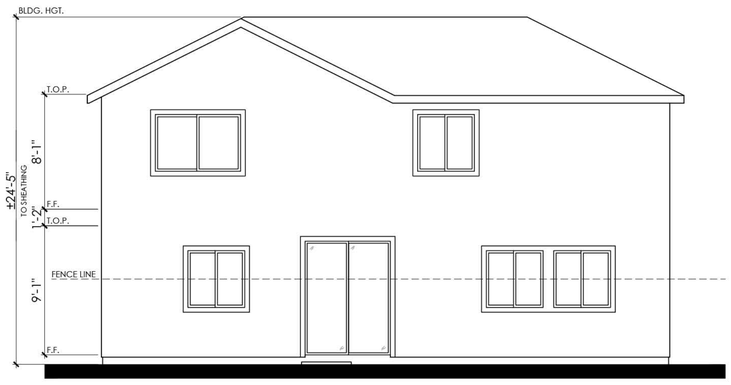
FRONT



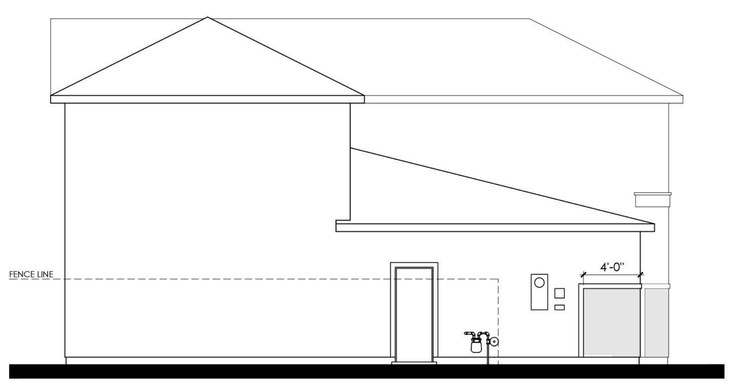
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2403)

ARTISAN ELEVATIONS

0 2 4 8 12

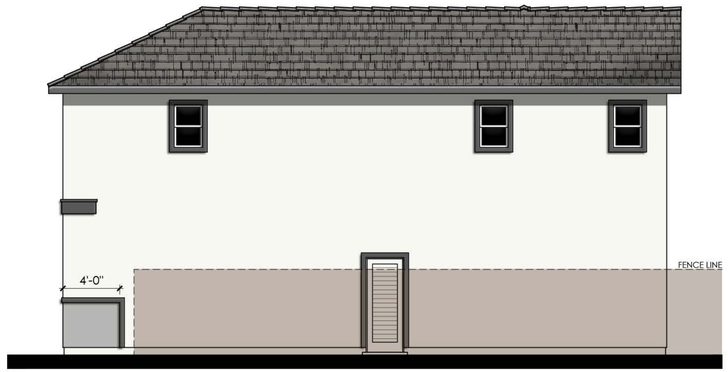
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-163

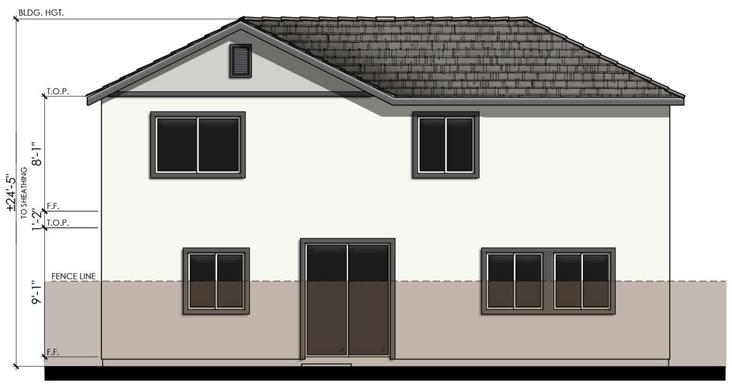
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 9

PLAN 3C (2403)

ARTISAN ENHANCED ELEVATIONS

0 2 4 8 12

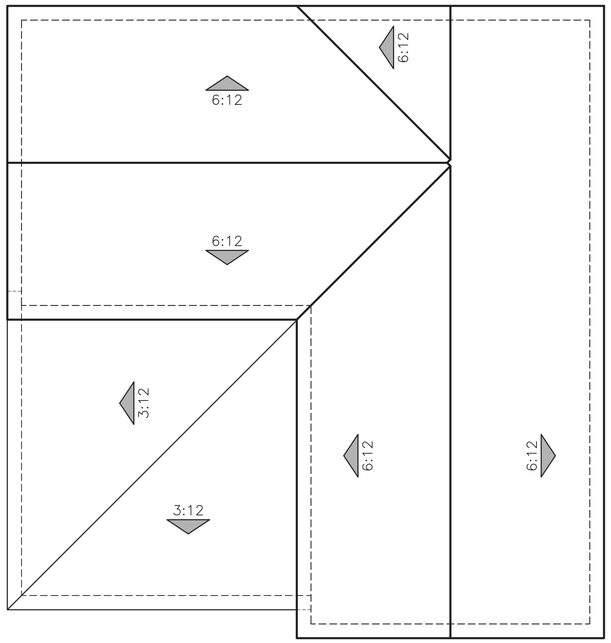
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

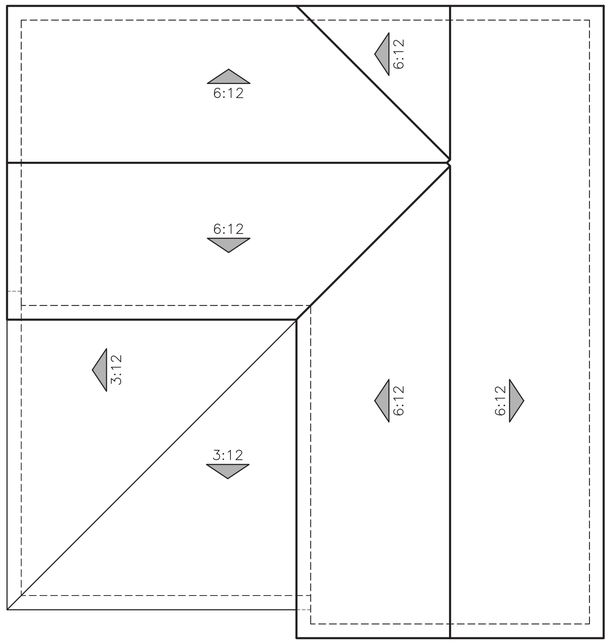
CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-164

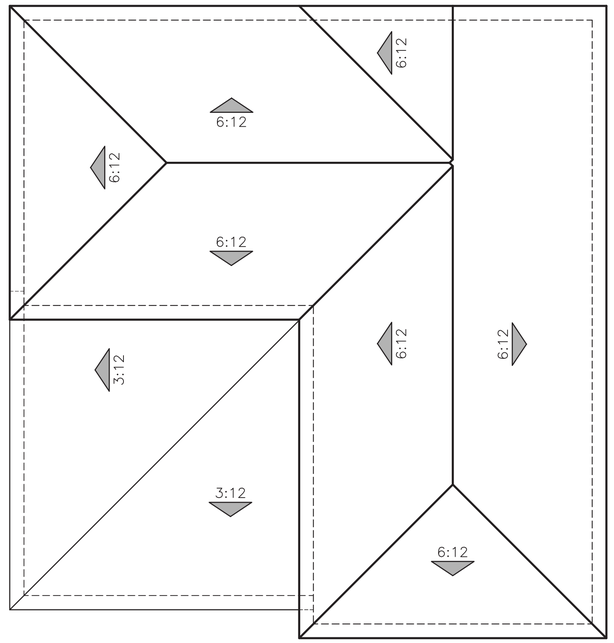
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 3 (2403)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-165

Kevin L. Crook Architect Inc
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#21117

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN

Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 4 (2966)

FRONT ELEVATIONS

0 2 4 8 12

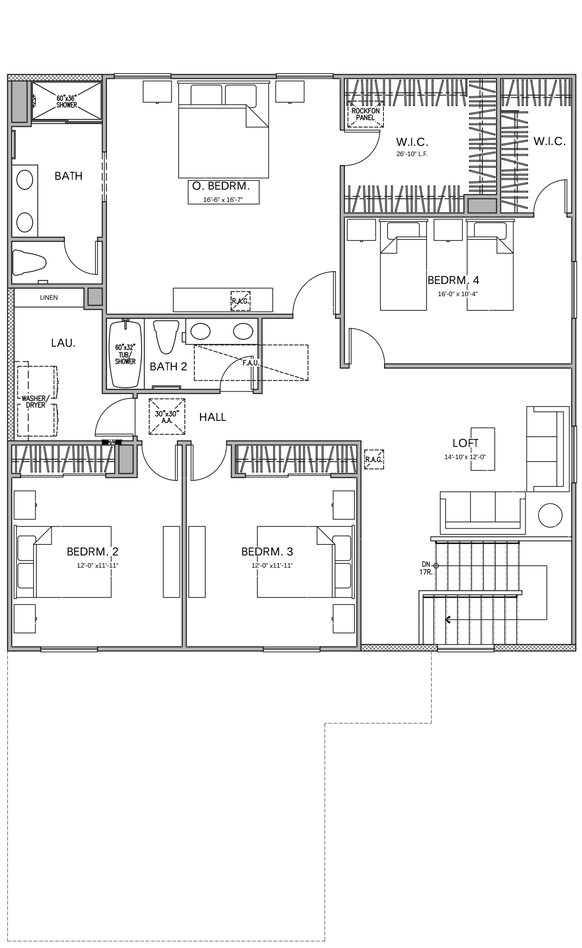
LENNAR

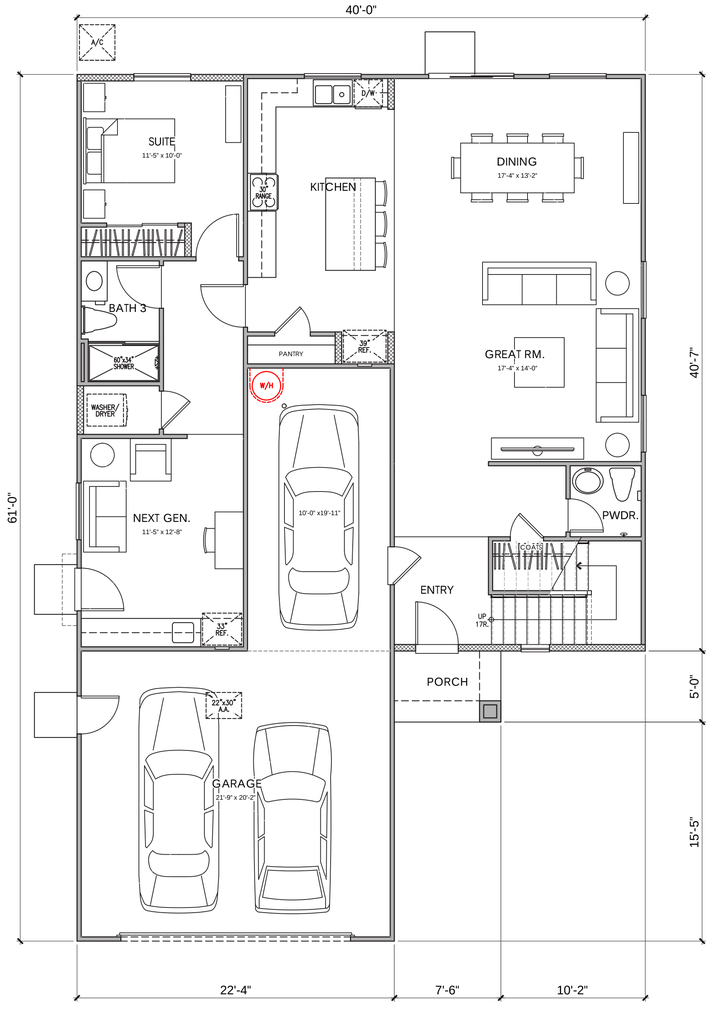
PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-166

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117





SECOND FLOOR

FIRST FLOOR

PLAN 4A (2966)

5 BEDROOM, 3.5 BATH, LOFT, NEXT GEN, 3 CAR GARAGE FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,423 SQ. FT.
SECOND FLOOR AREA	1,543 SQ. FT.
TOTAL DWELLING	2,966 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	656 SQ. FT.
PORCH "A"	38 SQ. FT.
PORCH "B"	38 SQ. FT.
PORCH "C"	38 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-167

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PLANNING + ARCHITECTURE
#21117

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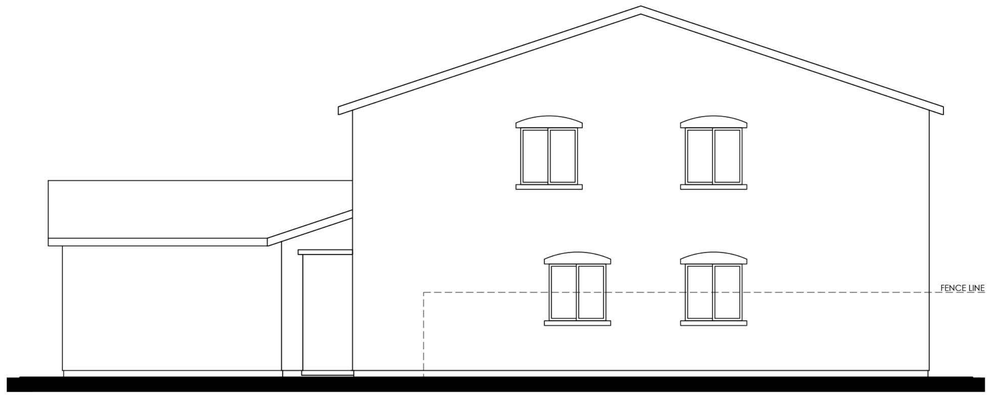
Refer to landscape drawings for wall, tree, and shrub locations

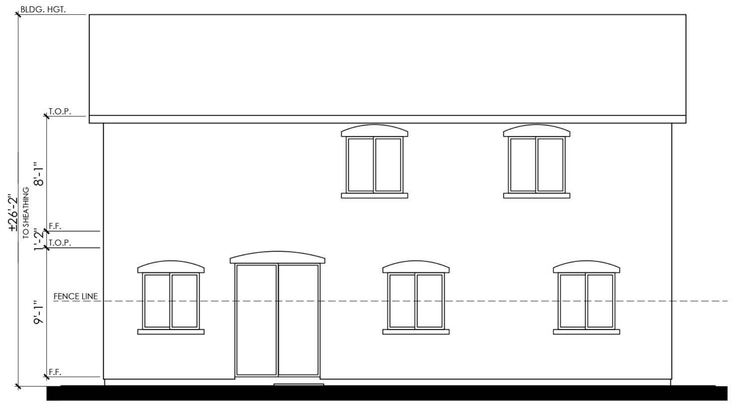
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

LEFT

COLOR SCHEME 1

PLAN 4A (2966)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-168

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

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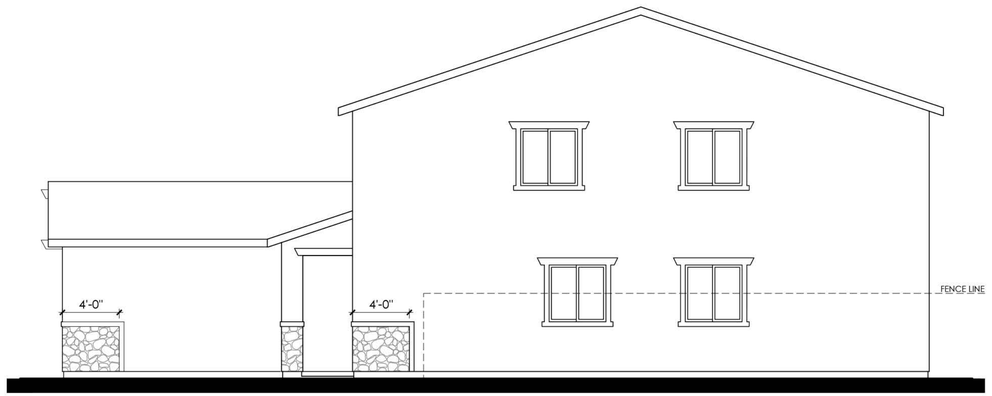
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

LEFT

COLOR SCHEME 4

PLAN 4B (2966)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-169

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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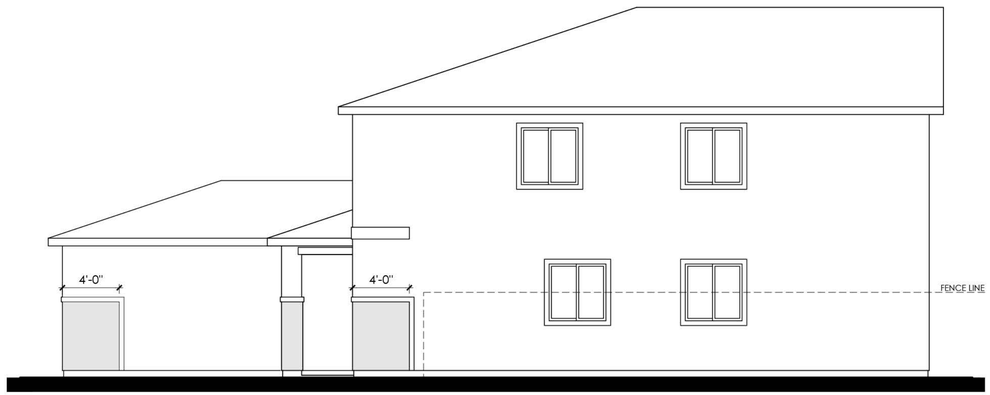
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR

LEFT

COLOR SCHEME 7

PLAN 4C (2966)

ARTISAN ELEVATIONS

0 2 4 8 12

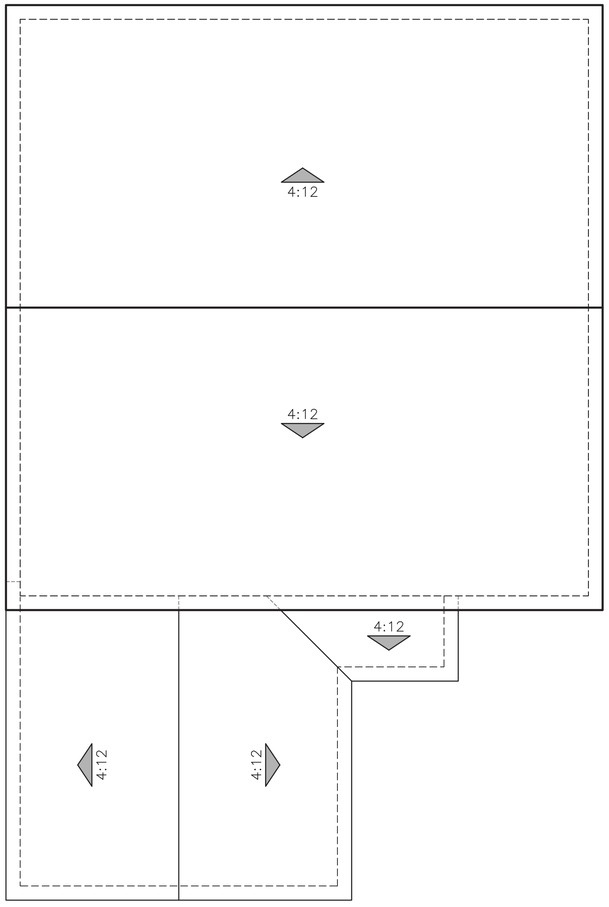
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

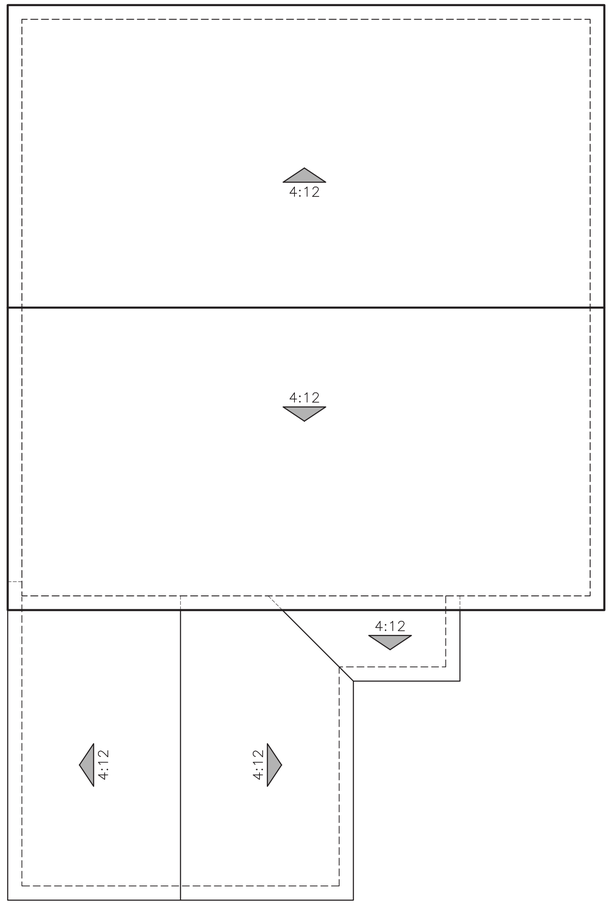
CELEDON
UNIT 1,2 & 3
50x105

12.05.2023
A-170

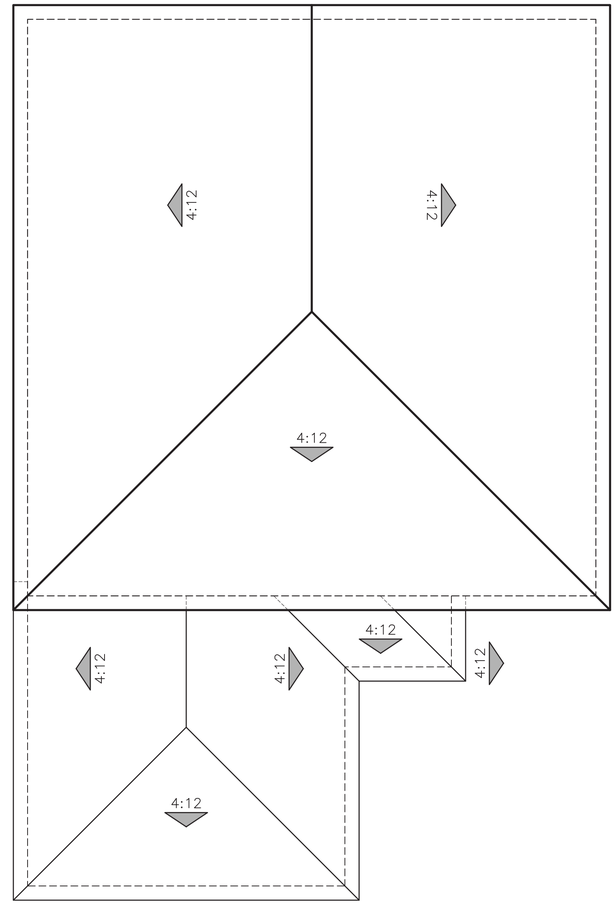
Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 4 (2966)

ROOF PLANS

0 2 4 8 12

CELEDON AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	#21117D
CREATED	1/27/2022
Client Rev	2/10/22
Planning Rev.	4/21/22
Client Revisions	8/15/23

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
MAIN STUCCO BODY PAINT	SW8917 SHELL WHITE	SW6106 KILIM BEIGE	SW6078 REALIST BEIGE
FASCIA / TRIM / GARAGE DOOR	SW7033 BRAINSTORM BRONZE	SW6109 HOPSACK	SW9083 DUSTED TRUFFLE
FRONT DOOR / SHUTTERS	SW7068 GRIZZLE GRAY	SW7615 SEA SERPENT	SW6214 UNDERSEAS
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO BODY PAINT	SW6108 LATTE	SW7519 MEXICAN SAND	SW9117 URBAN JUNGLE
SECONDARY STUCCO AT GABLES / GARAGE DOOR	SW6106 KILIM BEIGE	SW7719 FRESCO CREAM	SW6149 RELAXED KHAKI
FASCIA / TRIM	SW6111 COCONUT HUSK	SW7523 BURNISHED BRANDY	SW7745 MUDDLED BASIL
FRONT DOOR	SW6207 RETREAT	SW7707 COPPER WIRE	SW0009 EASTLAKE GOLD
ROOF: FLAT SHAKE	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD
STONE: DRYSTACK INSTALL	SOUTHERN LEDGE SAGE	TUSCAN LEDGE PINE VALLEY	TUSCAN LEDGE MERIDA

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
VENEER:	ENVIRONMENTAL STONEWORKS
GROUT:	ORCO or EQUAL

"C" ELEVATIONS ARTISAN	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO BODY PAINT	SW6078 REALIST BEIGE	SW7738 CARGO PANTS	SW7757 HI REFLECTIVE WHITE
SECONDARY STUCCO	SW6080 UTTERLY BEIGE	SW7739 HERBAL WASH	SW7064 PASSIVE
FASCIA / TRIM / GARAGE DOOR	SW7757 HI REFLECTIVE WHITE	SW7551 GREEK VILLA	SW7674 PEPPERCORN
FRONT DOOR	SW7582 SALUTE	SW0030 COLONIAL YELLOW	SW7674 PEPPERCORN
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD

LENNAR®

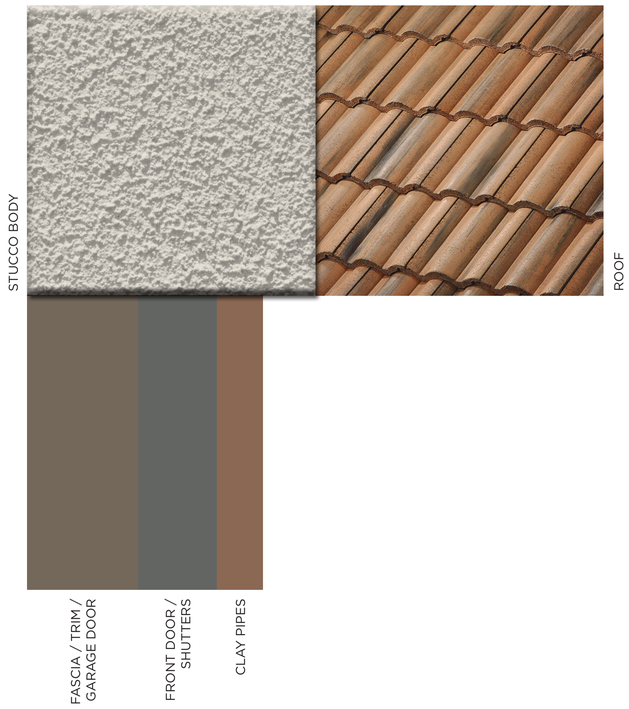
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



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CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

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SPANISH
SCHEME #2

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CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

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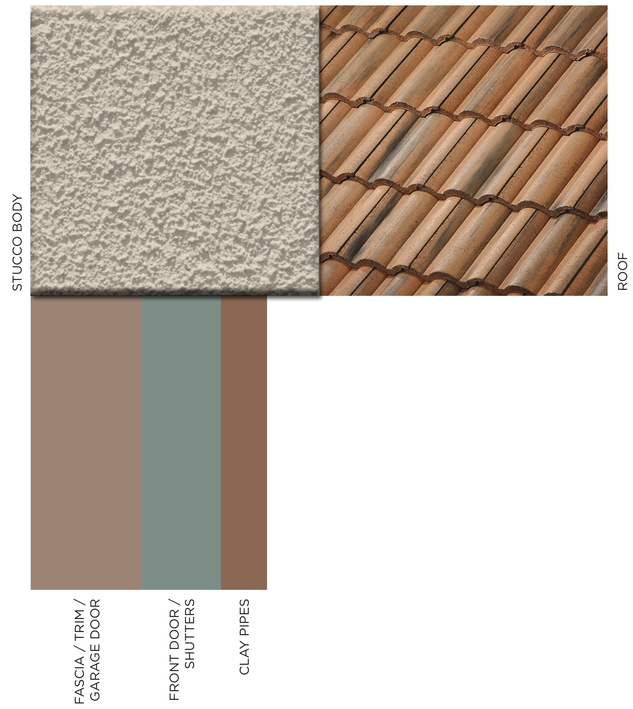
SPANISH
SCHEME #3



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CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

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PLANNING + ARCHITECTURE

COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

CRAFTSMAN
SCHEME #4

LENNAR

CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
AUG. 23, 2023

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CRAFTSMAN
SCHEME #5

LENNAR

CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
AUG. 23, 2023

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CRAFTSMAN
SCHEME #6

LENNAR

CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B” CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

ARTISAN
SCHEME #7

LENNAR

CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ARTISAN
SCHEME #8

LENNAR

CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

Kevin L. Crook Architect Inc
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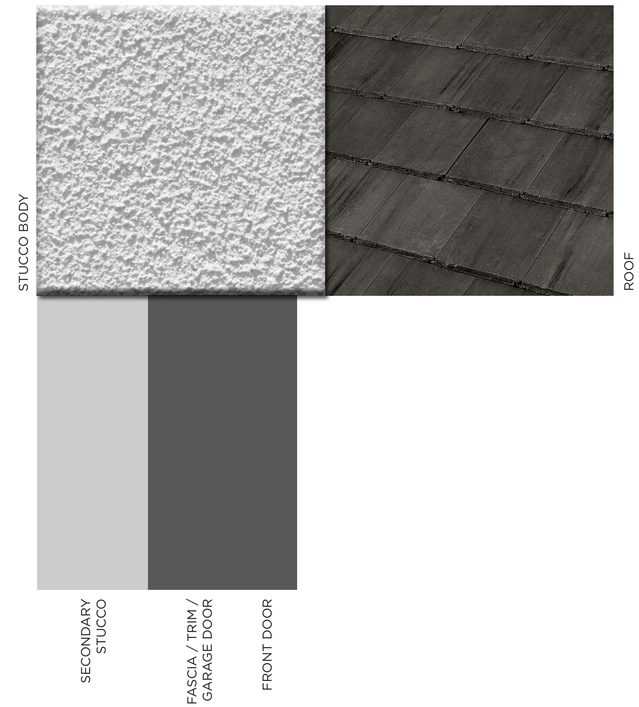
ARTISAN
SCHEME #9



LENNAR

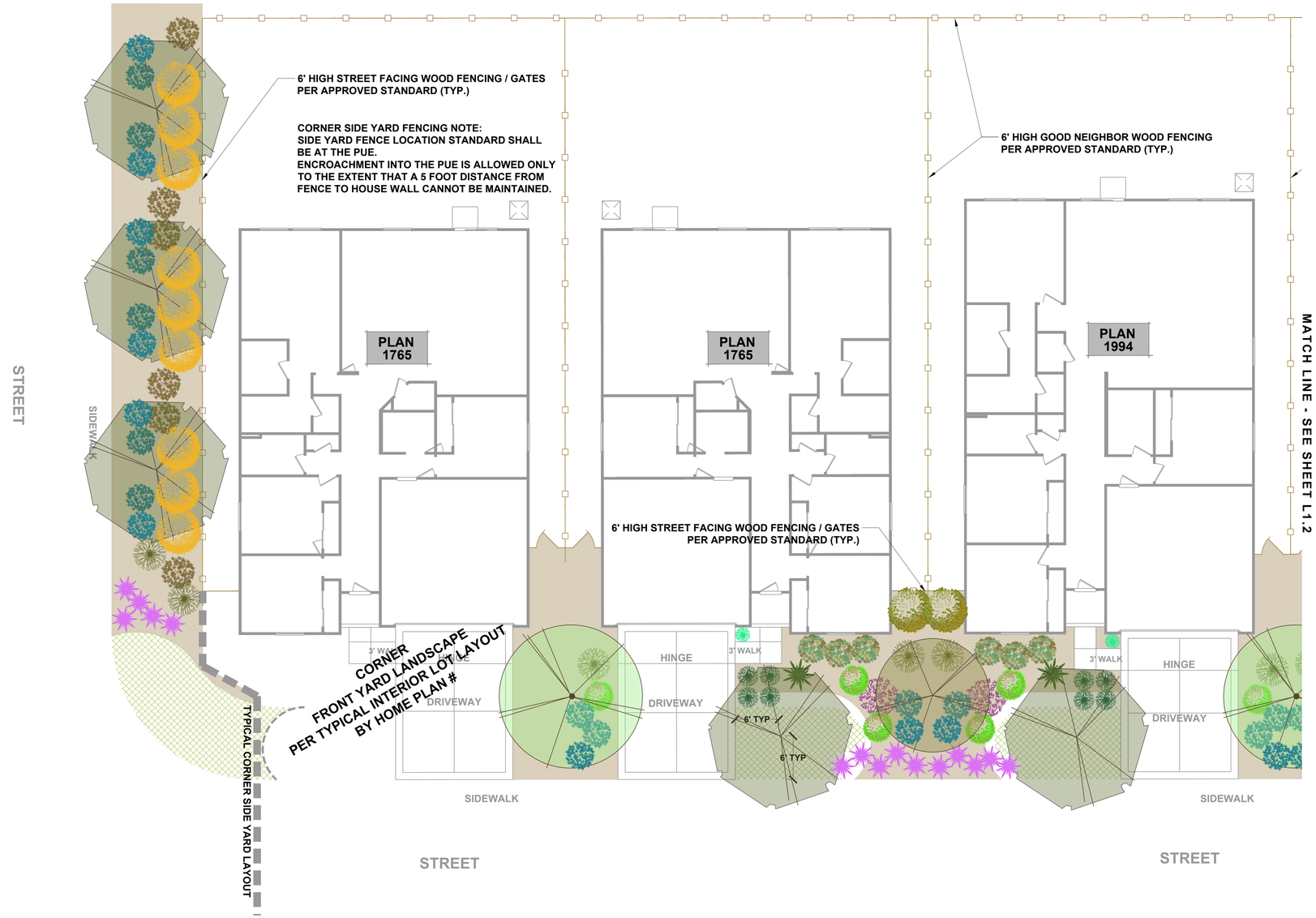
CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - “C” ARTISAN



1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNO
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

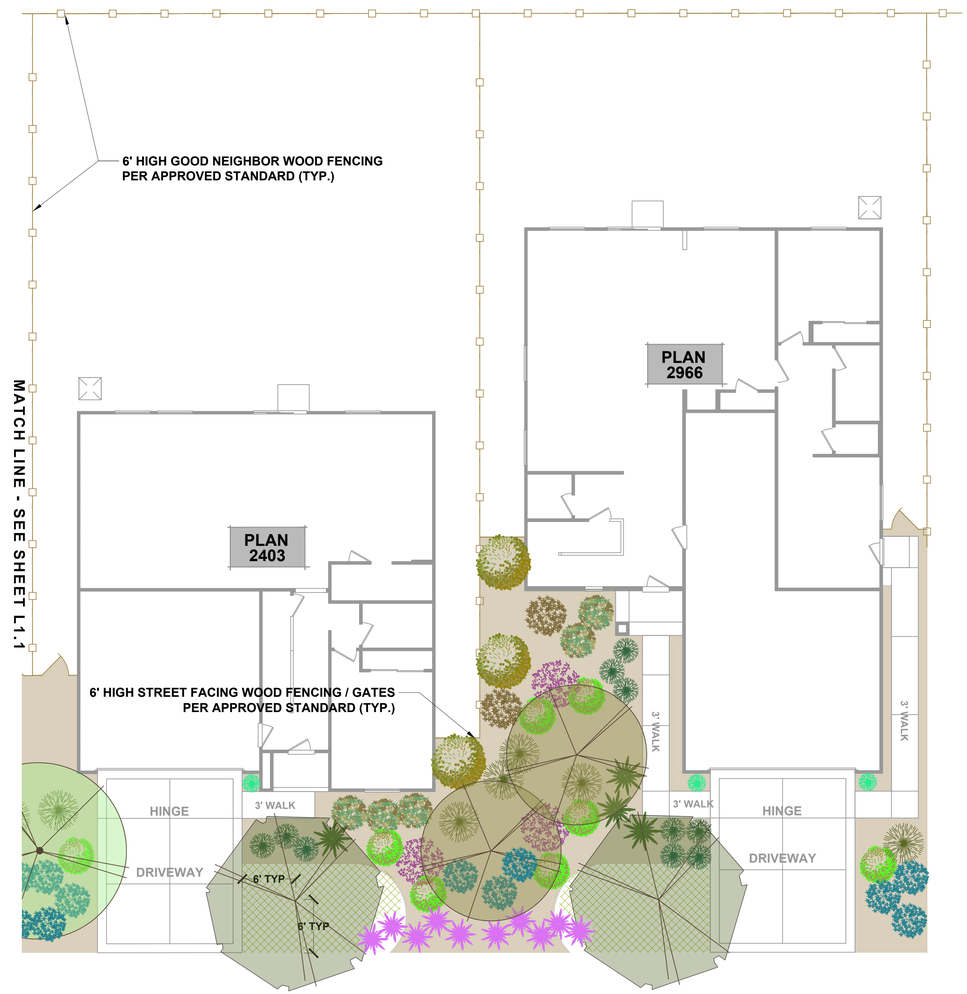
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Rancho Cordova Approval



1"= 8'-0"
0 4' 8' 16'

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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cal#6
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date
JANUARY 22, 2022

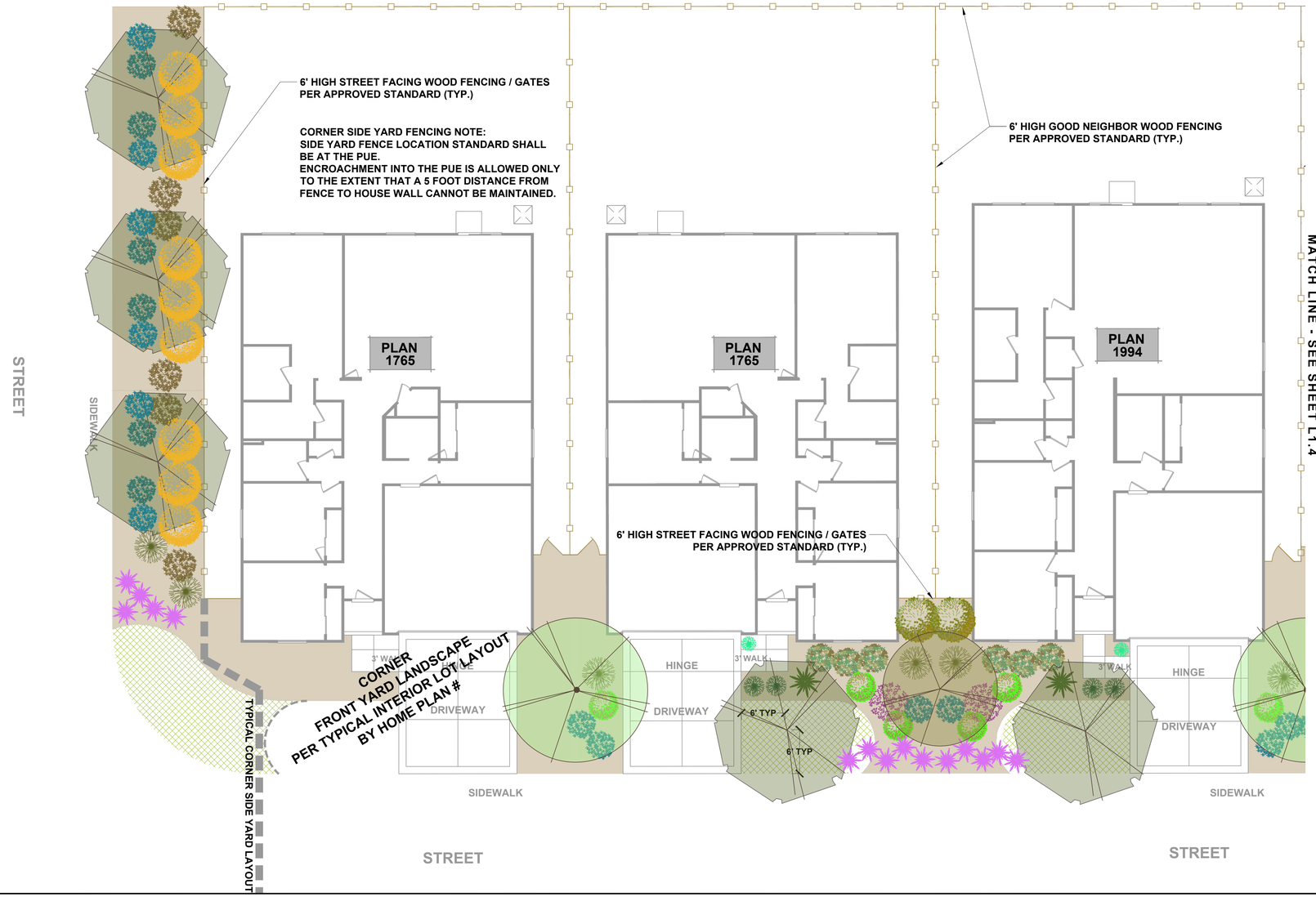
Drawn By
JL

Scale
NOTED

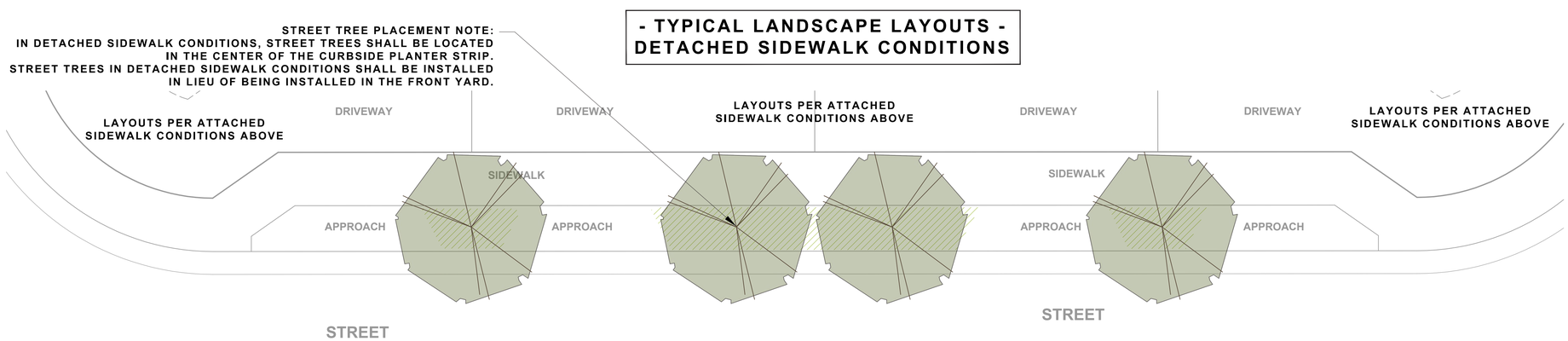
Sheet
L1.2

City of Rancho Cordova Approval

- TYPICAL LANDSCAPE LAYOUTS - ATTACHED SIDEWALK CONDITIONS



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS



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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNO
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

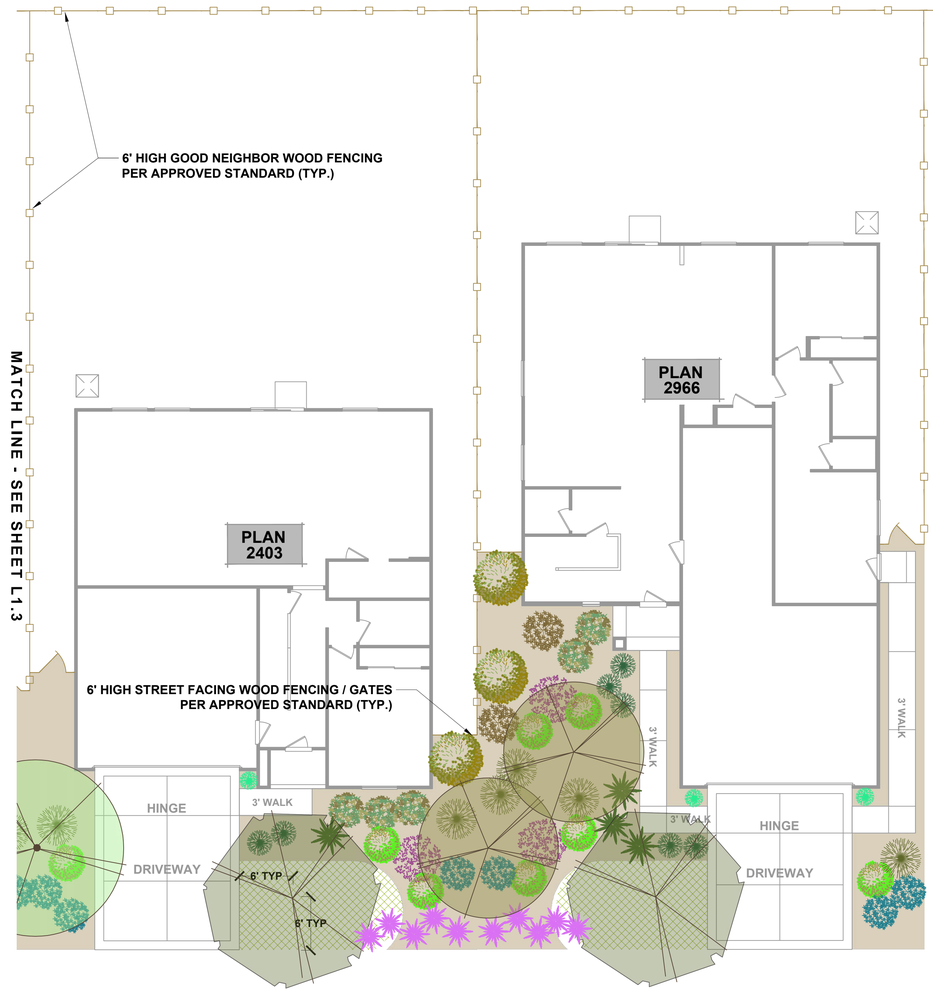
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.3

City of Rancho Cordova Approval



1"= 8'-0"
0 4' 8' 16'

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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cal#6
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

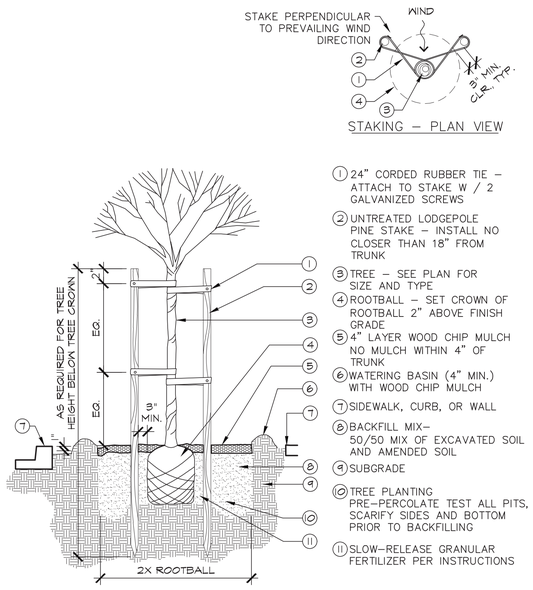
Date
JANUARY 22, 2022

Drawn By
JL

Scale
NOTED

Sheet
L1.4

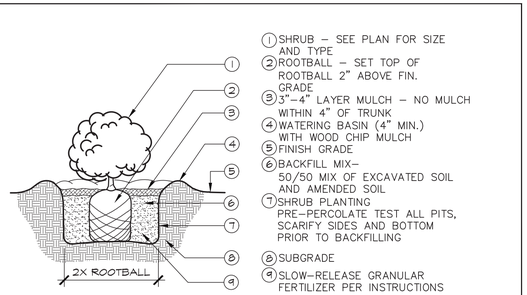
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

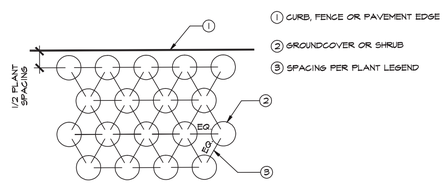
TREE PLANTING

SCALE: N.T.S.



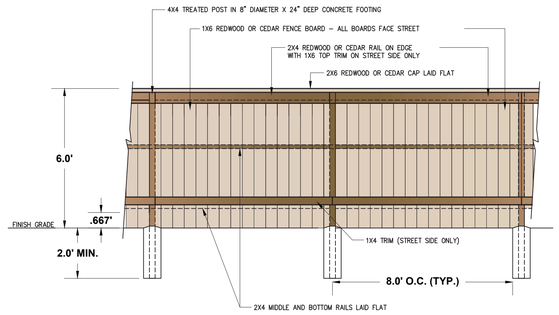
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

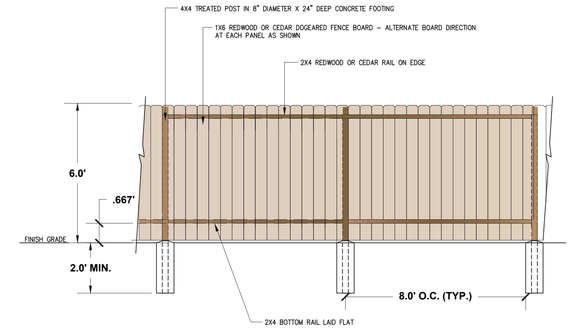
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

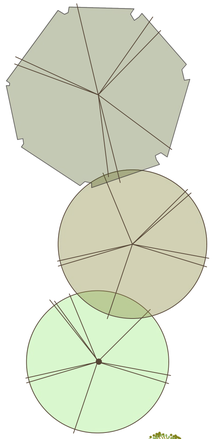
1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 1 & 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officianalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry larurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemeound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphylius'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES BORNHAM LUTTRELL CASEY
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.5

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

MIDORI _ UNIT 3, 4 & 6

LENNAR

12.05.2023
A-176

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

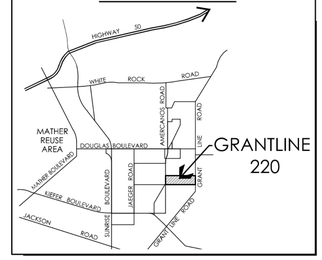
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

MIDORI

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

UNIT 1

UNIT 3

UNIT 4

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

CHRYSANTHY BOULEVARD

ARCTIC TERN CIRCLE

ARCTIC TERN WAY

WAX MYRTLE WAY

SUREBIRD WAY

ROSEFINCH COURT

ROSEFINCH WAY

HAWKFINCH CIRCLE

DUCKHAWK CIRCLE

MACAW WAY

AMERICANOS BLVD

GREENSHANK CIRCLE

GREENSHANK WAY

SPOTTED WREN WAY

SPOTTED WREN CIRCLE

CYPRESS GROVE DRIVE

GREY OWL WAY

CROSSBILL WAY

LORIKEET WAY

PARAKEET WAY

TOUCAN CIRCLE

WHITE IBIS WAY

SNOWY OWL WAY

PATAGONIAN WAY

GRANTLINE ROAD

NORTH

100' 50' 0 100'

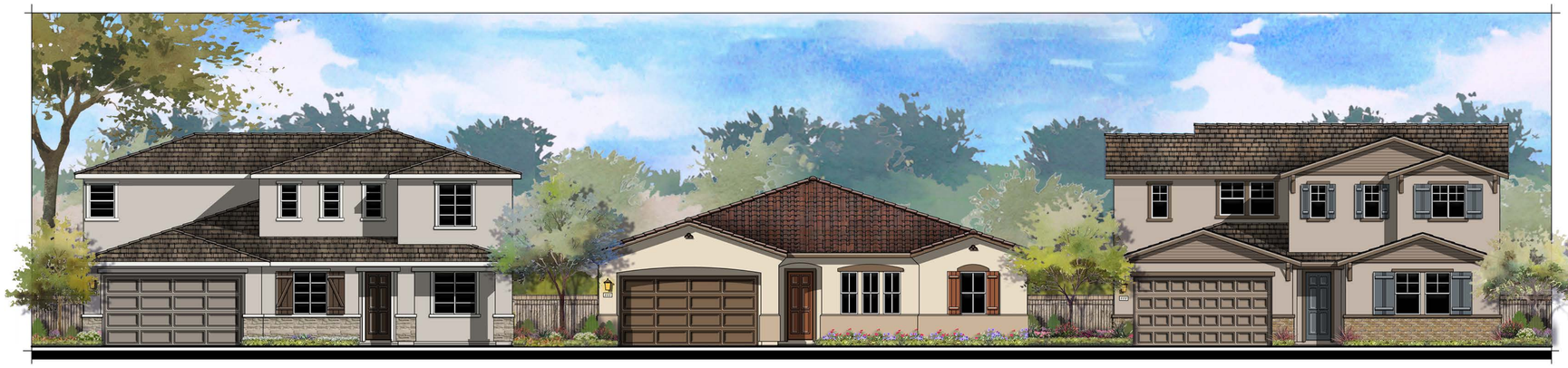
SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

J:\1000-s\1258-GRANTLINE220\GRANTLINE220-DA\Civil\Exhibits\Plan_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

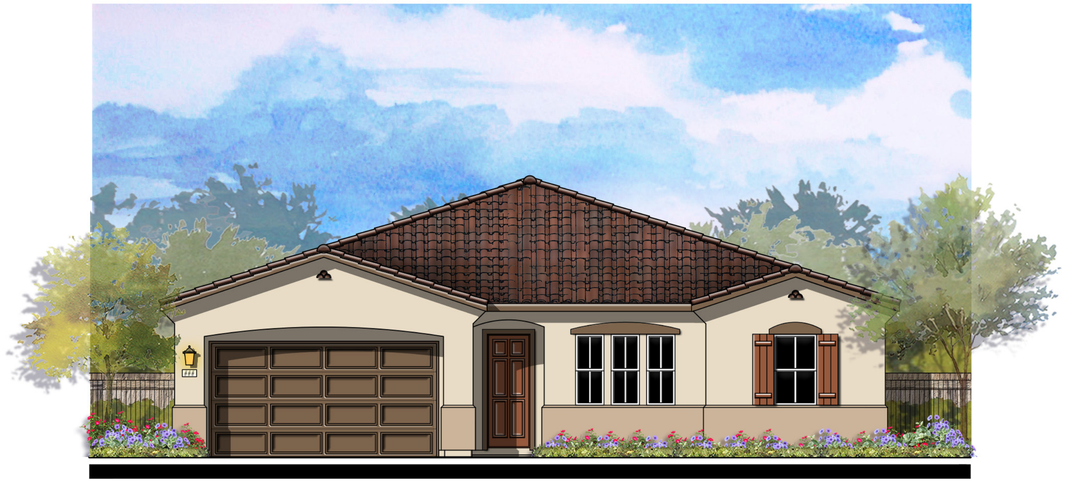


"B" PRAIRIE
PLAN 2B (3167B)

"A" SPANISH
PLAN 1A (2510A)

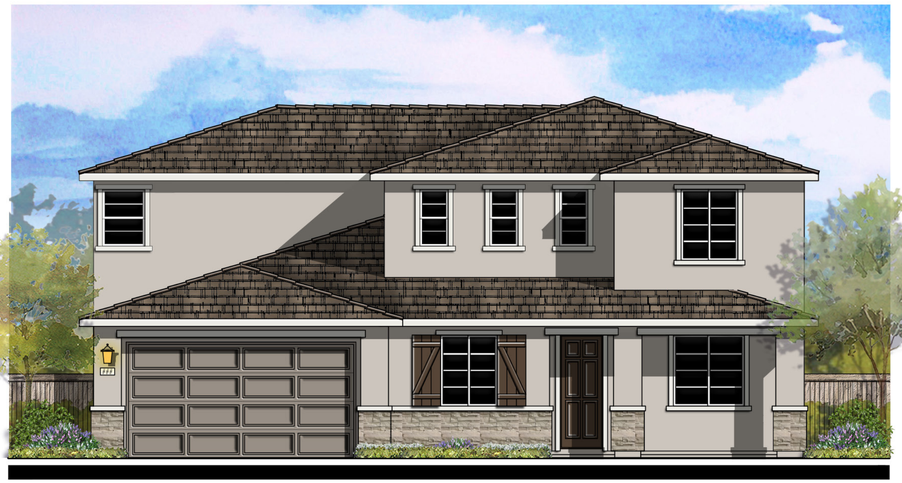
"C" CRAFTSMAN
PLAN 3C (3308C)

STREET SCENE



A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.



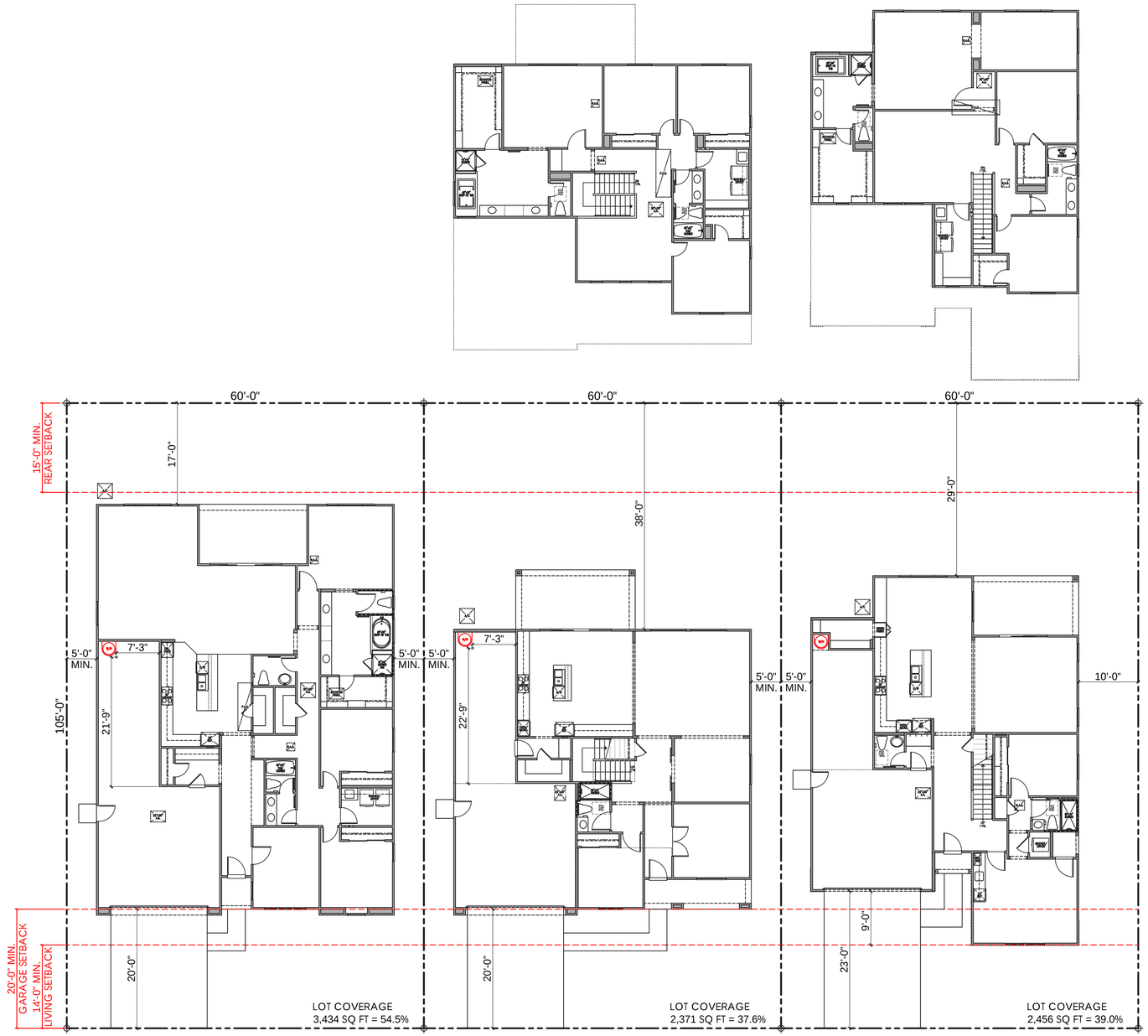
B- PRAIRIE STYLE

Prairie has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs. Stone wainscot with horizontal mullions in the windows along with plank type shutters with flat “slate” concrete roof tile.

C- CRAFTSMAN STYLE

Incorporates primarily gable type roofs with lap siding in the gables along with vertical trim elements. Brick wainscot along with plank shutters. Shallow roof pitch with flat “shake” concrete roof complete the style

ARCHITECTURAL INSPIRATIONS



PLAN 1A (2510)

PLAN 2A (3167)

PLAN 3A (3308)
OLD PLAN (3312)

TYPICAL PLOTTING

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-180

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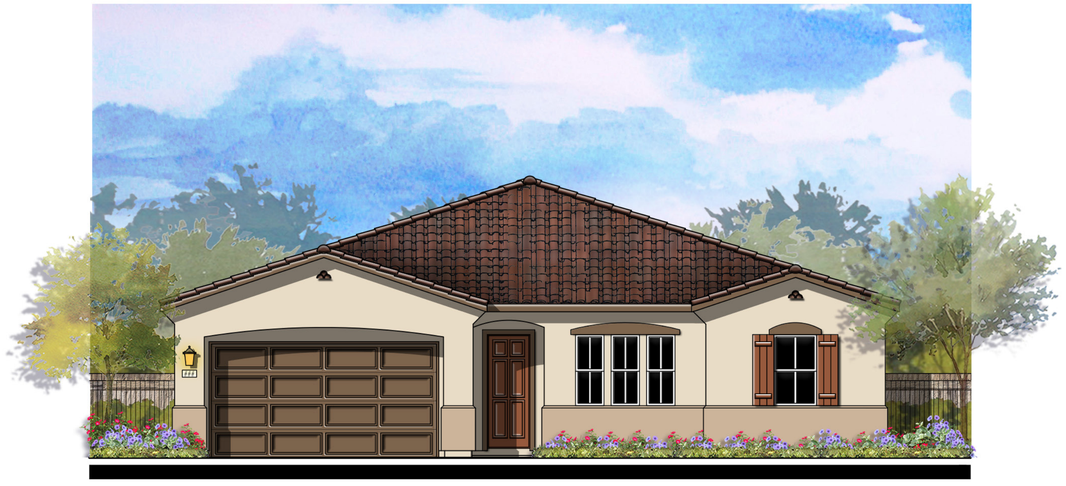
#21117



Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE

Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - CRAFTSMAN

PLAN 1 (2510)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-181

Kevin L. Crook Architect Inc
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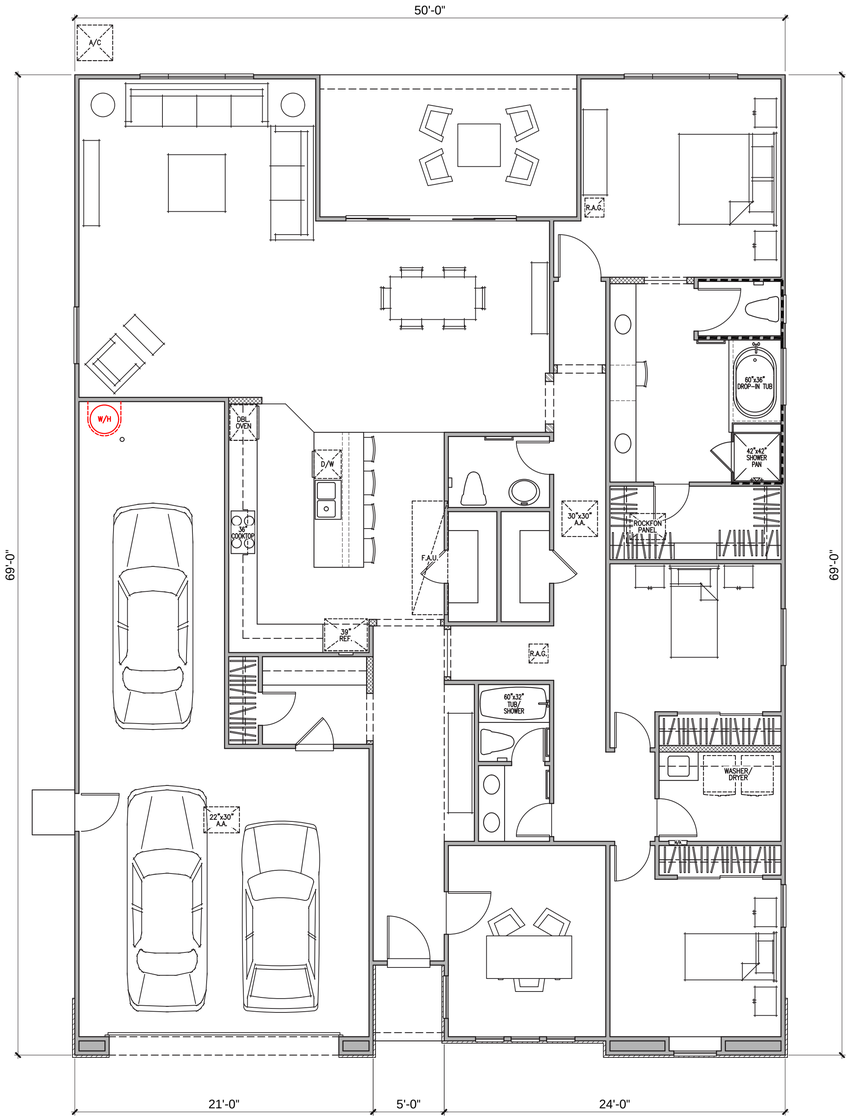

CONDITIONED SPACE	
FLOOR AREA	2,510 SQ. FT.
TOTAL DWELLING	2,510 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	685 SQ. FT.
PORCH "A", "B" & "C"	27 SQ. FT.
PATIO "A", "B" & "C"	181 SQ. FT.

PLAN 1A (2510)

3 BEDROOM, 2 BATH, OFFICE, PATIO, 3 CAR GARAGE
FLOOR PLAN

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-182

Kevin L. Crook Architect Inc #21117
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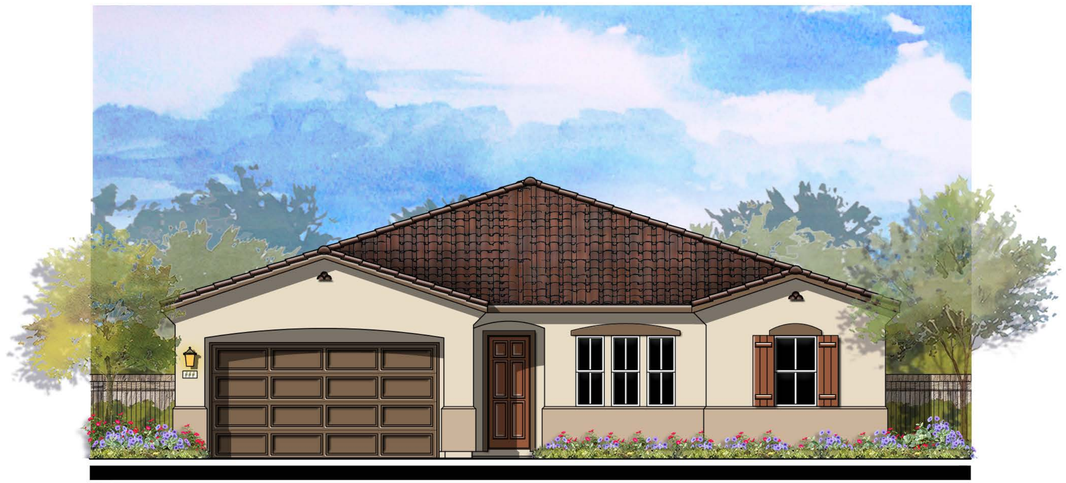

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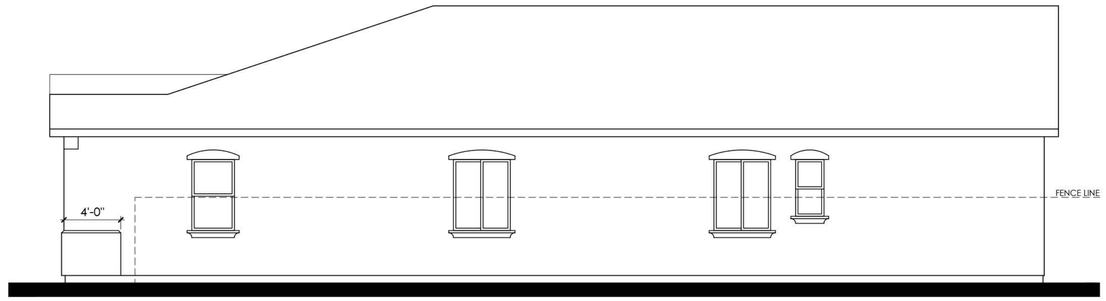
Refer to landscape drawings for wall, tree, and shrub locations

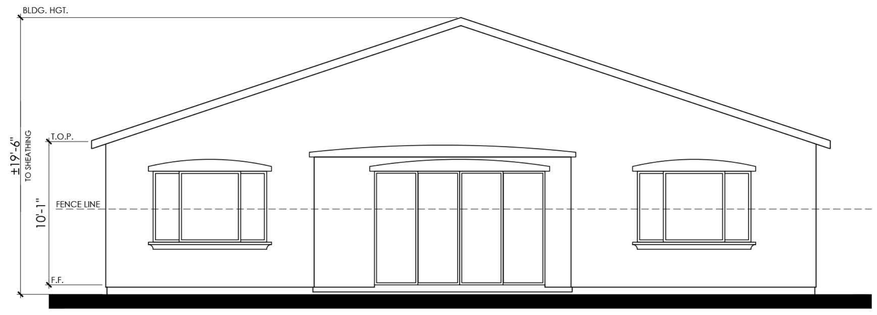
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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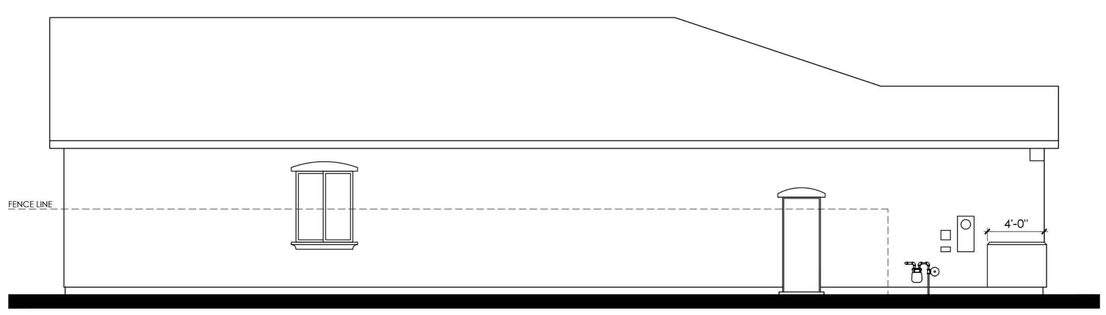

LEFT

COLOR SCHEME 1

PLAN 1A (2510)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-183

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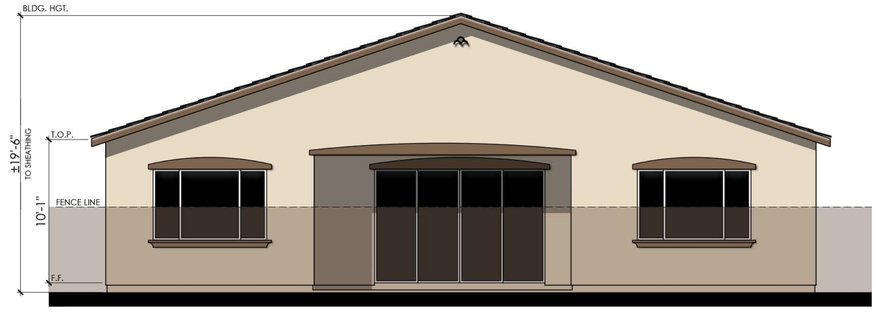
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (2510)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-184

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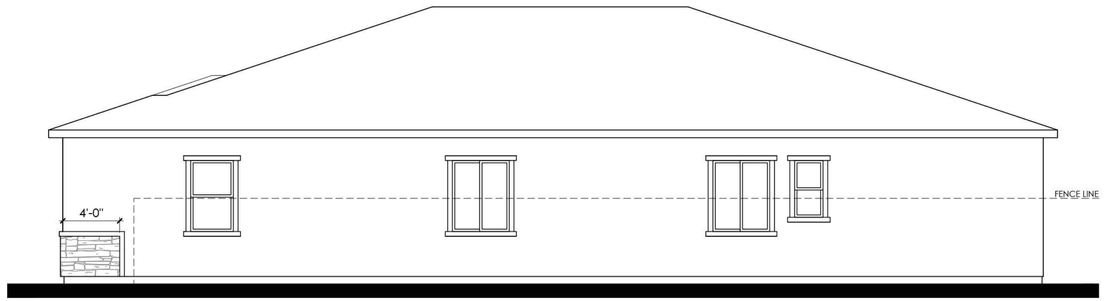
Refer to landscape drawings for wall, tree, and shrub locations

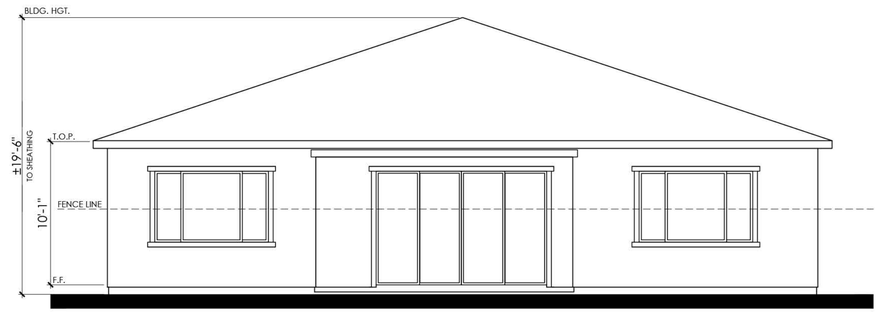
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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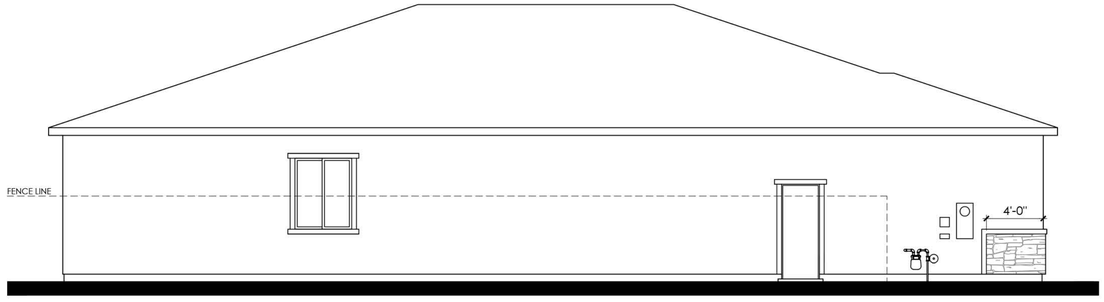

LEFT

COLOR SCHEME 4

PLAN 1B (2510)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-185

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#21117

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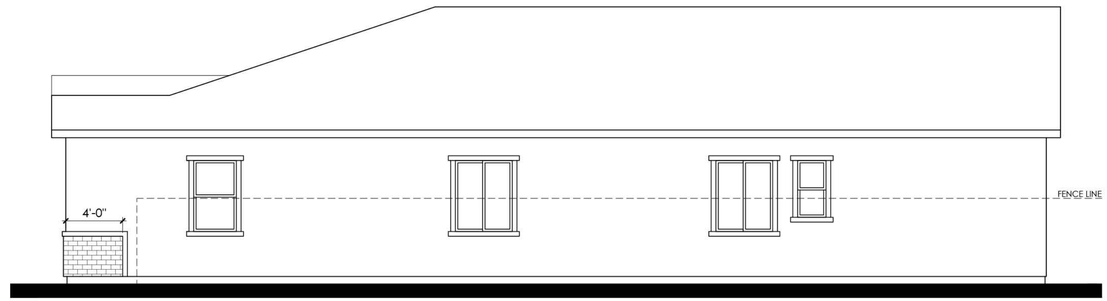
Refer to landscape drawings for wall, tree, and shrub locations

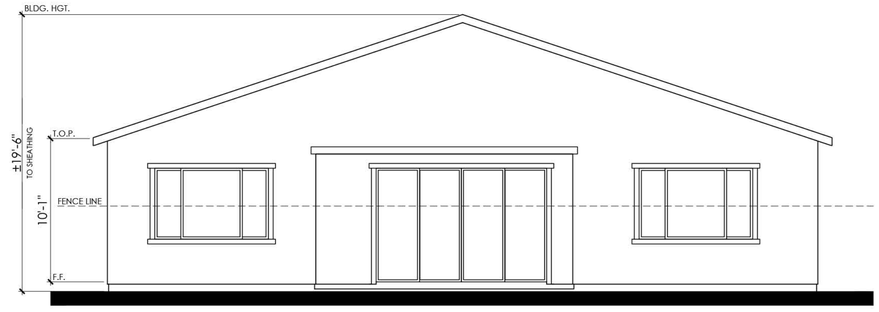
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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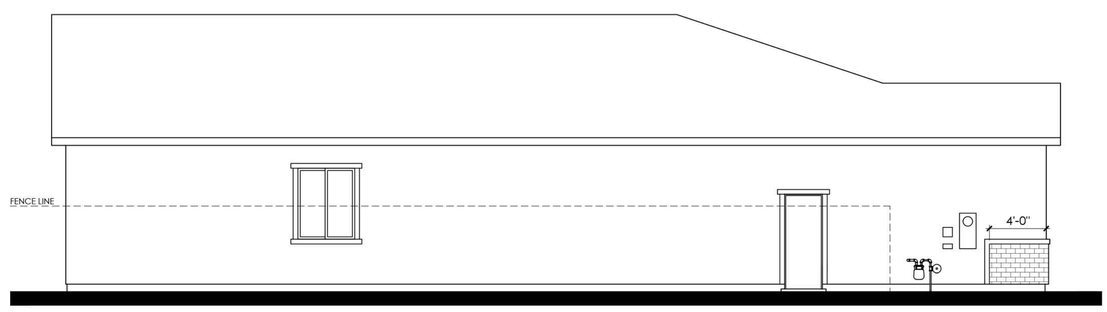

LEFT

COLOR SCHEME 7

PLAN 1C (2510)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-186

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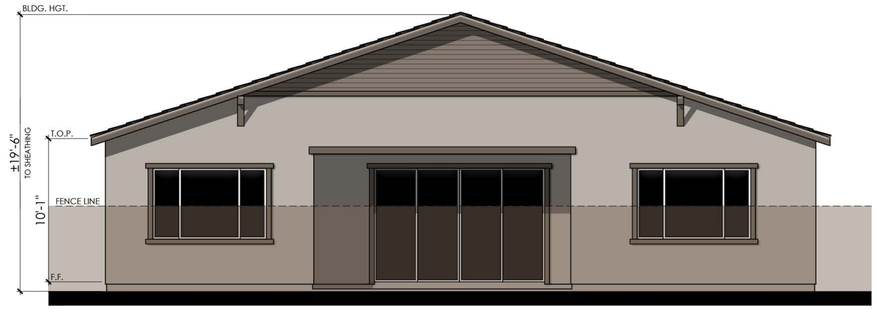
PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



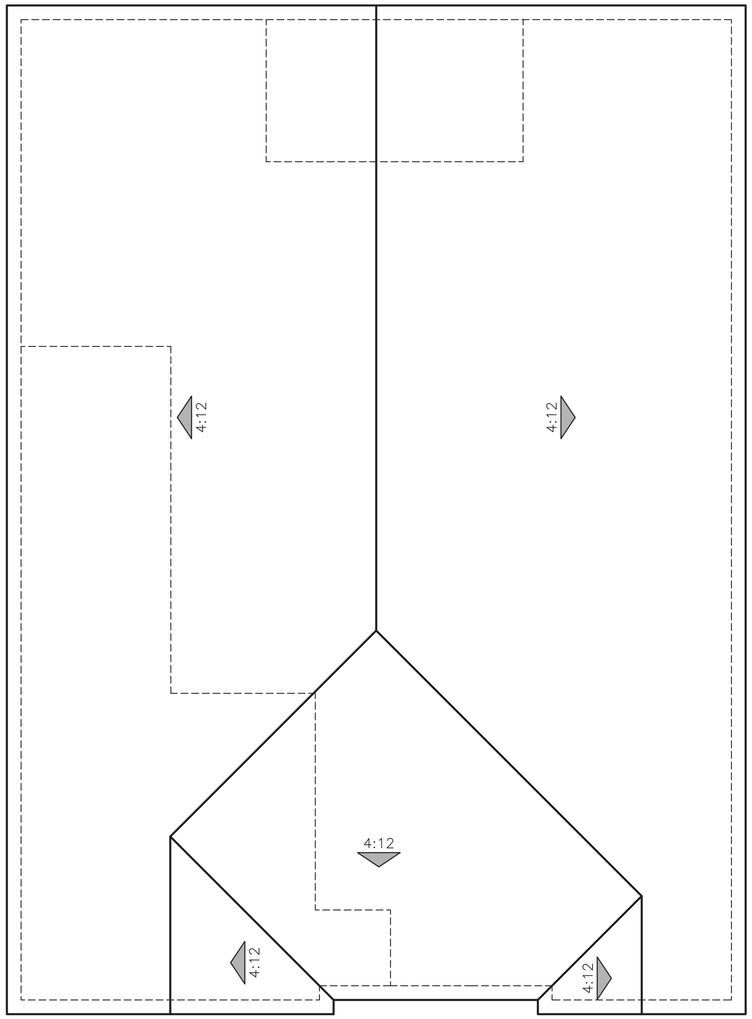
REAR

COLOR SCHEME 7

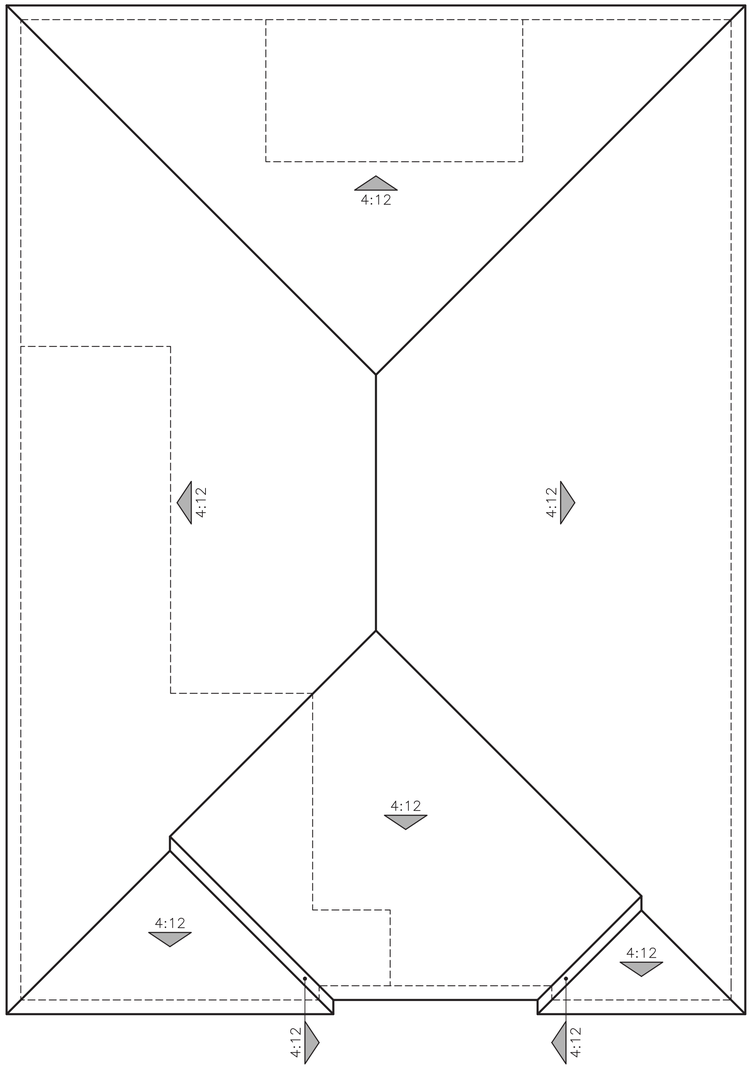
PLAN 1C (2510)

CRAFTSMAN ENHANCED ELEVATIONS

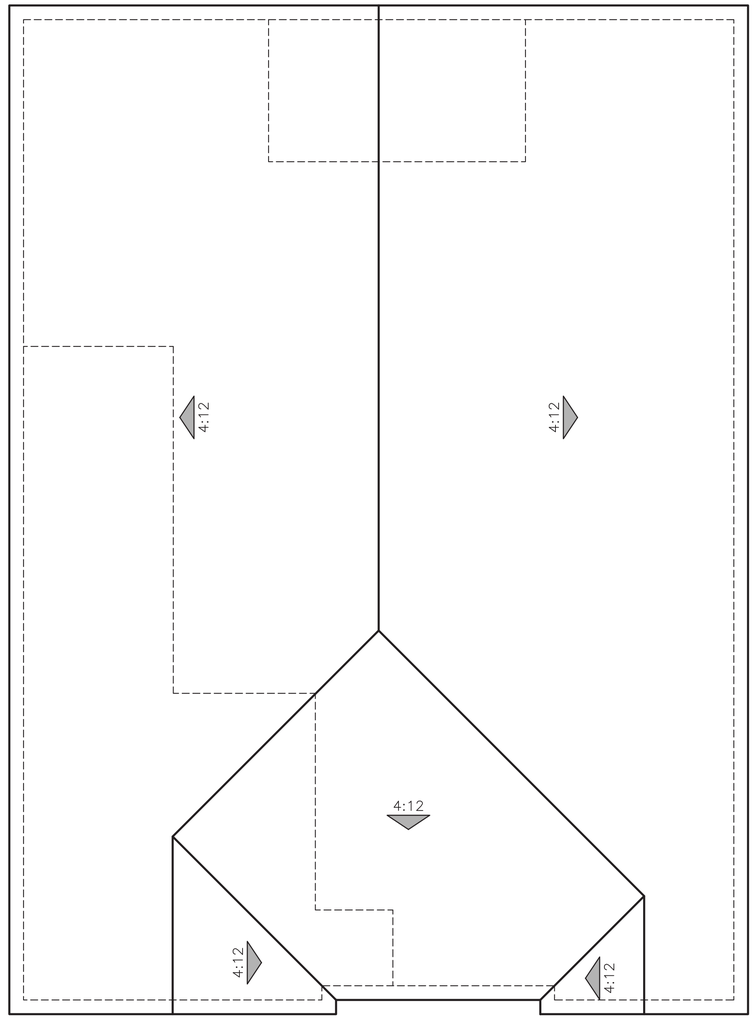
0 2 4 8 12



A - SPANISH



B - PRAIRIE

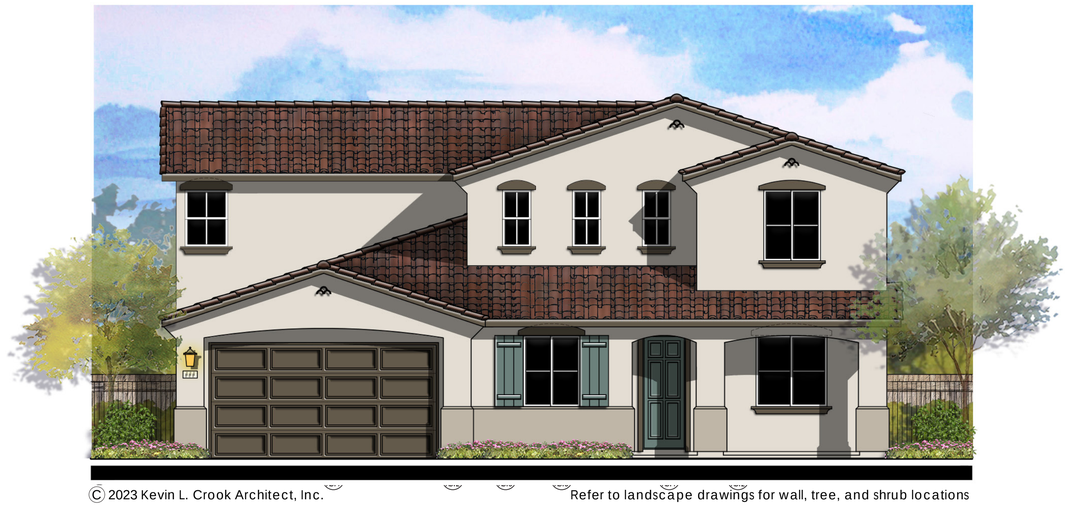


C - FRENCH

PLAN 1 (2510)

ROOF PLANS

0 2 4 8 12



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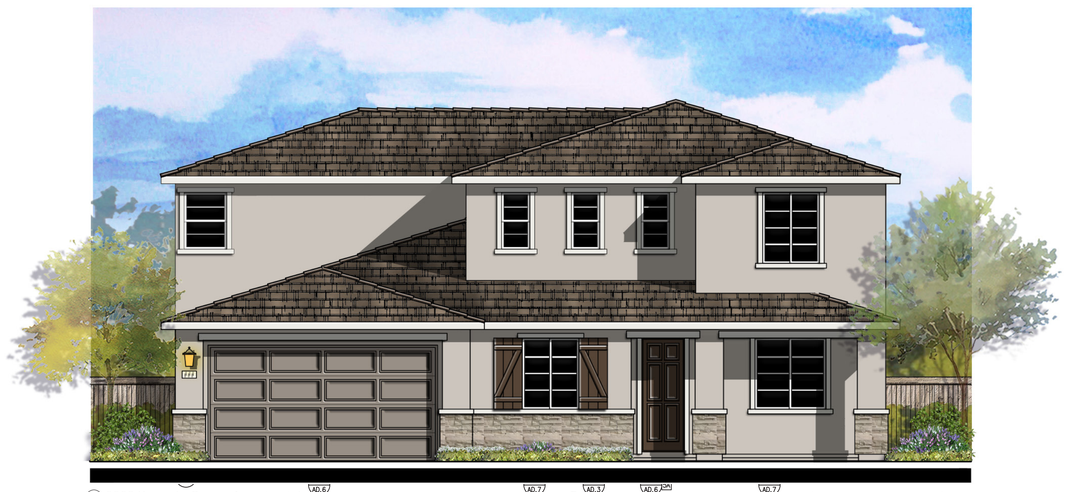
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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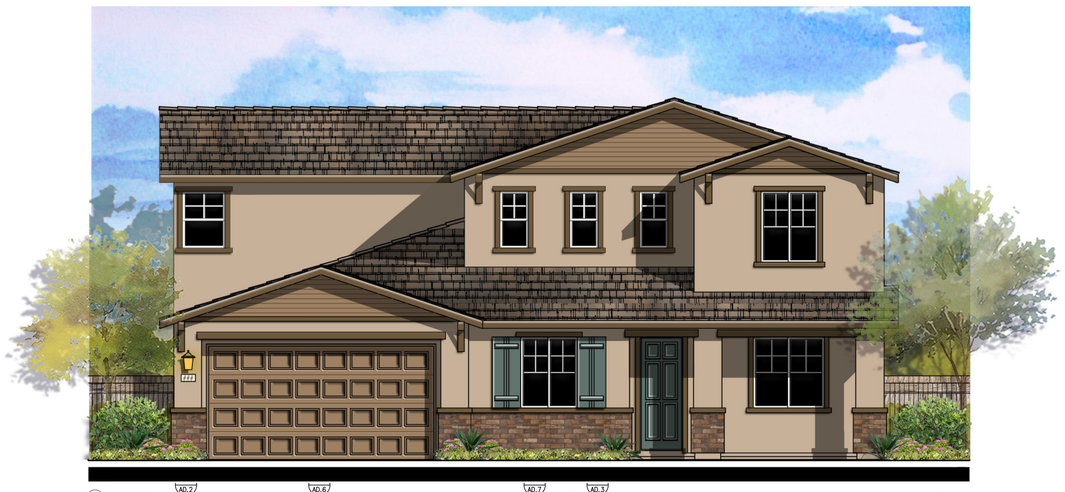
Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - CRAFTSMAN

PLAN 2 (3167)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-189

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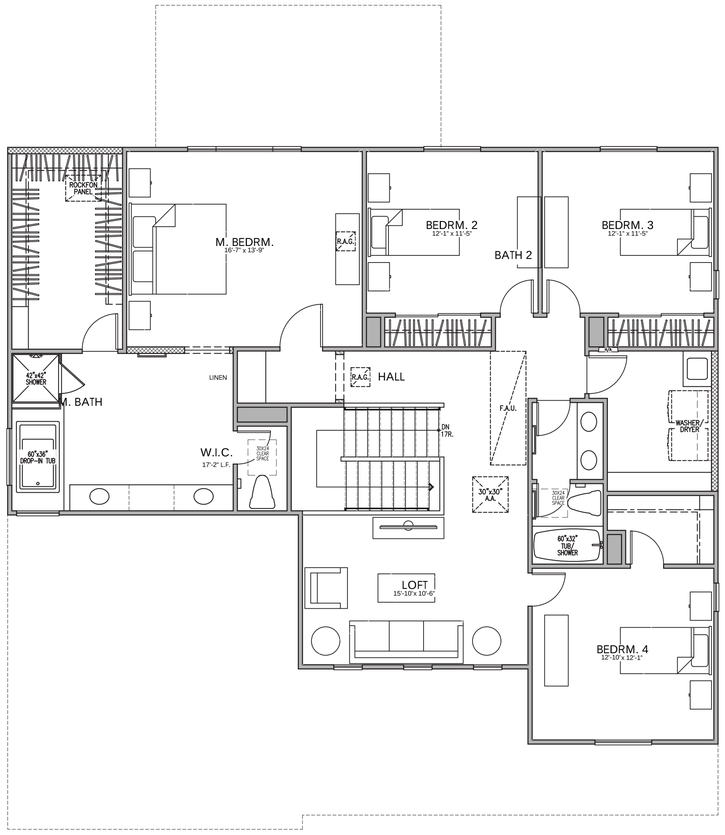
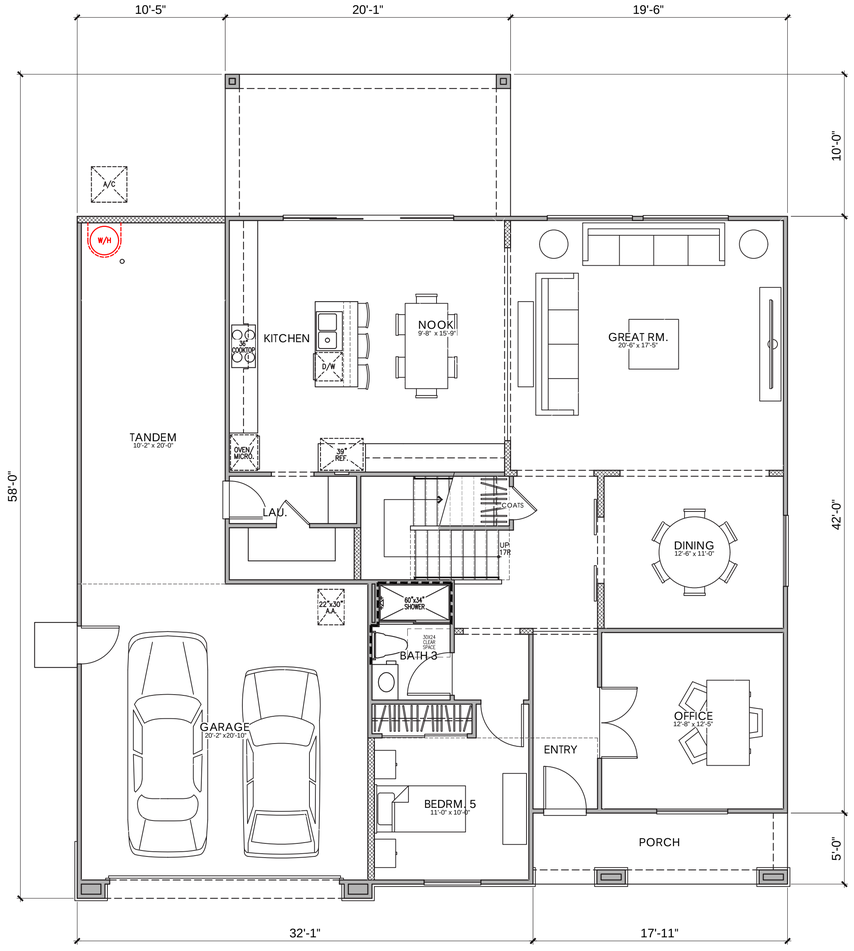
#21117





SECOND FLOOR

FIRST FLOOR

PLAN 2A (3167)

5 BEDROOM, 3 BATH, LOFT, OFFICE, PATIO FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1559 SQ. FT.
SECOND FLOOR AREA	1608 SQ. FT.
TOTAL DWELLING	3167 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	702 SQ. FT.
PORCH	90 SQ. FT.
OPT. PATIO	201 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
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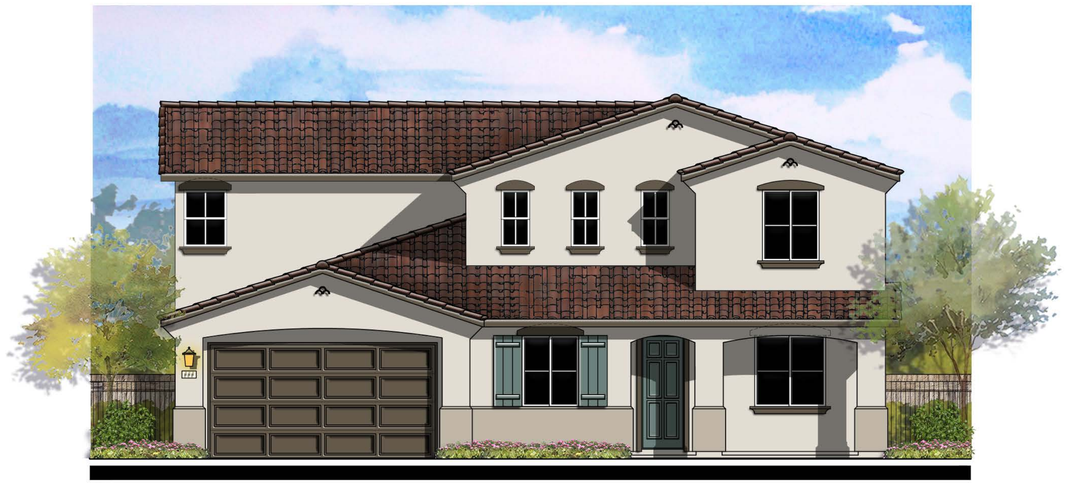

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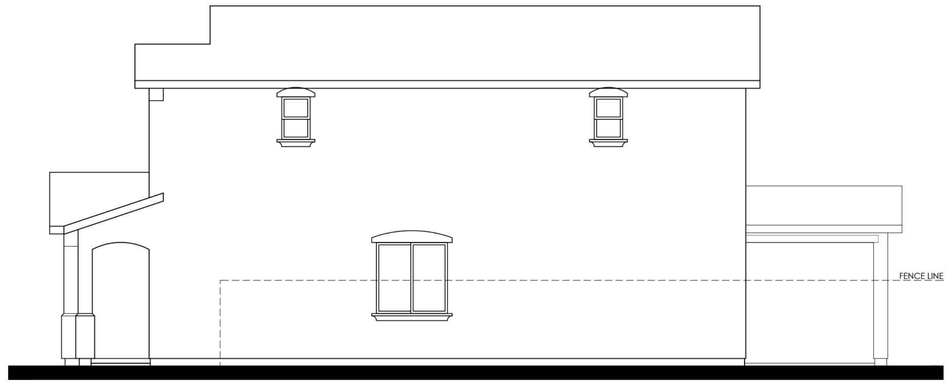
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

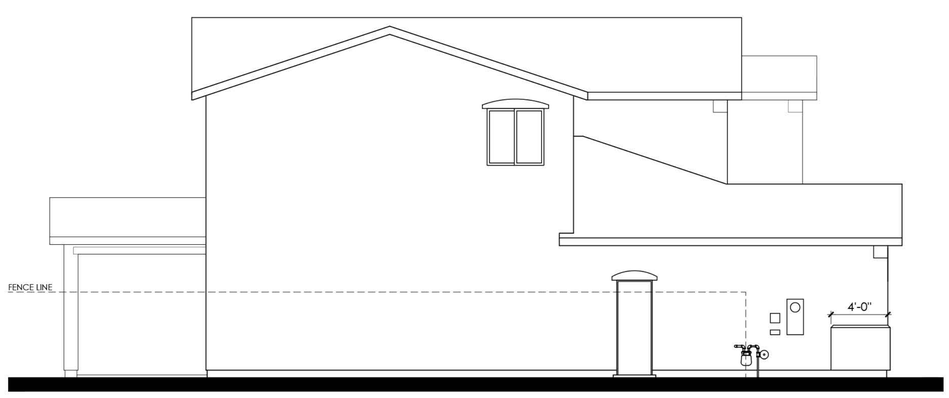


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 2

PLAN 2A (3167)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-191

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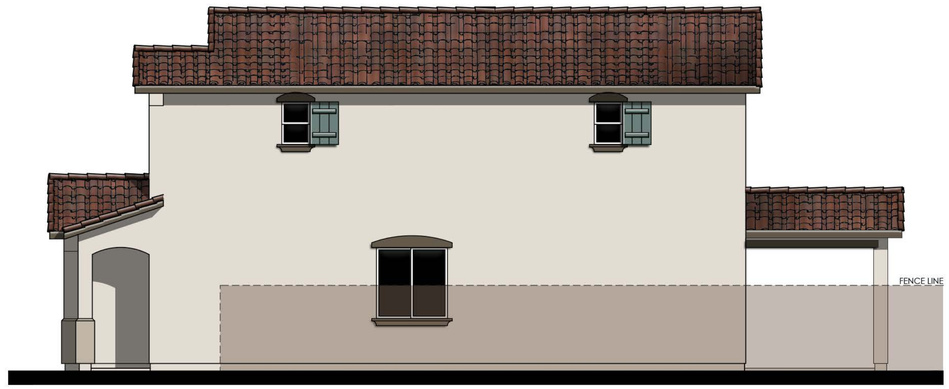
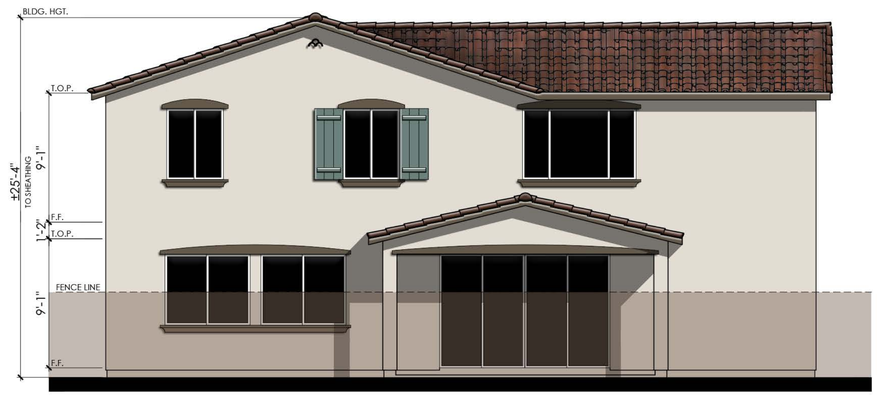
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (3167)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-192

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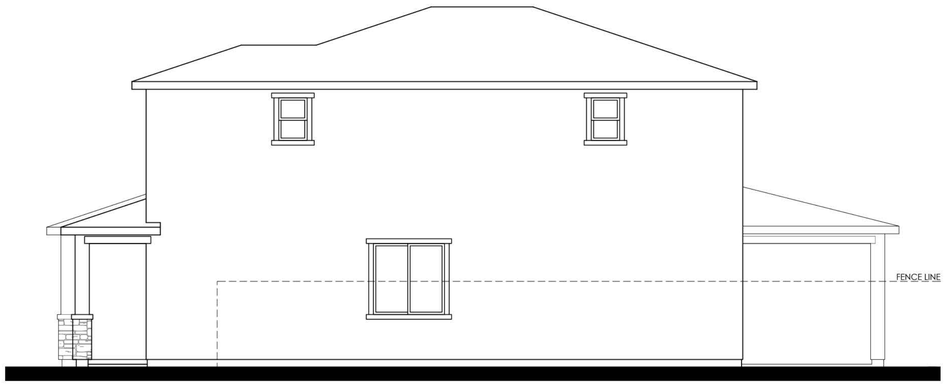
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

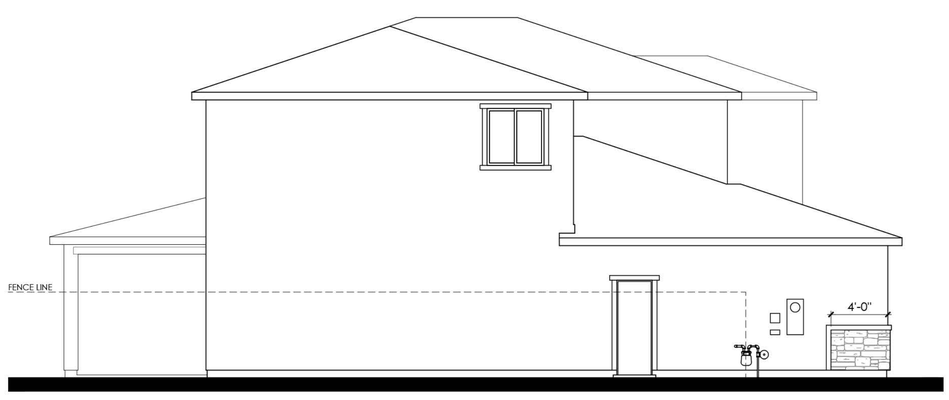


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 5

PLAN 2B (3167)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
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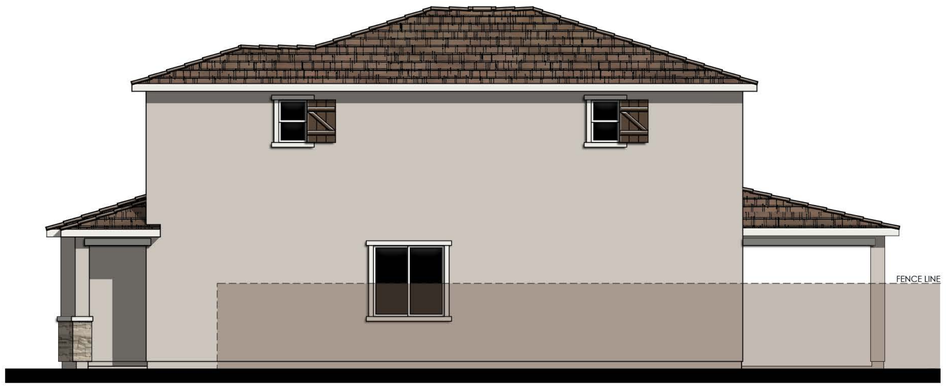
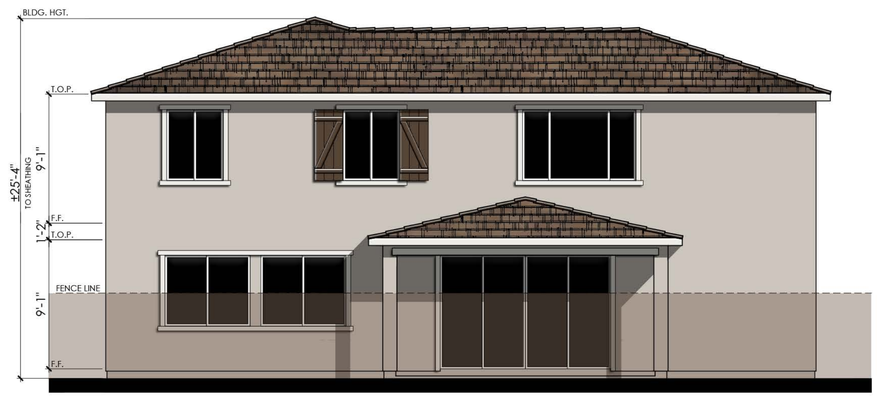


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (3167)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-194

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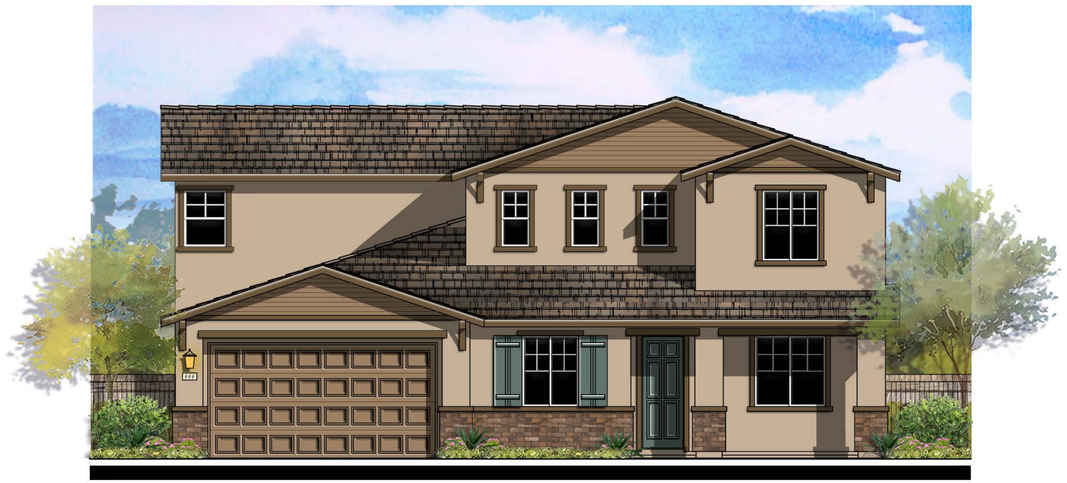
#21117



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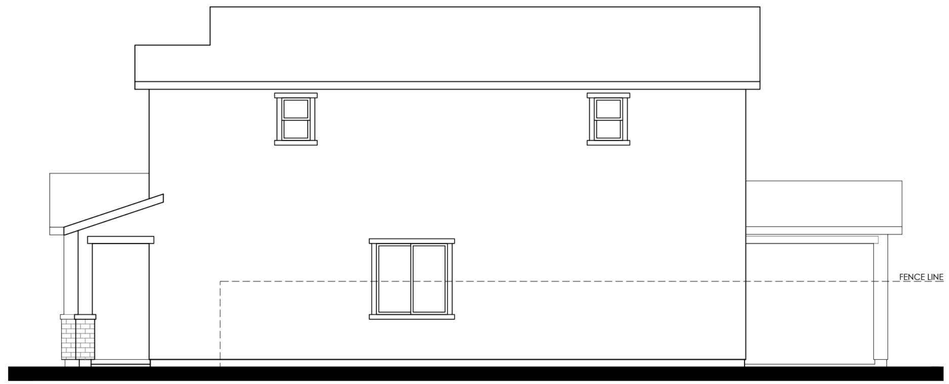
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

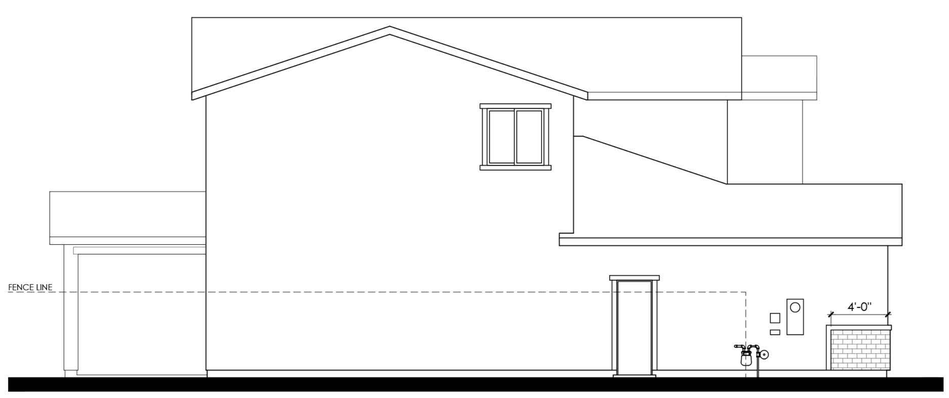


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

REAR



LEFT

COLOR SCHEME 8

PLAN 2C (3167)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-195

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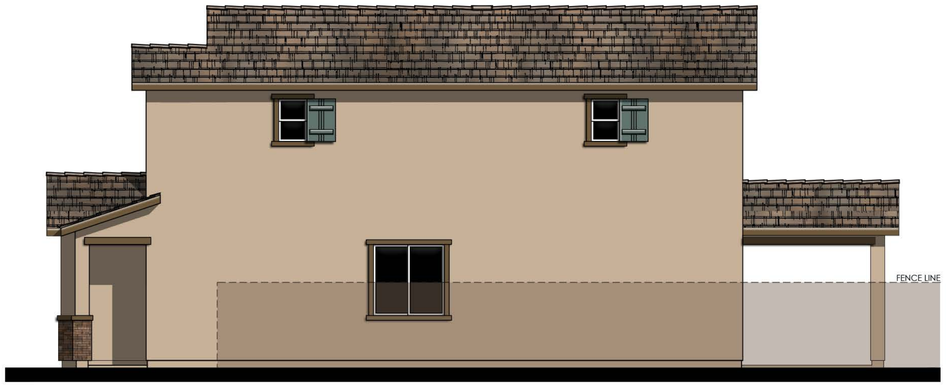
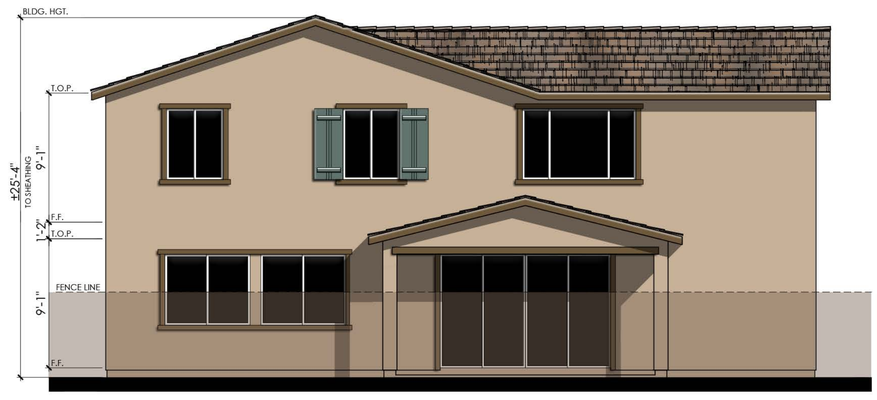


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 8

PLAN 2C (3167)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-196

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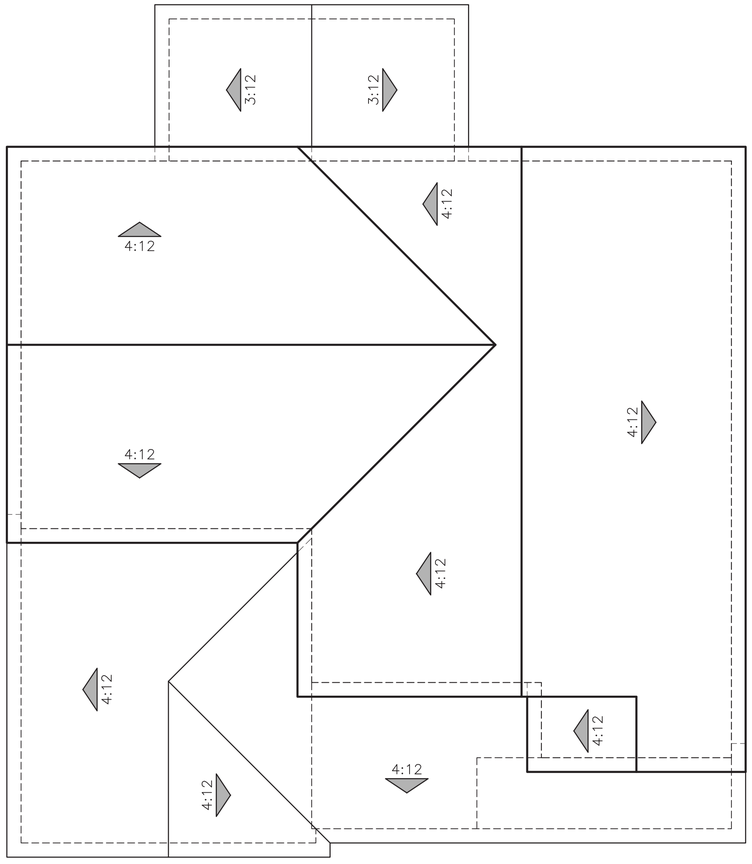
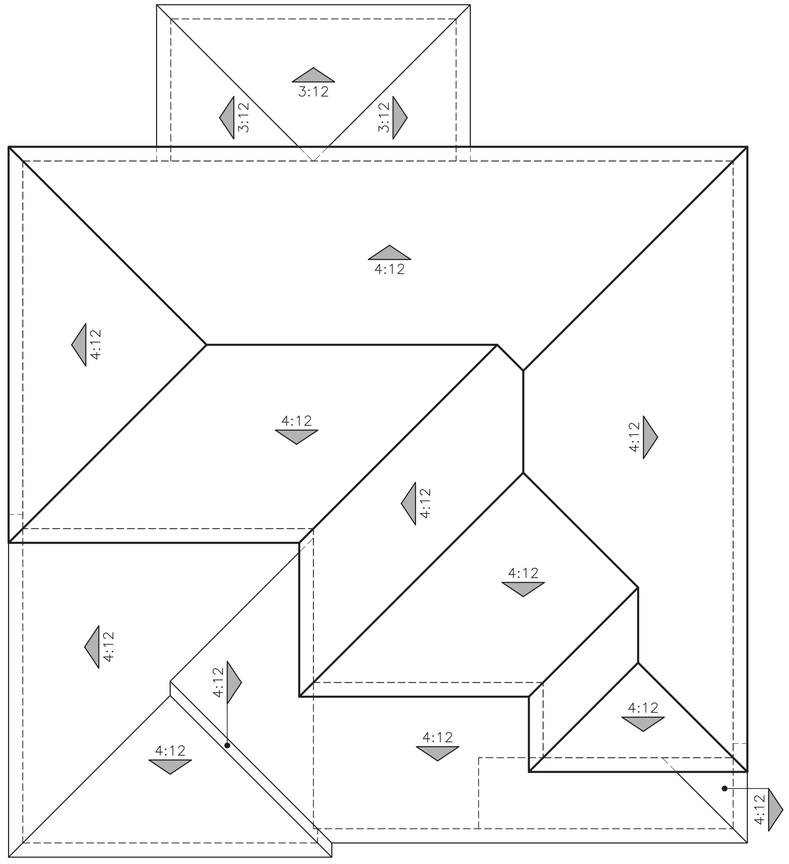
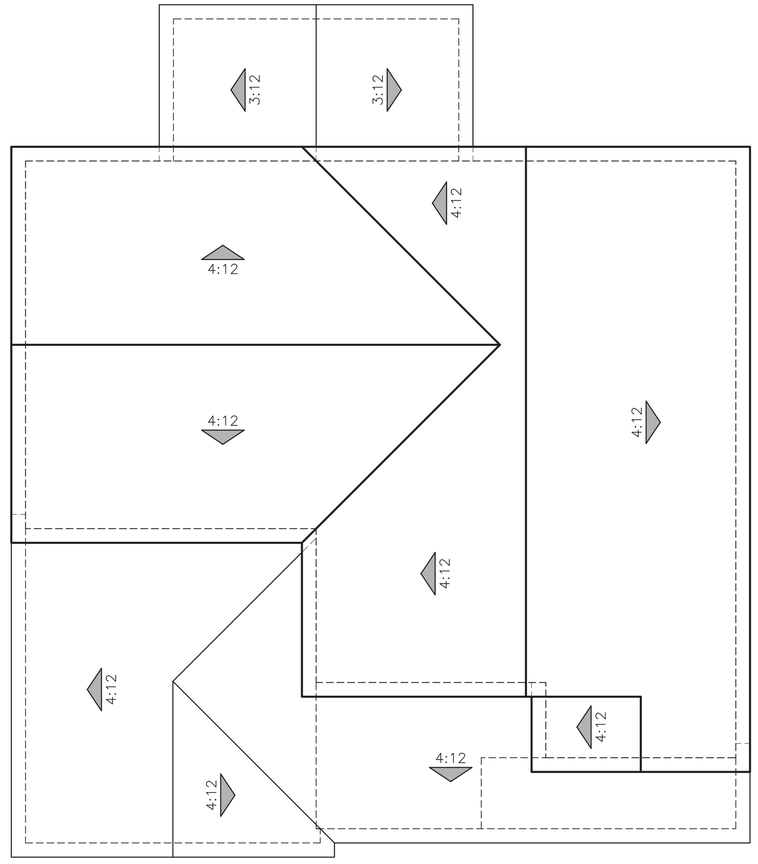
PLANNING + ARCHITECTURE



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 2 (3167)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
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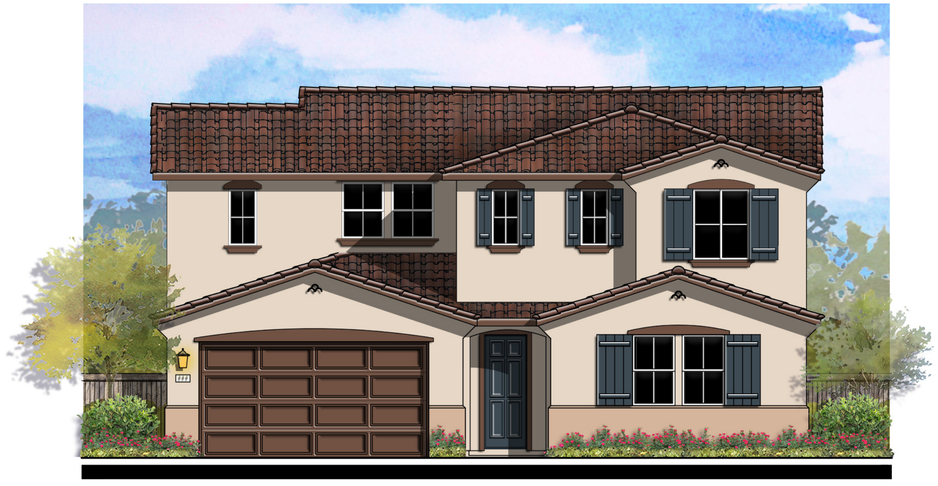

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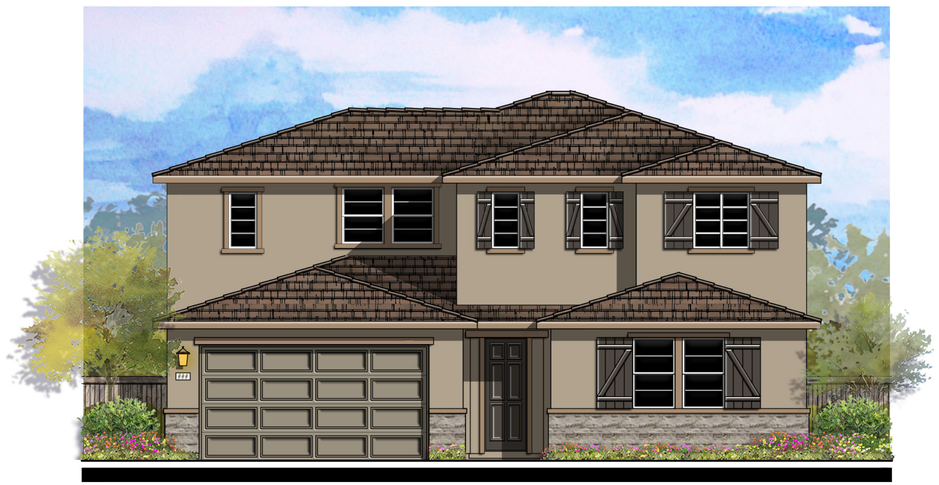
Refer to landscape drawings for wall, tree, and shrub locations

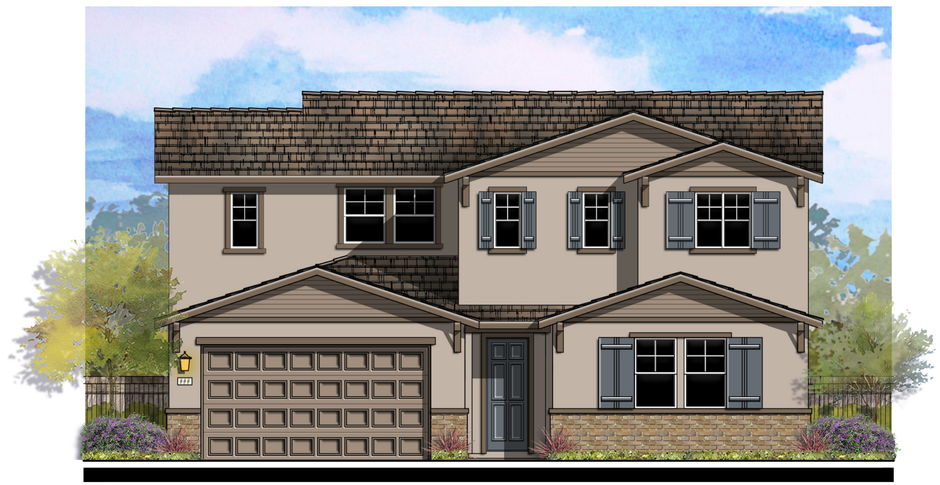
A - SPANISH



Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - CRAFTSMAN

PLAN 3 (3308)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-198

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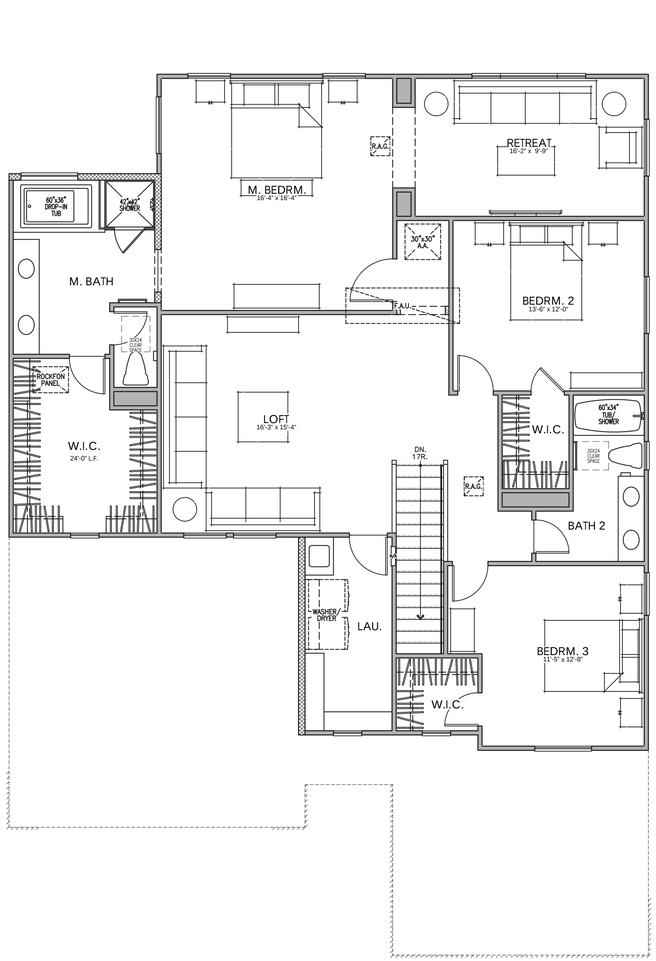
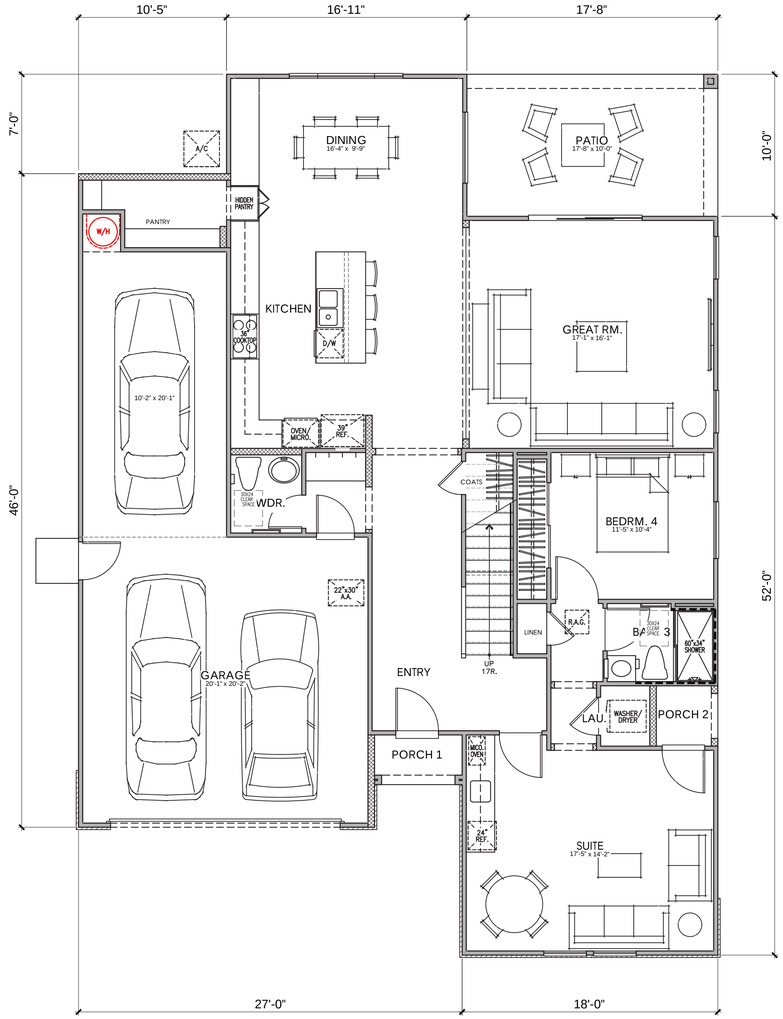
PLANNING + ARCHITECTURE
#21117





SECOND FLOOR

FIRST FLOOR

PLAN 3A (3308)

4 BEDROOM, 3.5 BATH, RETREAT, LOFT, SUITE, PATIO
FLOOR PLAN

AREA TABULATION

	MAIN RESIDENCE		SUITE		TOTAL	
FIRST FLOOR AREA	1,075	+	528	=	1,603	SQ. FT.
SECOND FLOOR AREA	1,705	+	0	=	1,705	SQ. FT.
TOTAL DWELLING	2,780	+	528	=	3,308	SQ. FT.

UNCONDITIONED SPACE

GARAGE	636 SQ. FT.
PORCH 1	22 SQ. FT.
PORCH 2	18 SQ. FT.
PATIO	177 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
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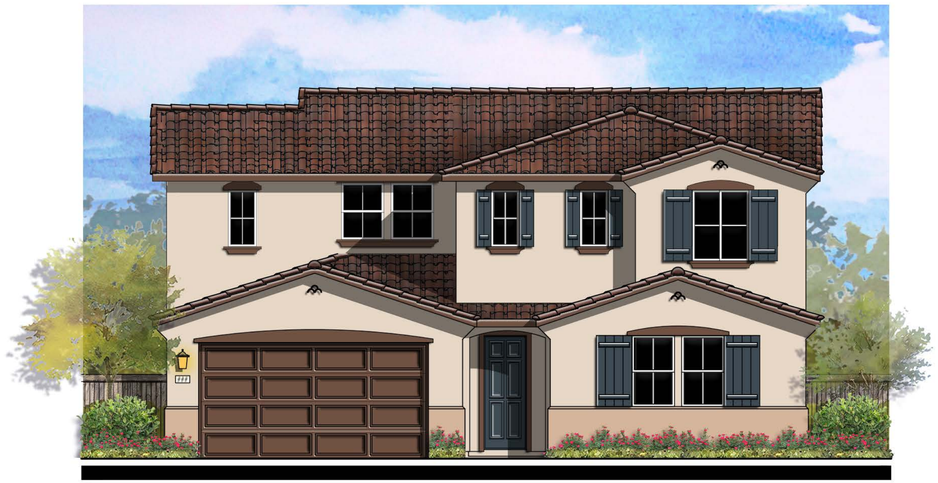
#21117



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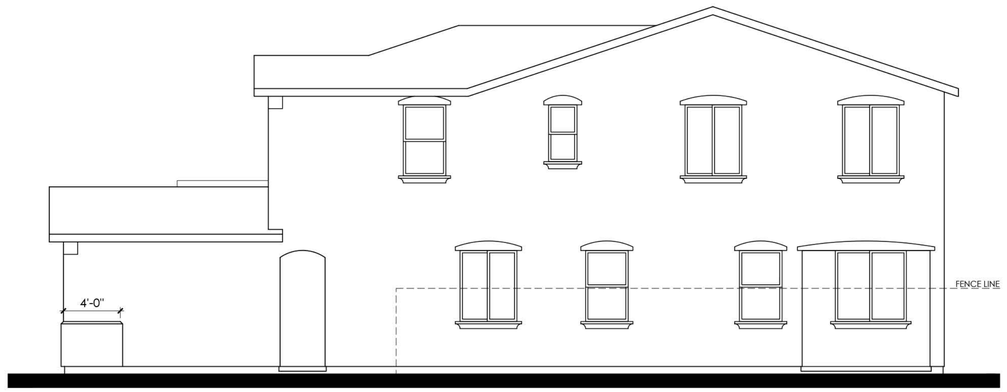
Refer to landscape drawings for wall, tree, and shrub locations

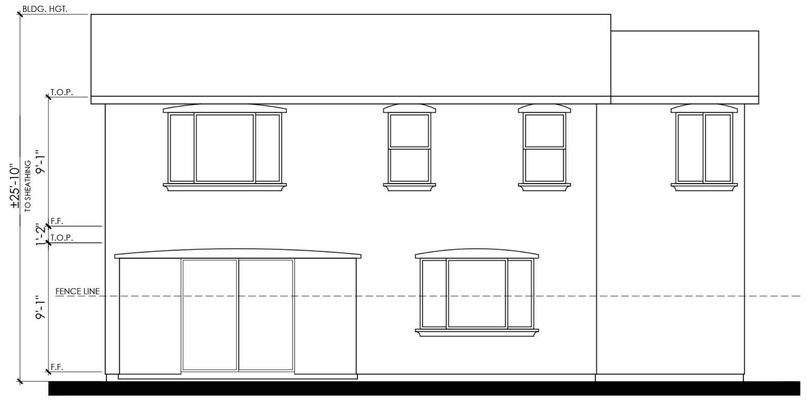
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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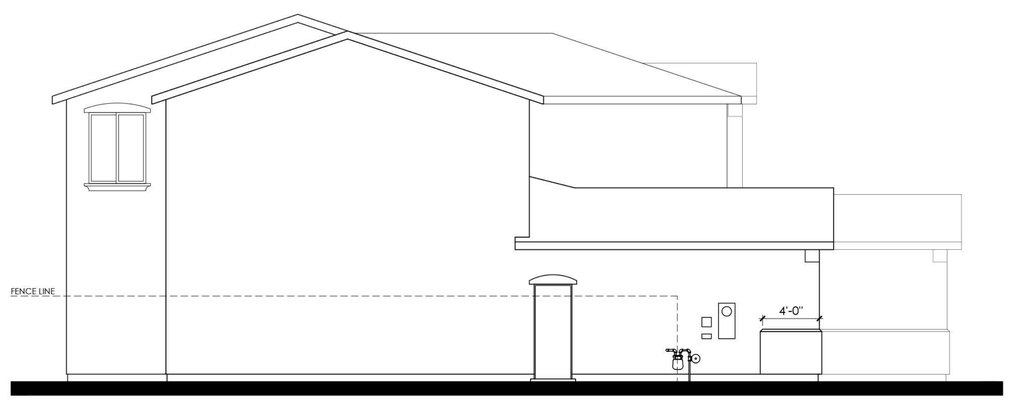

LEFT

COLOR SCHEME 3

PLAN 3A (3308)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-200

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 3

PLAN 3A (3308)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-201

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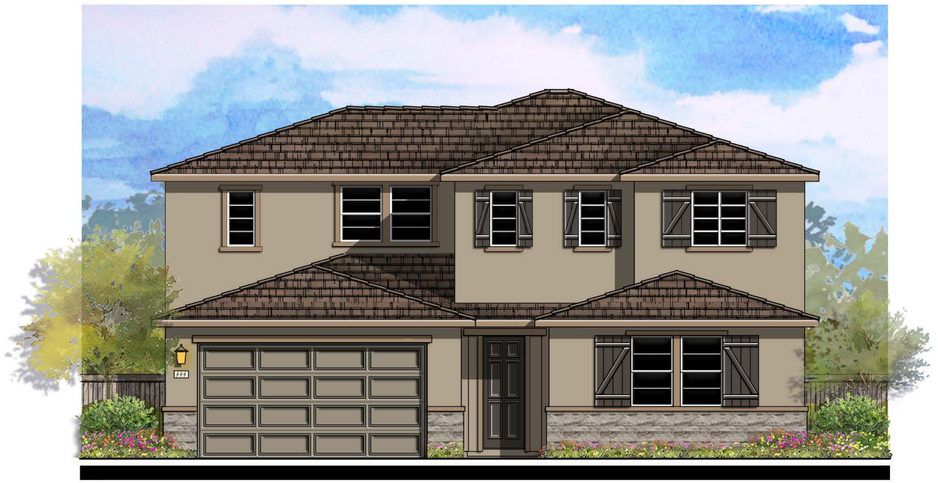
PLANNING + ARCHITECTURE
#21117



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Refer to landscape drawings for wall, tree, and shrub locations

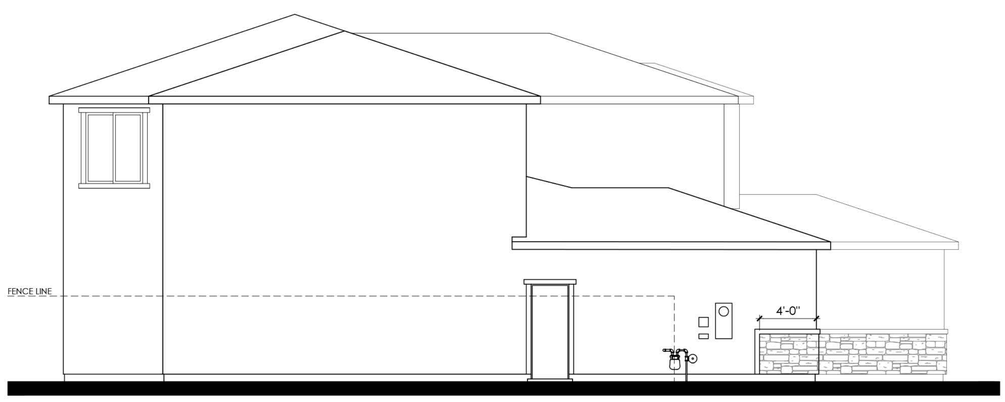
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR



LEFT

COLOR SCHEME 6

PLAN 3B (3308)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-202

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

COLOR SCHEME 6

PLAN 3B (3308)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-203

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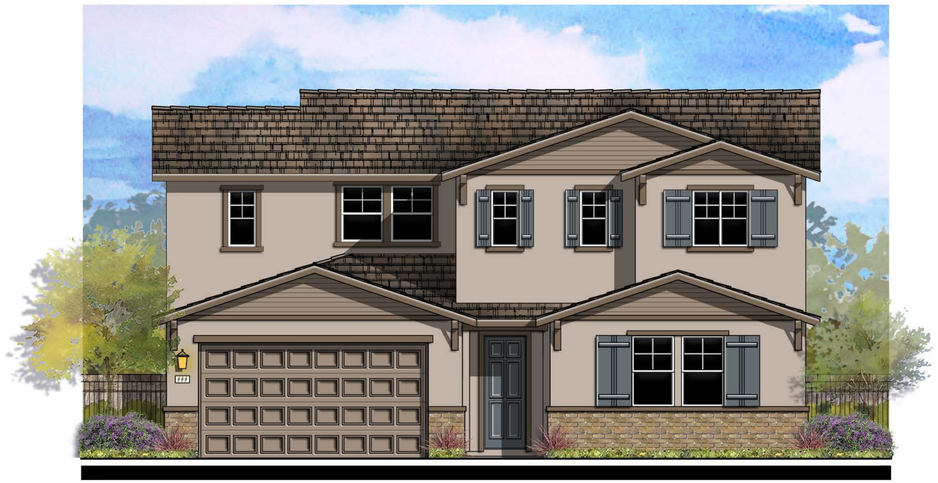
PLANNING + ARCHITECTURE
#21117



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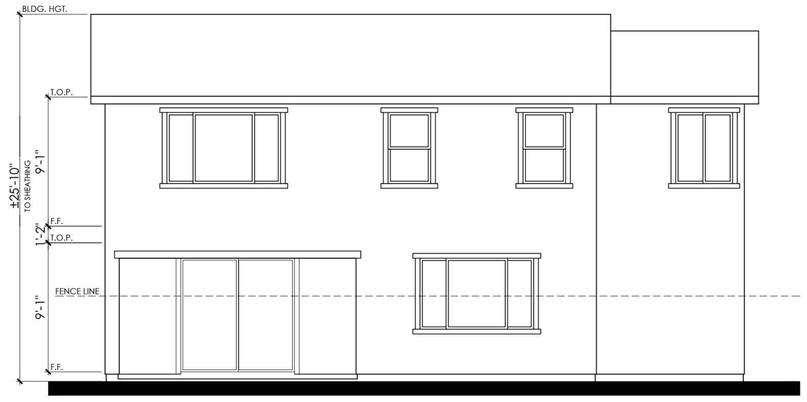
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

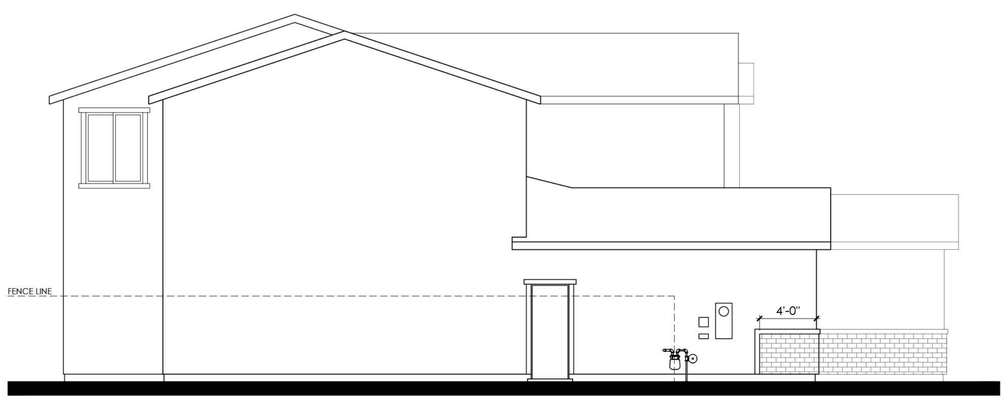
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (3308)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-204

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#21117

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

REAR

COLOR SCHEME 9

PLAN 3C (3308)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-205

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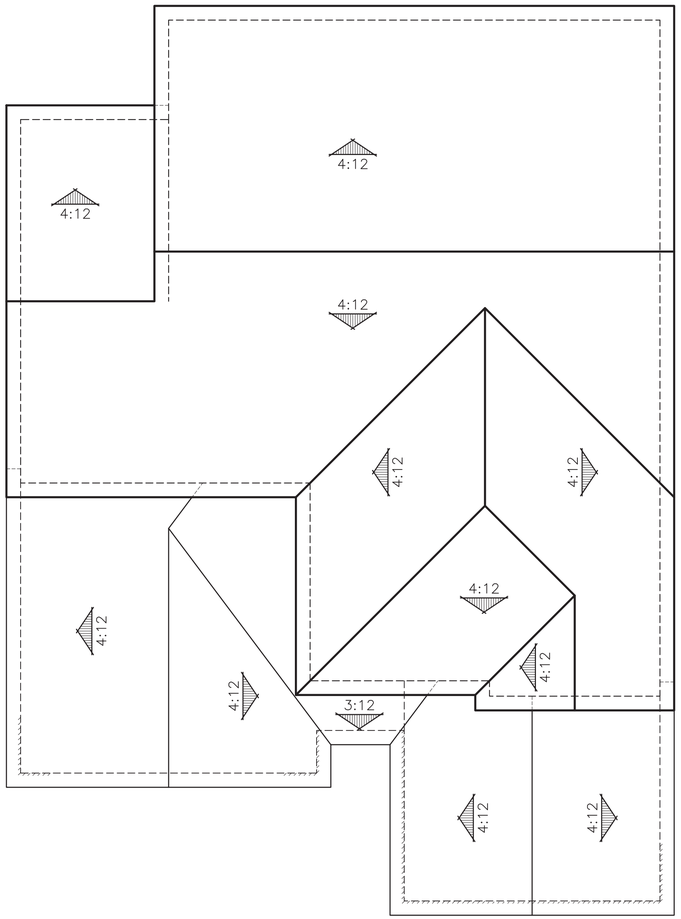
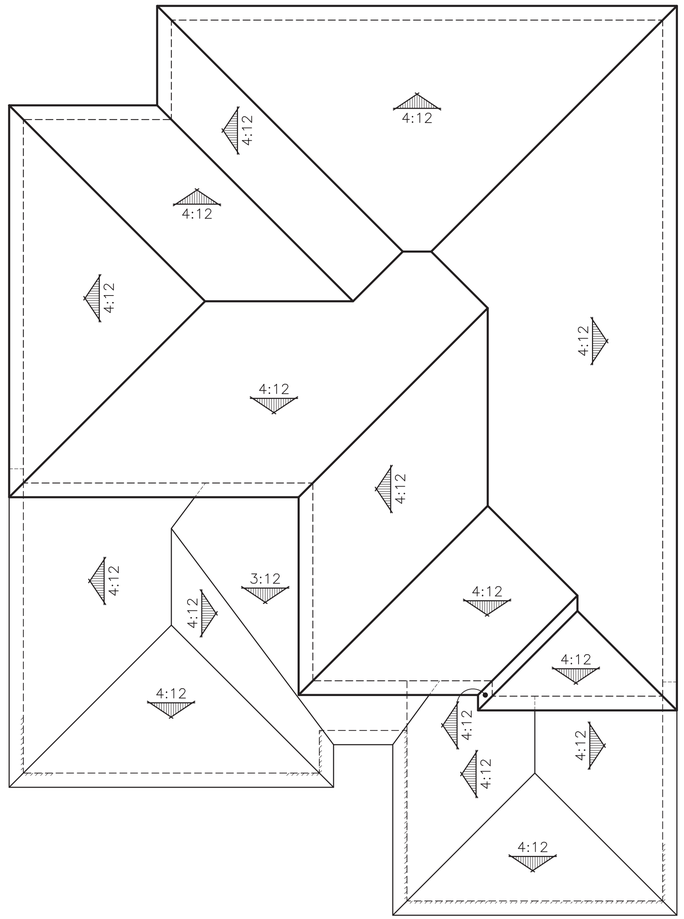
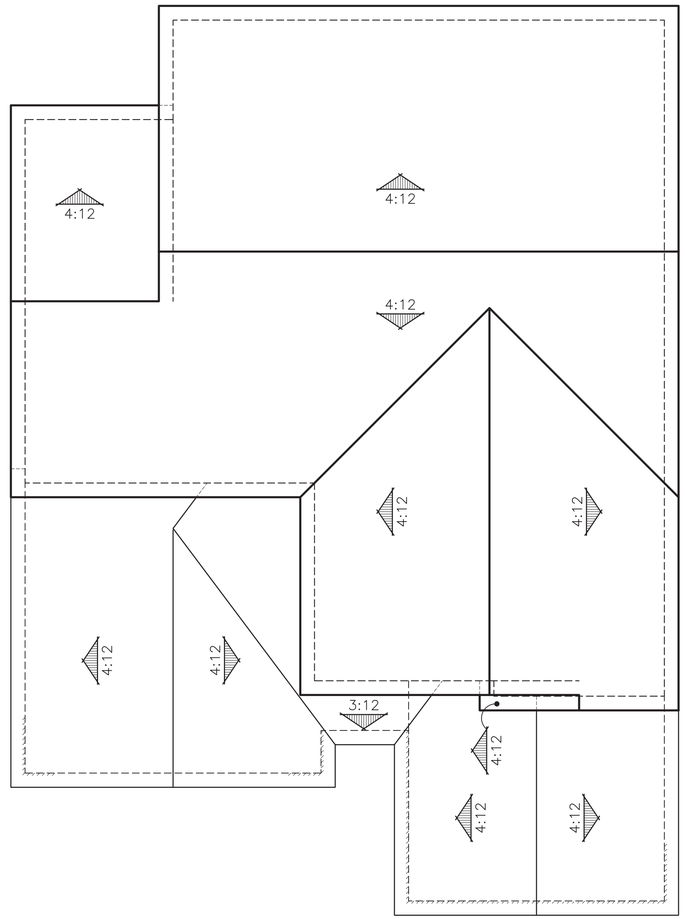
#21117



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 3 (3308)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

12.05.2023
A-206

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PLANNING + ARCHITECTURE
#21117

MIDORI AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117E
CREATED	1/26/2022
Planning Rev.	4/21/2022
Client Revisions	8/15/2023

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	ENVIRONMENTAL STONEWORKS
ROOF:	BORAL
GROUT:	ORCO or EQUAL

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW6126 NAVAJO WHITE	SW7035 AESTHETIC WHITE	SW7553 FRAGILE BEAUTY
SECONDARY STUCCO	SW7536 BITTERSWEET STEM	SW7051 ANALYTICAL GRAY	SW7704 TOWER TAN
FASCIA / TRIM / GARAGE DOOR	SW6103 TEA CHEST	SW7054 OAK LEAF BROWN	SW6068 BREVITY BROWN
FRONT DOOR / SHUTTERS	SW2803 RKWD TERRA COTTA	SW0047 STUDIO BLUE GREEN	SW7615 SEA SERPENT
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO PAINT BODY	SW7518 BEACH HOUSE	SW7022 ALPACA	SW7546 PRAIRIE GRASS
FASCIA / TRIM	SW6385 DOVER WHITE	SW7005 PURE WHITE	SW9109 NATURAL LINEN
GARAGE DOOR	SW6385 DOVER WHITE	SW9168 ELEPHANT EAR	SW7744 ZEUS
FRONT DOOR / SHUTTERS	SW6068 BREVITY BROWN	SW7027 HICKORY SMOKE	SW7020 BLACK FOX
ROOF: FLAT SLATE	1FACS1132 CHARCOAL BRN BLD	1FACS1132 CHARCOAL BRN BLD	1FACS1132 CHARCOAL BRN BLD
STONE: DRYSTACK INSTALL	PROSTACK LITE VILLA MODERO	PROSTACK LITE ARCTIC	RIPIANO PANEL ECLIPSE

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO PAINT BODY	SW7023 REQUISITE GRAY	SW6107 NOMADIC DESERT	SW6079 DIVERSE BEIGE
FASCIA / TRIM	SW7026 GRIFFIN	SW6111 COCONUT HUSK	SW6082 COBBLE BROWN
LAP SIDING / GARAGE DOOR	SW7025 BACKDROP	SW6109 HOPSACK	SW9084 COCOA WHIP
FRONT DOOR / SHUTTERS	SW0006 TOILE RED	SW6215 ROCKY RIVER	SW7665 WALL STREET
ROOF: FLAT SHAKE	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD
BRICK:	CLEAN BRICK NUEVO MEXICO	CLEAN BRICK CASSIS MODENA	TUMBLED BRICK BUFF
GROUT:	GRAY	GRAY	GRAY

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

LENNAR

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PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
JAN. 27, 2022

Kevin L. Crook Architect Inc
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SPANISH
SCHEME #2

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
JAN. 27, 2022

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SPANISH
SCHEME #3

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

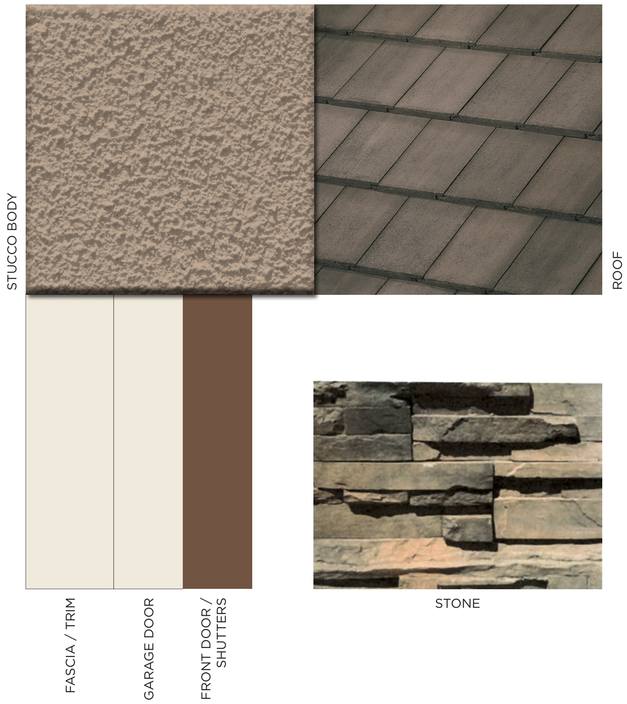
#21117E
JAN. 27, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PRAIRIE
SCHEME #4



LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
AUG. 23, 2023

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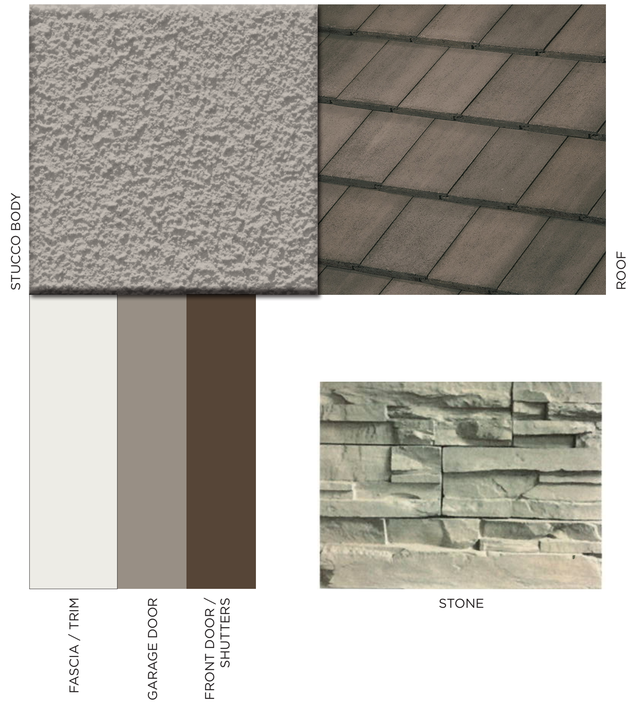
PRAIRIE
SCHEME #5



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MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
AUG. 23, 2023

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PRAIRIE
SCHEME #6

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B” PRAIRIE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

CRAFTSMAN
SCHEME #7

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
AUG. 23, 2023

Kevin L. Crook Architect Inc
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CRAFTSMAN
SCHEME #8

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117E
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #9

LENNAR

MIDORI AT PRADERA RANCH
RANCHO CORDOVA, CA

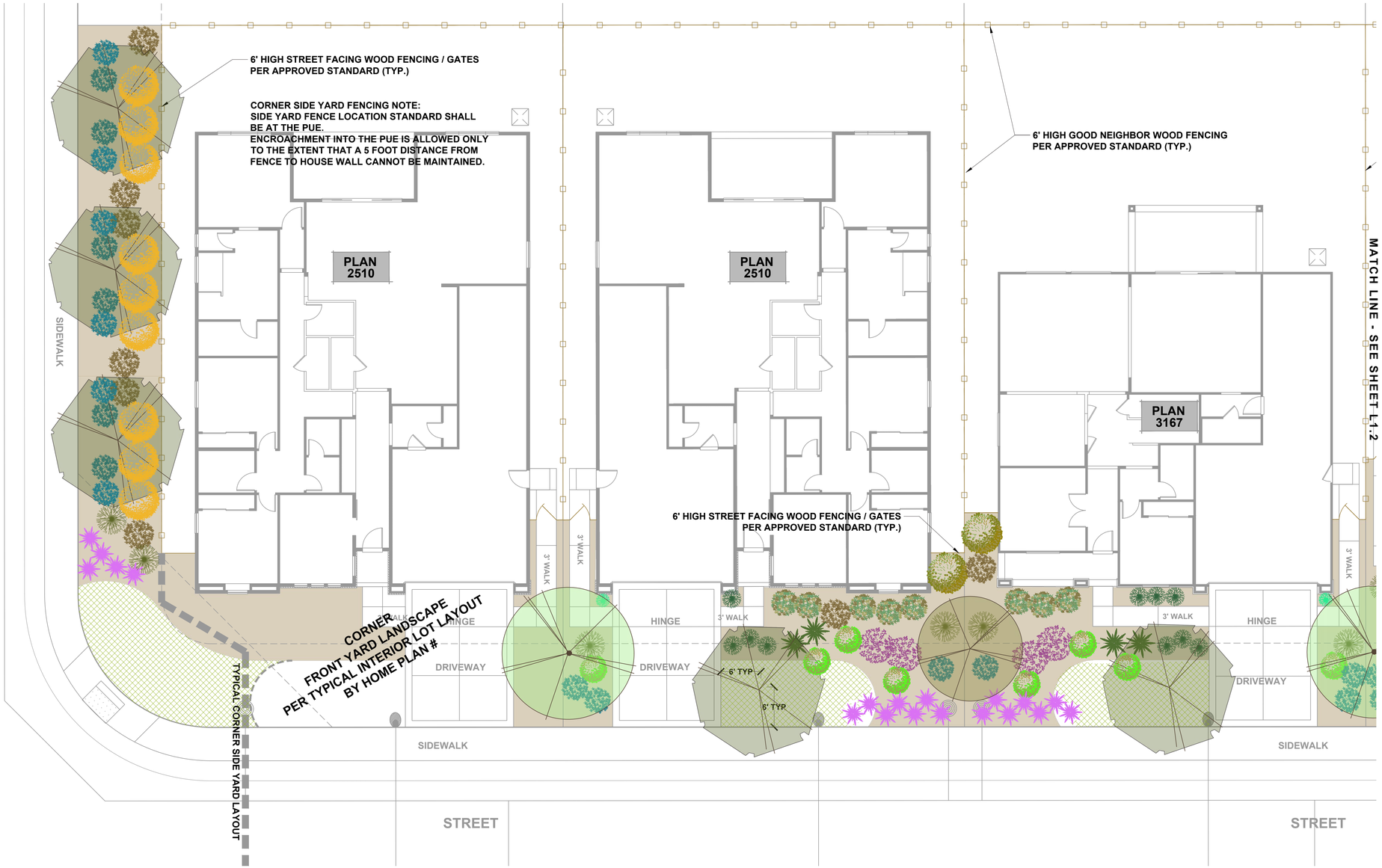
#21117E
AUG. 23, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “C” CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

TYPICAL LANDSCAPE LAYOUTS
ATTACHED SIDEWALK CONDITION



1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE + SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

MIDORI @ GRANTLINE 220
UNITS 3 / 4 / 6
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 5849
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

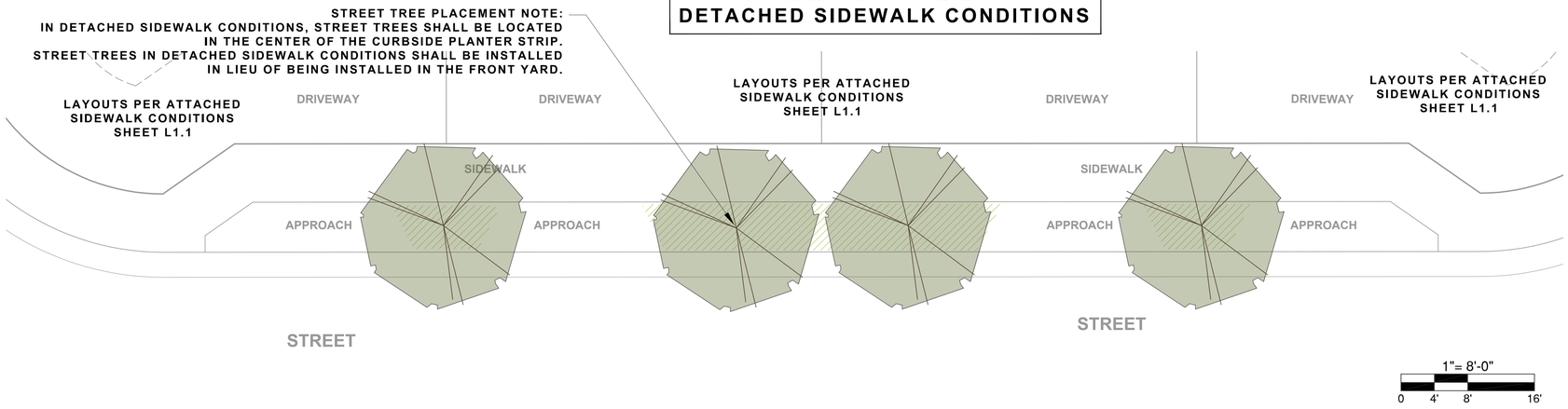
Drawing Title
TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

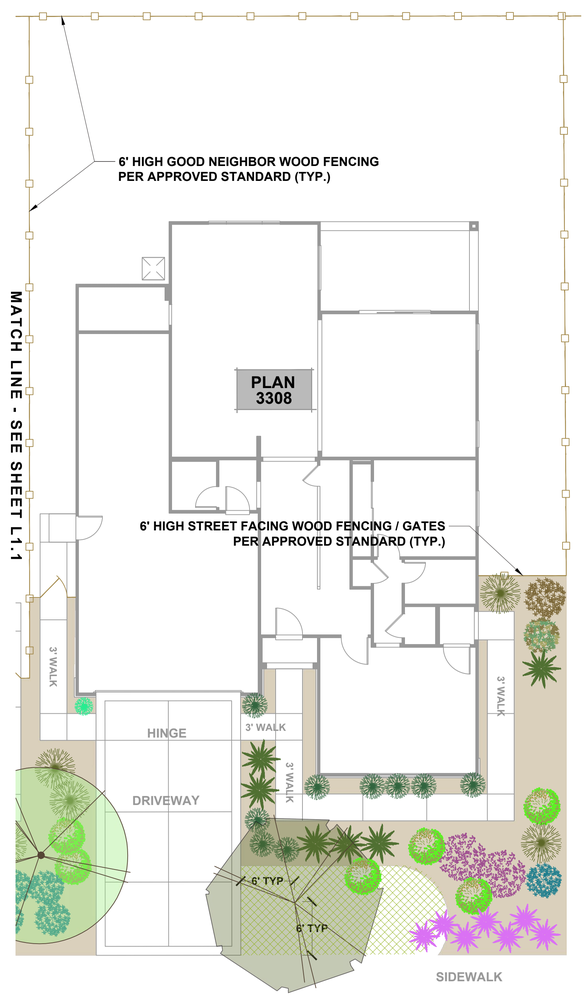
Sheet
L1.1

City of Rancho Cordova Approval

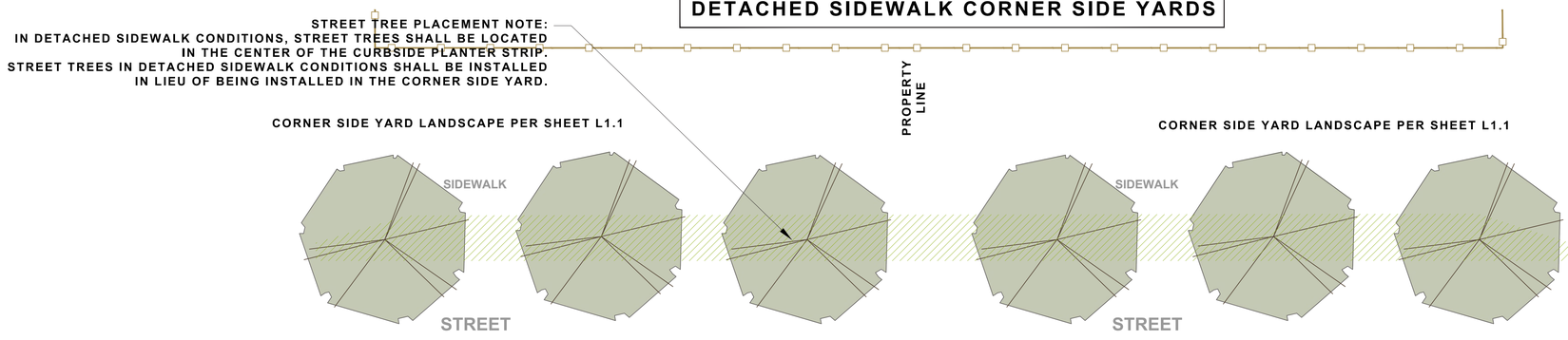
- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS



TYPICAL LANDSCAPE LAYOUTS ATTACHED SIDEWALK CONDITION



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CORNER SIDE YARDS



LANDSCAPE ARCHITECTURE • SITE DESIGN
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MIDORI @ GRANTLINE 220
UNITS 3 / 4 / 6
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2022
Renewal Date
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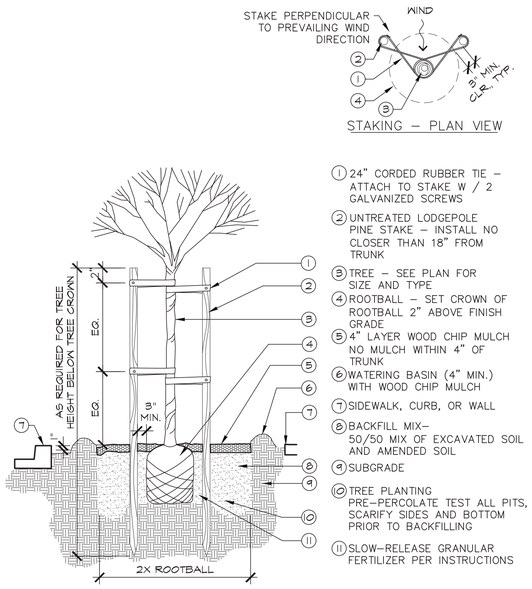
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED
Sheet L1.2

City of Rancho Cordova Approval

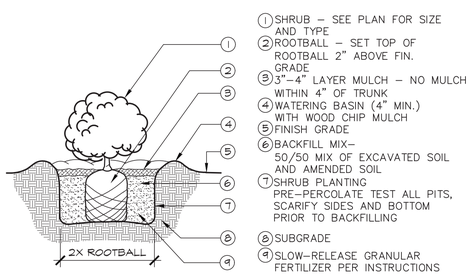


1. 24" CORDED RUBBER TIE – ATTACH TO STAKE W / 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE – INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE – SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL – SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

TREE PLANTING

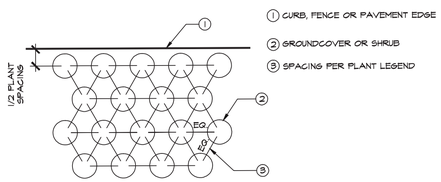
SCALE: N.T.S.



1. SHRUB – SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL – SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"–4" LAYER MULCH – NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

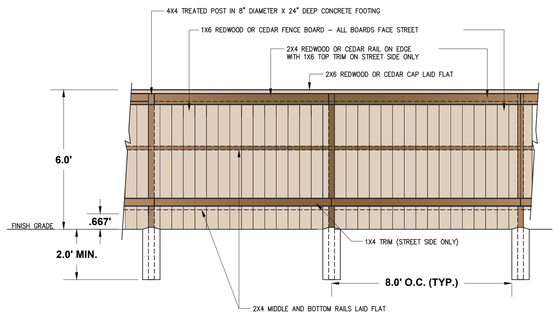
SCALE: N.T.S.



1. CURB, FENCE OR PAVEMENT EDGE
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

GROUNDCOVER SPACING/LAYOUT

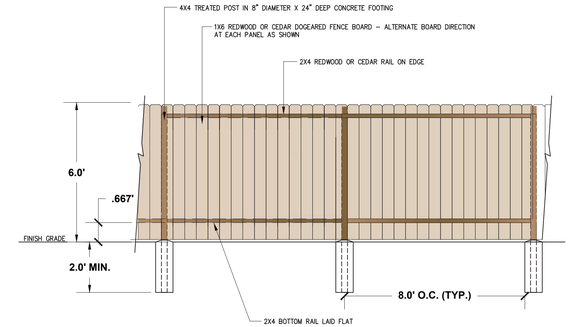
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:** All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:** The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:** The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:** The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:** Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:** A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:** The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:** All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:** A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

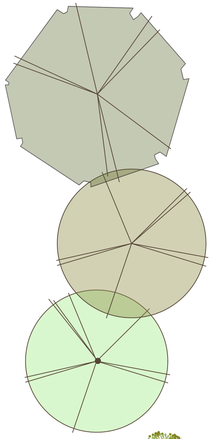
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:** All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:** Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE: Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: (DETACHED SIDEWALK CONDITIONS ONLY) — **ALL 1 & 5 GAL SIZE @ 36" O.C.**
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officinalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): — **ALL 24 INCH BOX SIZE**
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: — **ALL 15 GALLON SIZE**
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: — **ALL 15 GALLON SIZE**
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry larurel (MOD)

FOUNDATION SHRUBS (LARGE): — **ALL 5 GALLON SIZE**
This large evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): — **ALL 5 GALLON SIZE**
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): — **ALL 5 GALLON SIZE**
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: — **ALL 5 GALLON SIZE**
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): — **ALL 5 GALLON SIZE**
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): — **ALL 5 GALLON SIZE**
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): — **ALL 5 GALLON SIZE**
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): — **ALL 1 AND 5 GALLON SIZE**
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: — **ALL 1 GALLON SIZE**
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: — **ALL 1 GALLON SIZE**
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: — **ALL 1 GALLON SIZE**
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: — **ALL 5 GALLON SIZE**
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: — **ALL 1 GAL SIZE @ 24" O.C.**
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL COMM
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.3

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 2510

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	889	439	14127
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**899**	**444**	**14285.44**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**14285.44**
						Maximum Allowed Water Allowance (MAWA)[e]	**15910.41**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	444
Total Area	899
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	444
Total Area	899
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 3167

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	912	450	14492
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**922**	**455**	**14650.92**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**14650.92**
						Maximum Allowed Water Allowance (MAWA)[e]	**16317.46**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	455
Total Area	922
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	455
Total Area	922
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 3312

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1033	510	16415
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**1043**	**515**	**16573.66**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**16573.66**
						Maximum Allowed Water Allowance (MAWA)[e]	**18458.91**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	515
Total Area	1043
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	515
Total Area	1043
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

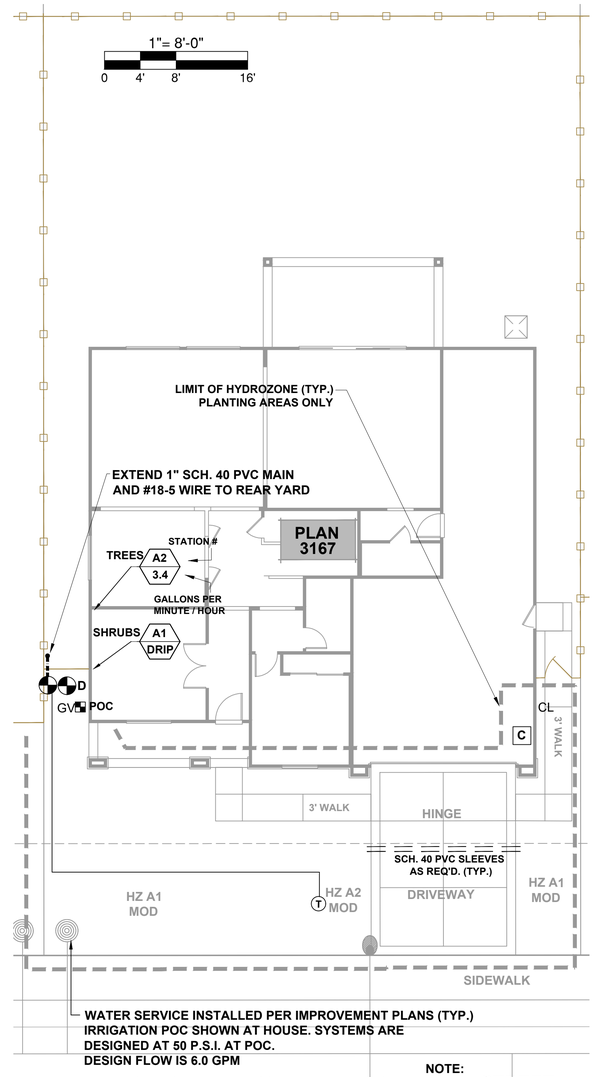
DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

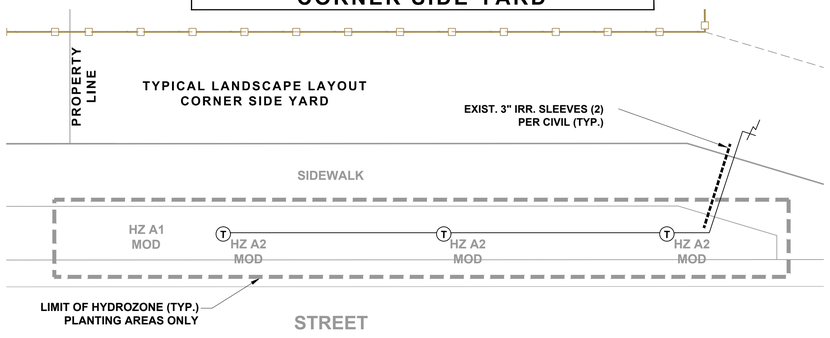
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

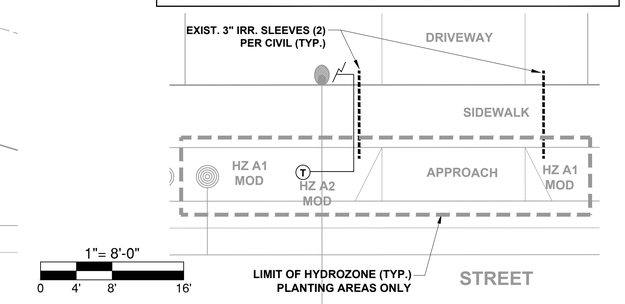
- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 3167 SHOWN -



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION CORNER SIDE YARD



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION



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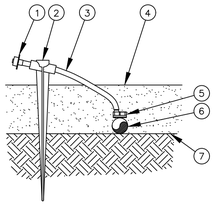
LICENSED LANDSCAPE ARCHITECT
JASON ROBERT LITTRELL 6369
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date: JANUARY 22, 2022
Drawn By: JL
Scale: NOTED
Sheet: **L2.1**

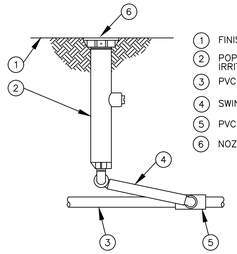
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE–COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT–700 XERI–TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

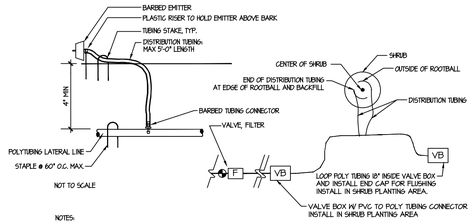
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP–UP SPRAY SPRINKLER: IRRITROL I–400–PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

PRECISION_SPRAY_ON_4"_POP-UP_BODY

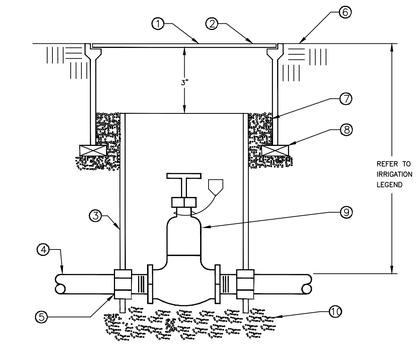
NO SCALE



NOT TO SCALE

NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

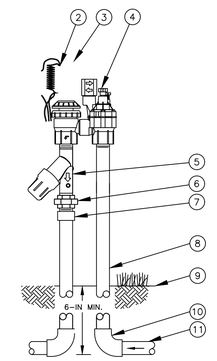
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

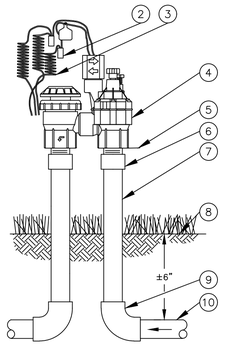
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI–SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022

Drawn By JL

Scale NOTED

Sheet L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

OLIVE GROVE _ UNIT 3 & 6

LENNAR

12.05.2023
A-211

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

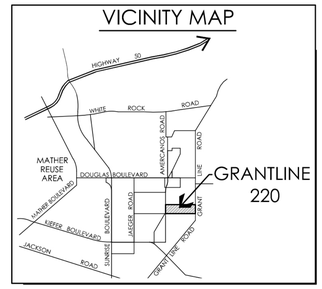
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

OLIVE GROVE

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

UNIT 1

UNIT 3

UNIT 4

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

CHRYSANTHY BOULEVARD

ARCTIC TERN CIRCLE

SURFBIRD WAY

WAX MYRTLE WAY

ROSEFINCH COURT

ROSEFINCH WAY

HAWKFINCH CIRCLE

JUNCO CIRCLE

GREENSHANK CIRCLE

GREENSHANK WAY

SPOTTED WREN WAY

SPOTTED WREN CIRCLE

CYPRESS GROVE DRIVE

CROSSBILL WAY

LORIKEET WAY

GREY OWL WAY

ARCTIC TERN WAY

DUCKHAWK CIRCLE

MACAW WAY

AMERICANOS BLVD

WHITE IBIS WAY

SNOWY OWL WAY

PATAGONIAN WAY

PARAKEET WAY

TOUCAN CIRCLE

TOUCAN CIRCLE

NOT A PART

NOT A PART

GRANTLINE ROAD

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

x:\1000-x\1258-GRANTLINE220\GRANTLINE220-GA\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

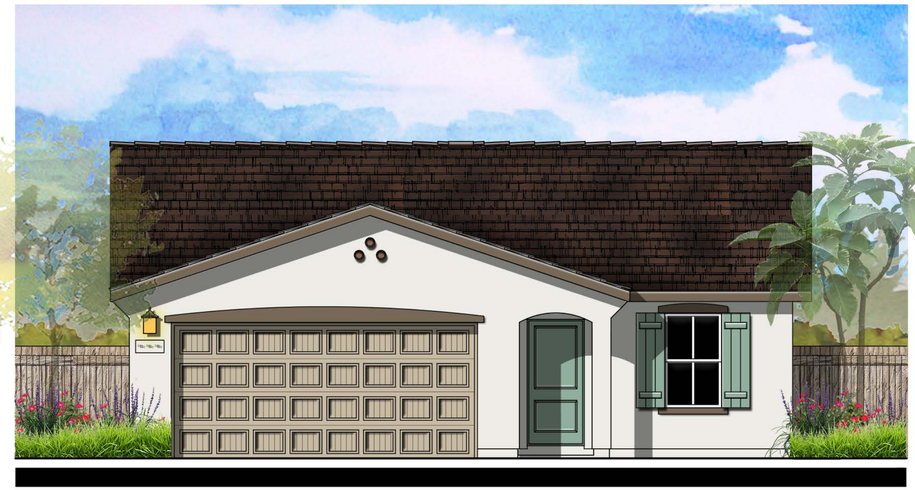
C - COTTAGE
PLAN 3C (1691)

B - PRAIRIE
PLAN 2B (1494)

C - COTTAGE
PLAN 4C (1900)

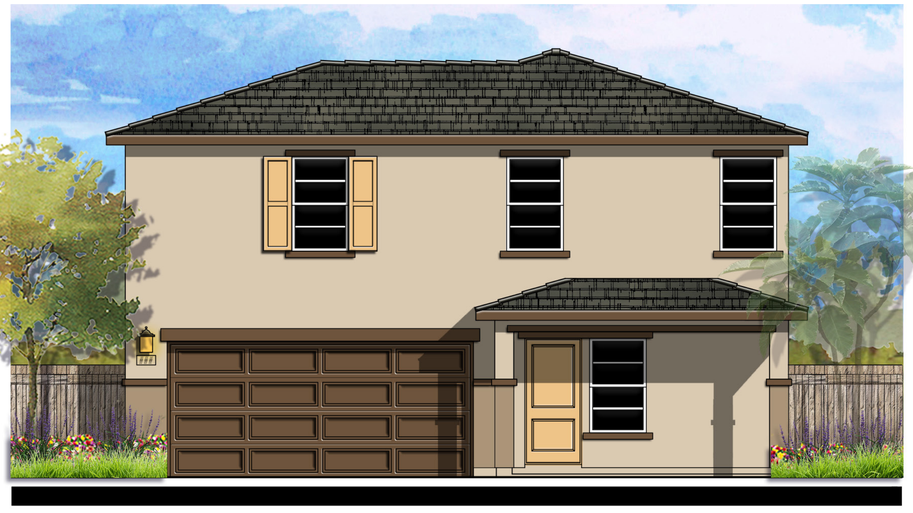
A - SPANISH
PLAN 1A (1228)

STREET SCENE



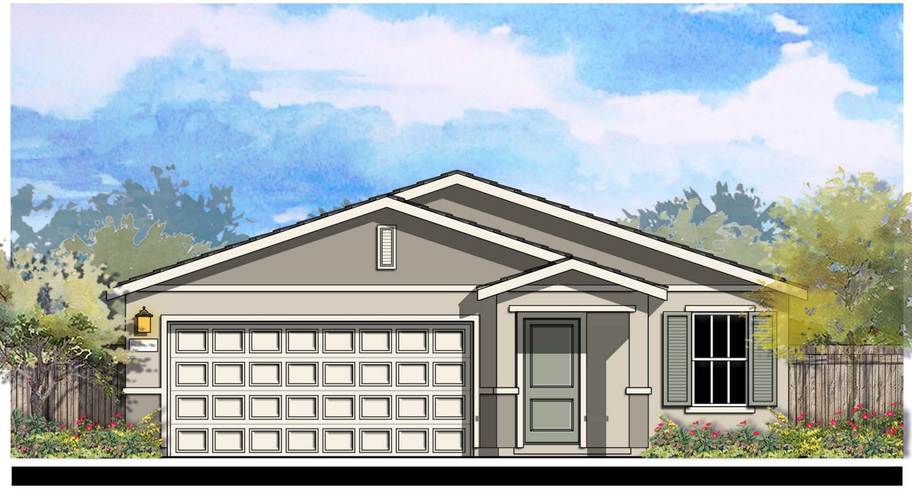
A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.



B- PRAIRIE STYLE

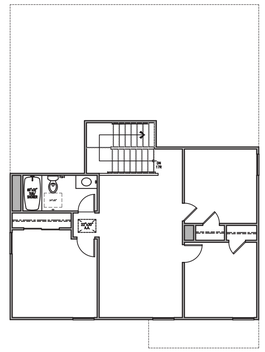
Prairie has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs. Stone wainscot with horizontal mullions in the windows along with plank type shutters with flat “slate” concrete roof tile.

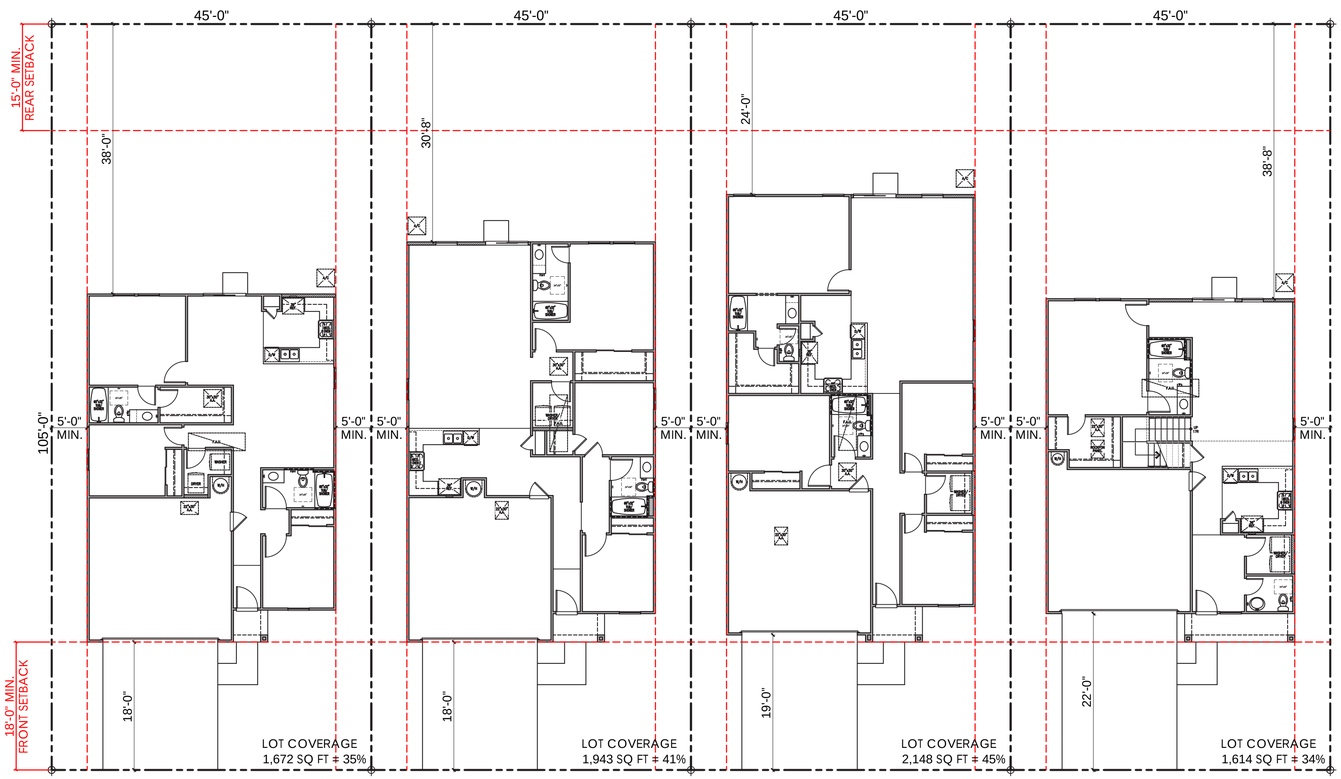


C- COTTAGE STYLE

The Cottage Style is influenced by the European Cottage character and emphasizes a vertical elements and incorporates gable roofs with shallow overhangs. Color blocking with contrasting banding is common along with gable end vent details. Windows with trim and grids are flanked by shutters adding an additional color accent.

ARCHITECTURAL INSPIRATIONS





PLAN 1A (1228) PLAN 2A (1494) PLAN 3A (1691) PLAN 4A (1900)

TYPICAL PLOTTING RD-7

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

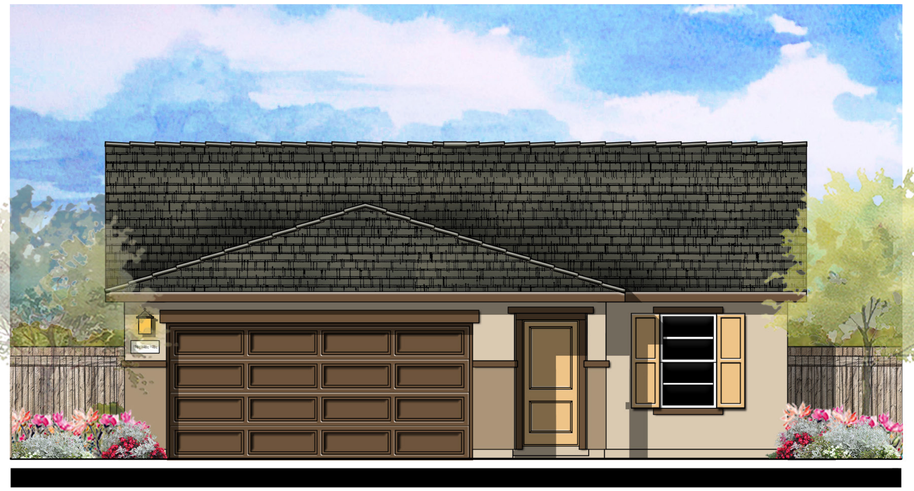
12.05.2023
A-215

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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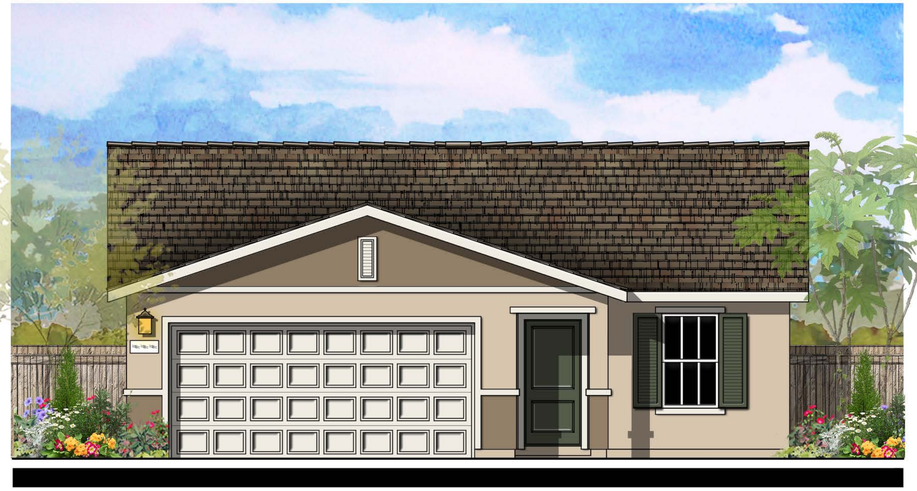
Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 1228
FRONT ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-216

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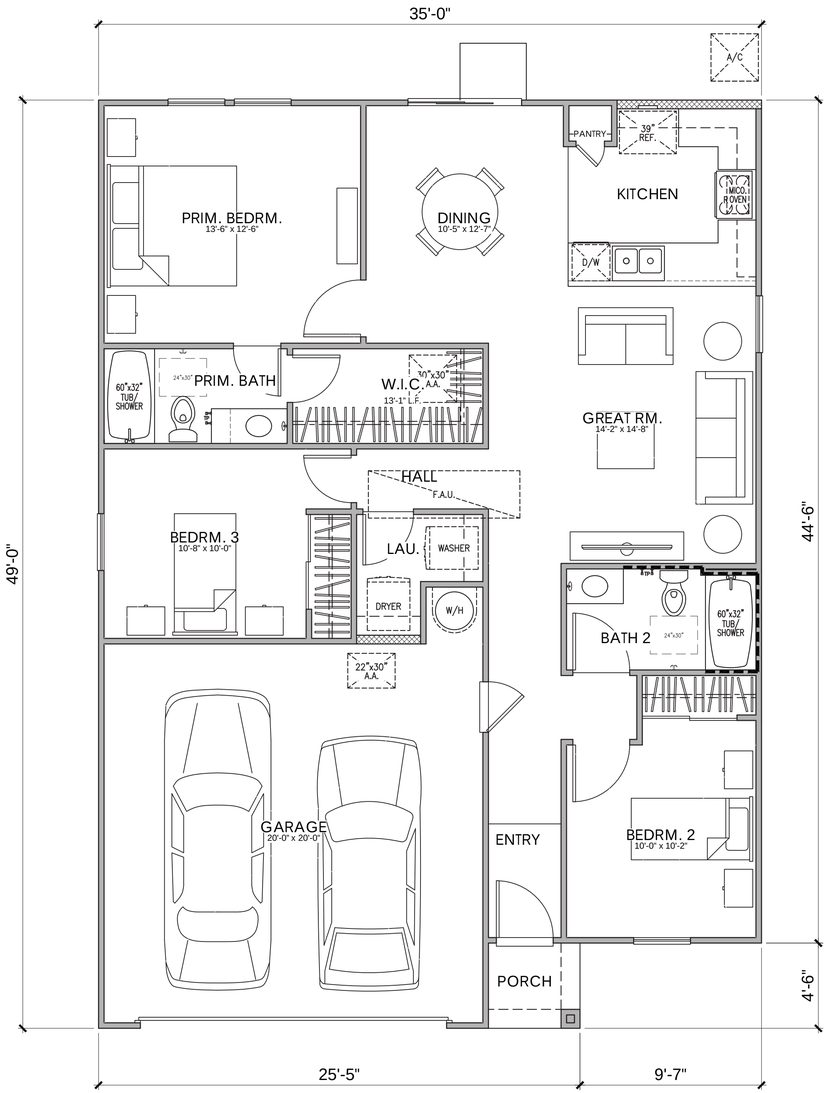
PLANNING + ARCHITECTURE
#21117



FLOOR PLAN

PLAN 1228
3 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,228 SQ. FT.
TOTAL DWELLING	1,228 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	422 SQ. FT.
PORCH	22 SQ. FT.

0 2 4 8 12

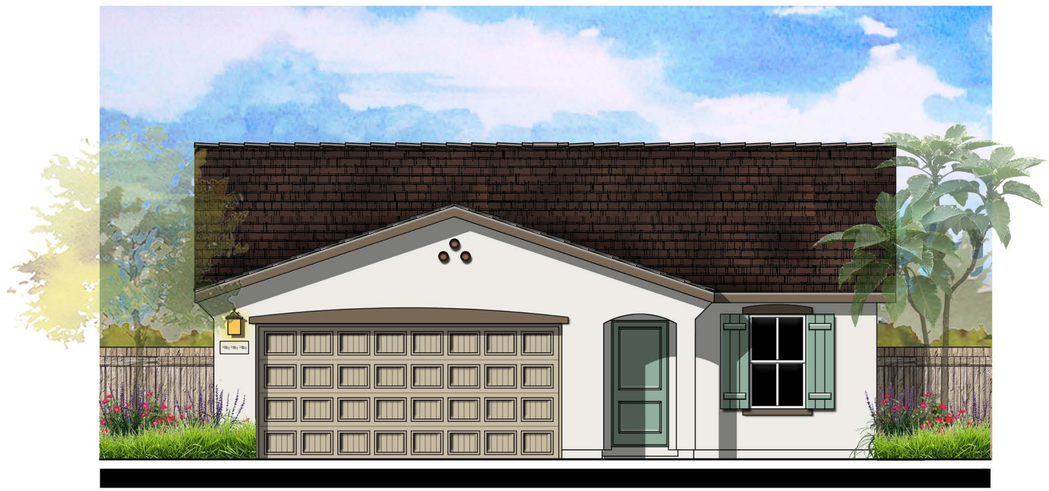
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-217

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



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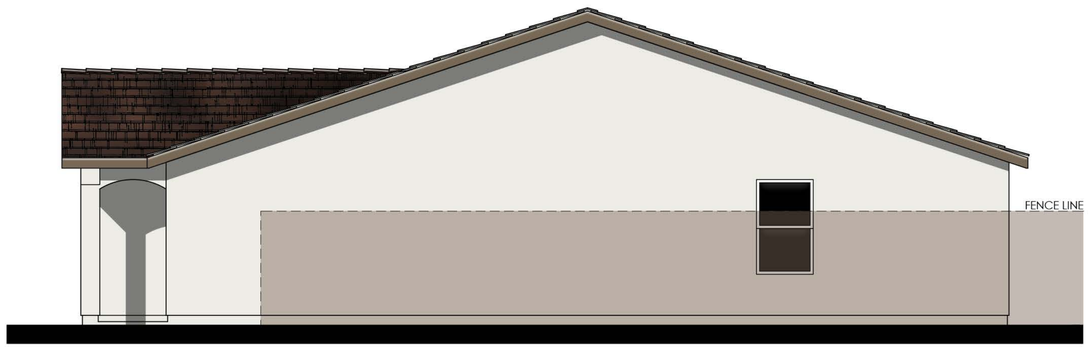
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

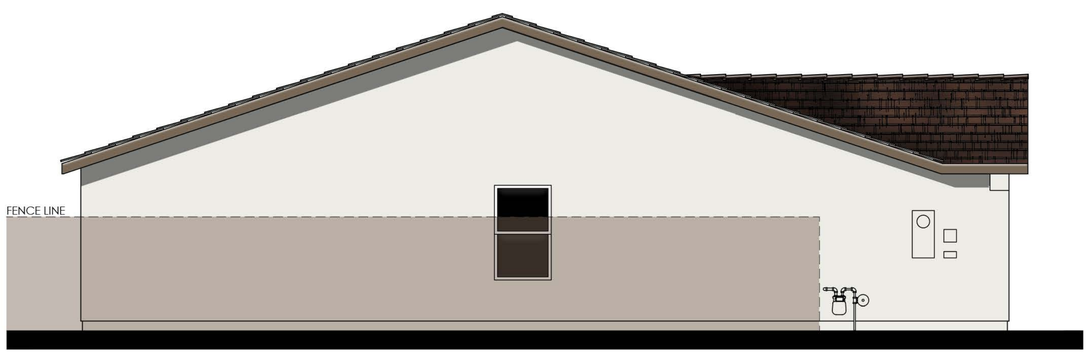


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1,228)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-218

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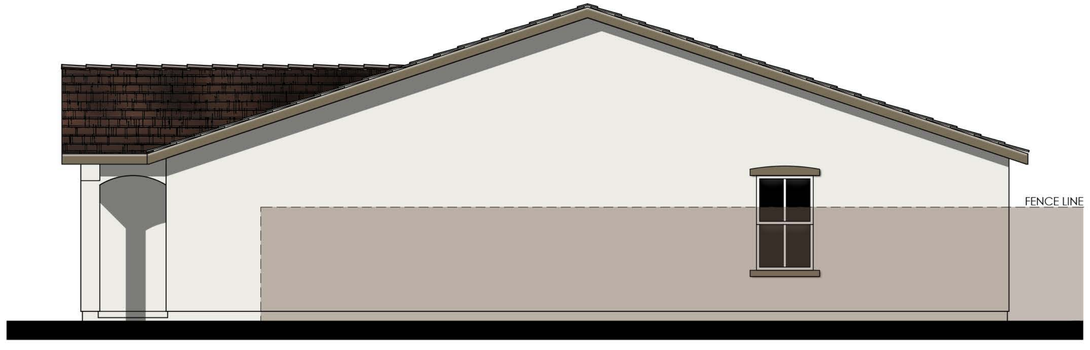
#21117



RIGHT

COLOR SCHEME 1

PLAN 1A (1,228)

SPANISH ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-219

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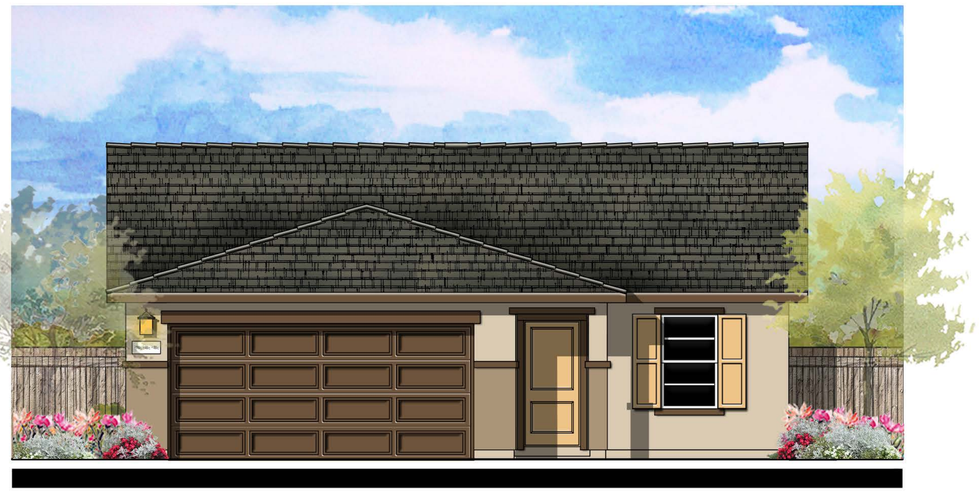
#21117



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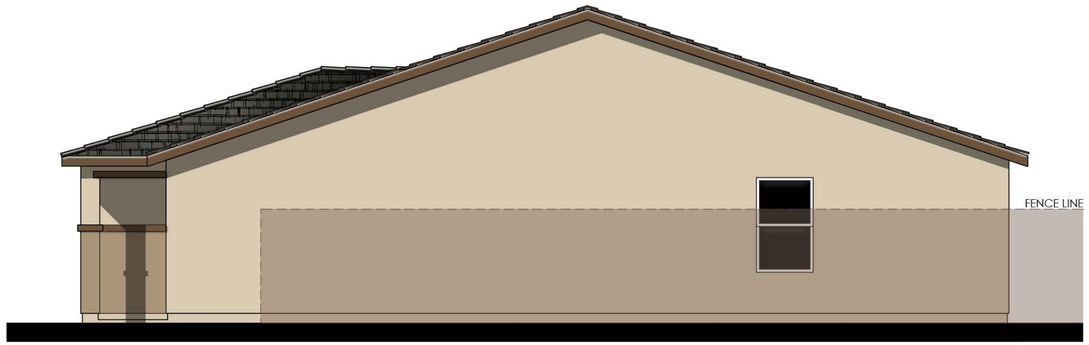
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

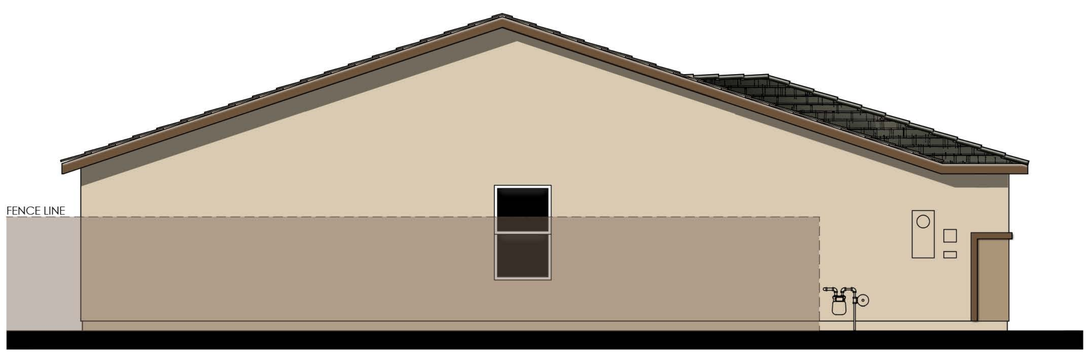


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1,228)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-220

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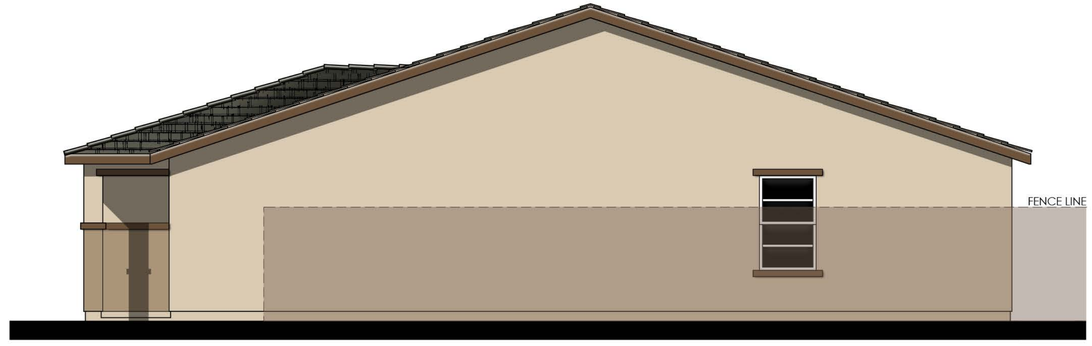
#21117



RIGHT

COLOR SCHEME 4

PLAN 1B (1,228)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-221

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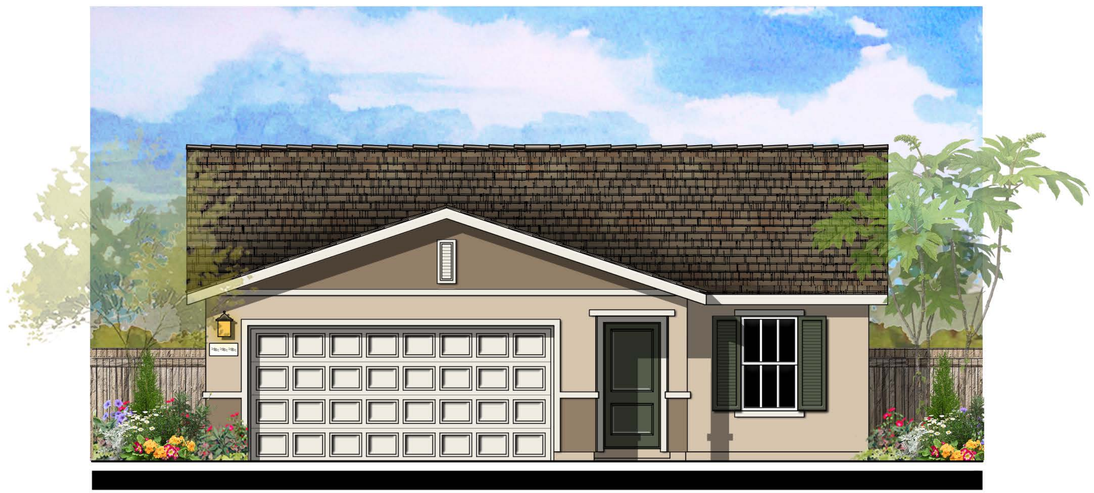
#21117



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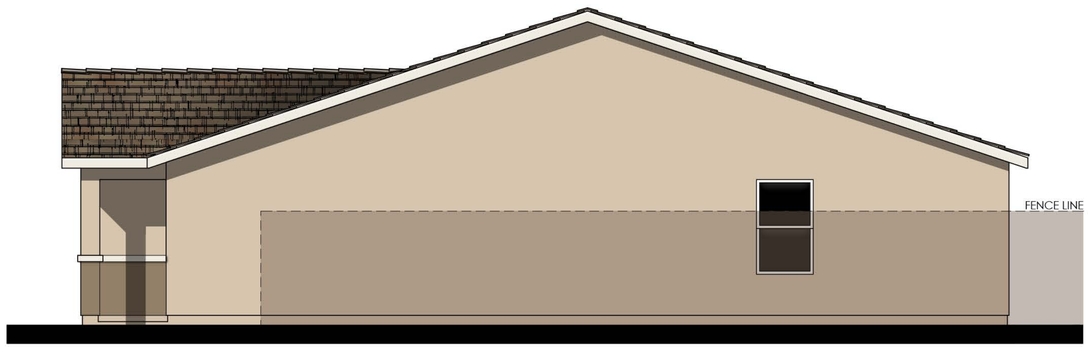
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

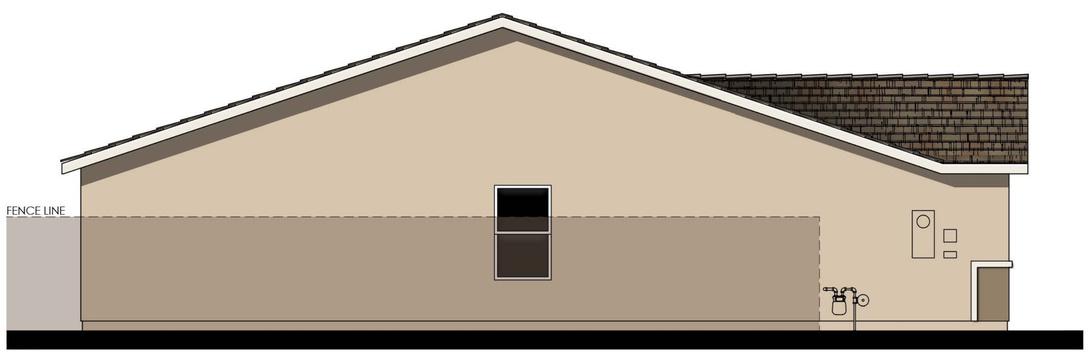


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1,228)

COTTAGE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
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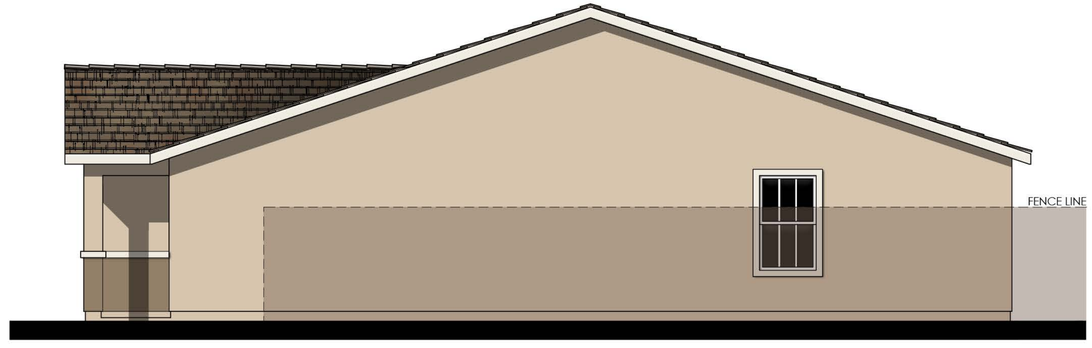
PLANNING + ARCHITECTURE
#21117



RIGHT

COLOR SCHEME 7

PLAN 1C (1,228)

COTTAGE ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
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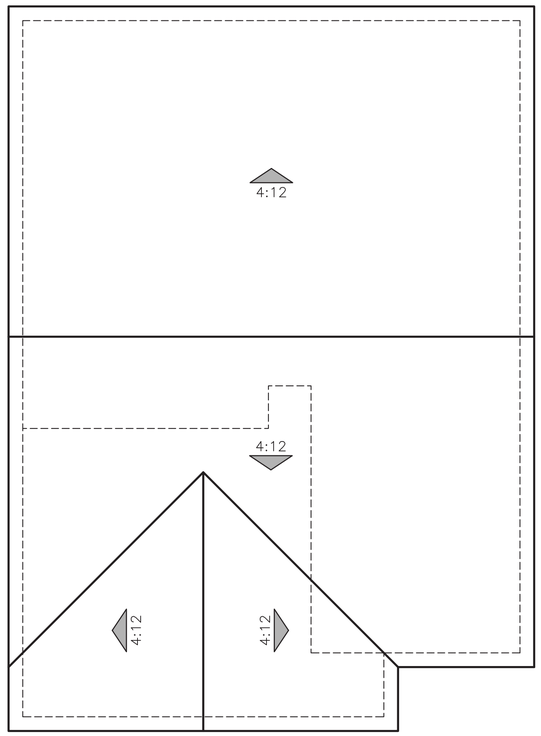
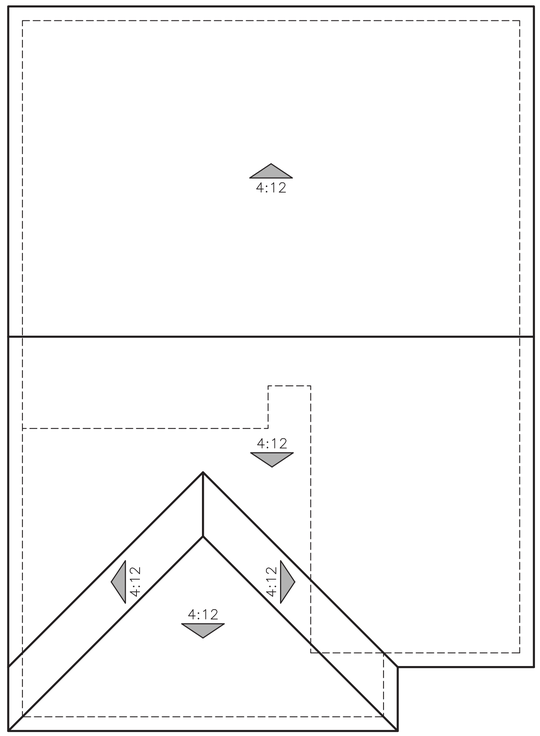
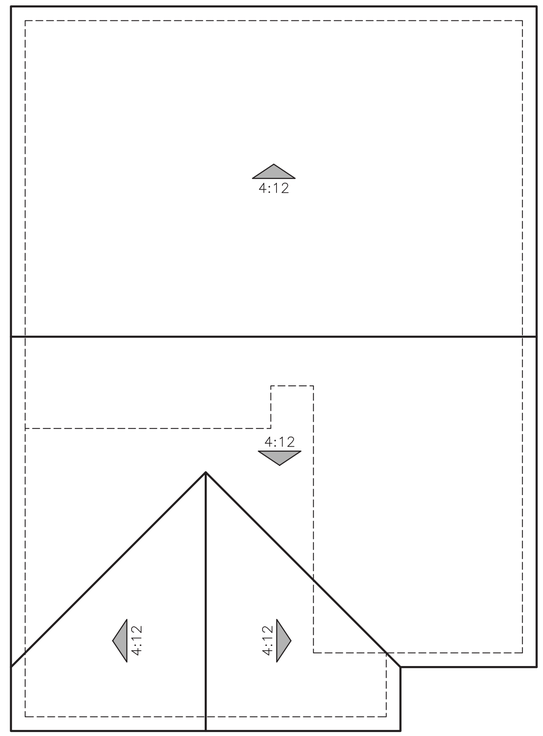


A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 1 (1228)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-224

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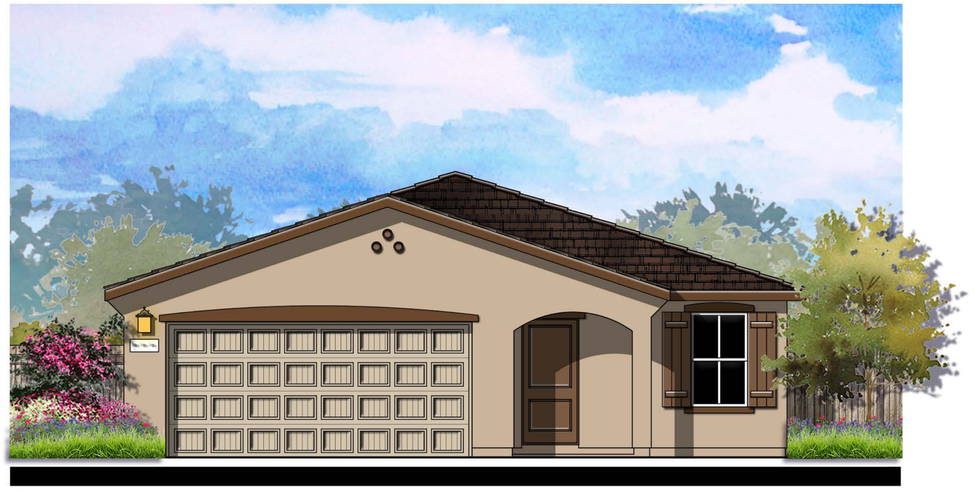
#21117



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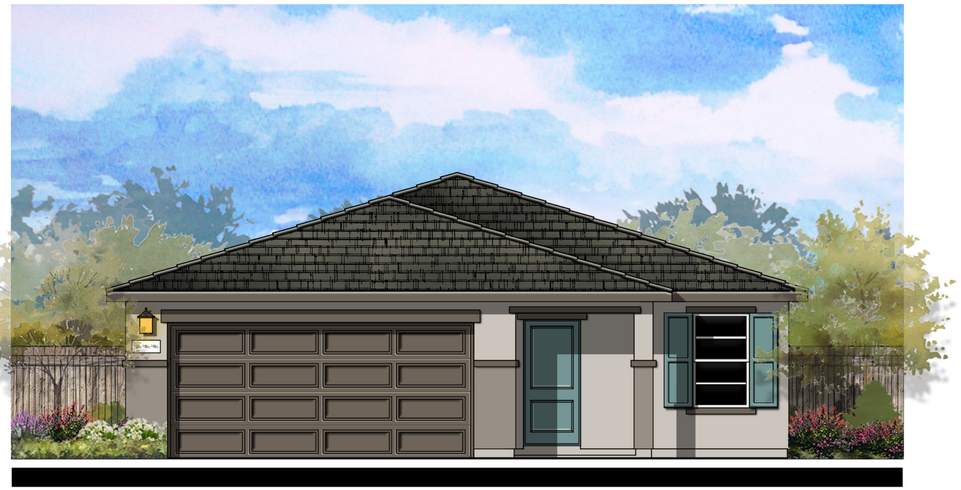
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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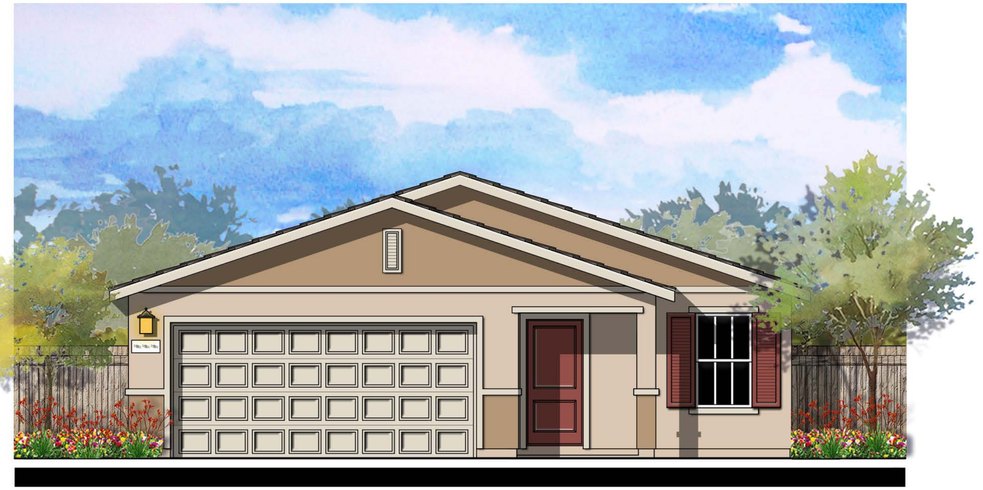
Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 1494
FRONT ELEVATIONS

0 2 4 8 12

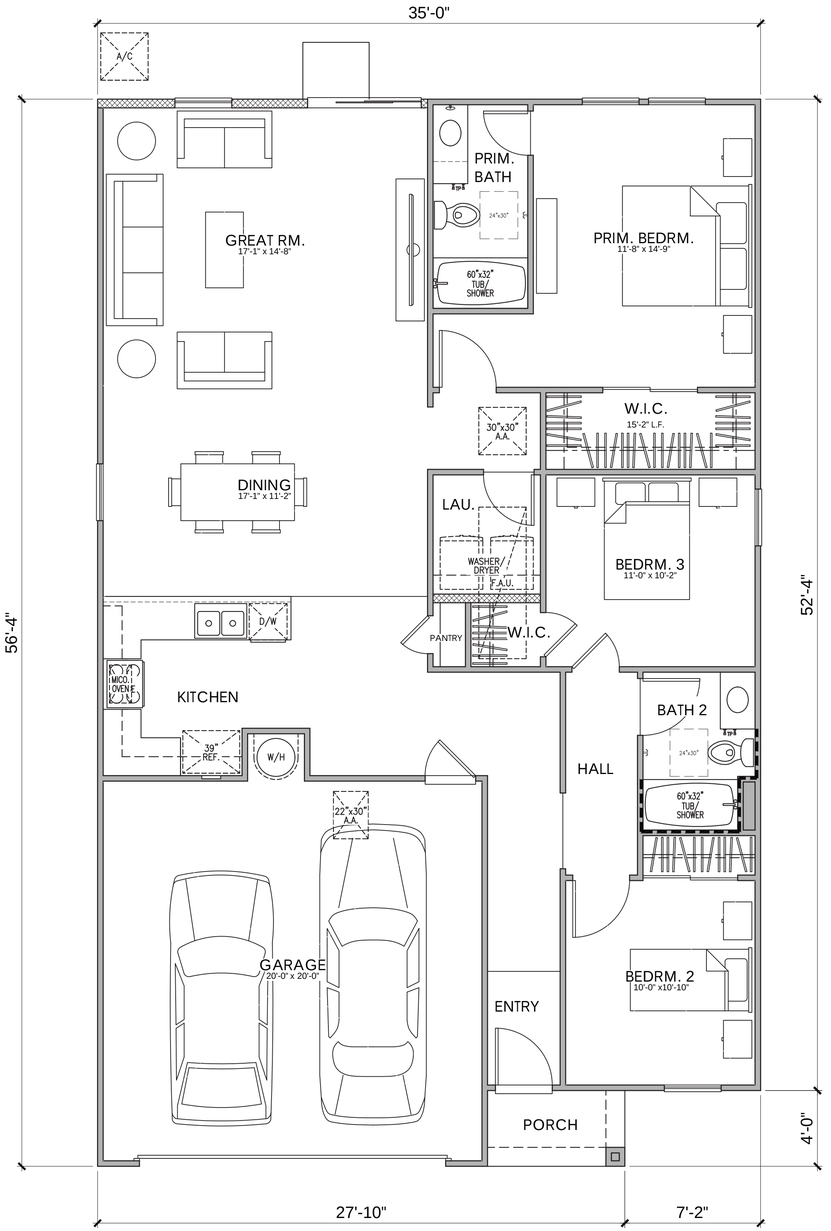
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-225

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



FLOOR PLAN

PLAN 1494
3 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,494 SQ. FT.
TOTAL DWELLING	1,494 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	29 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-226

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

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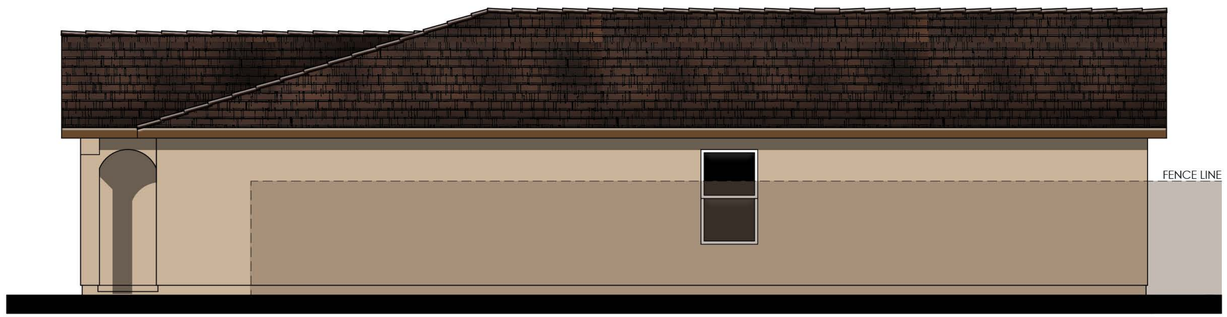
Refer to landscape drawings for wall, tree, and shrub locations

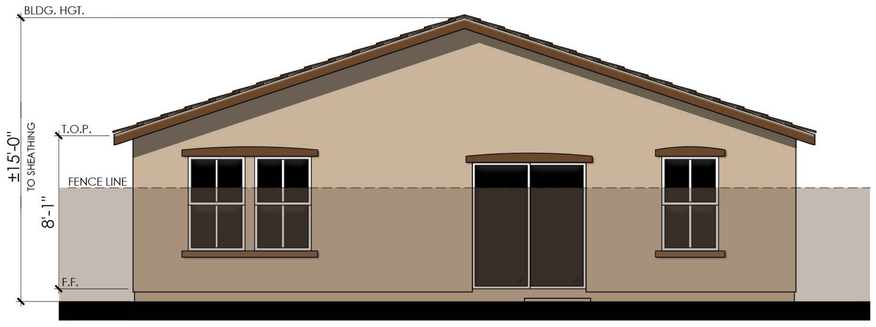
FRONT



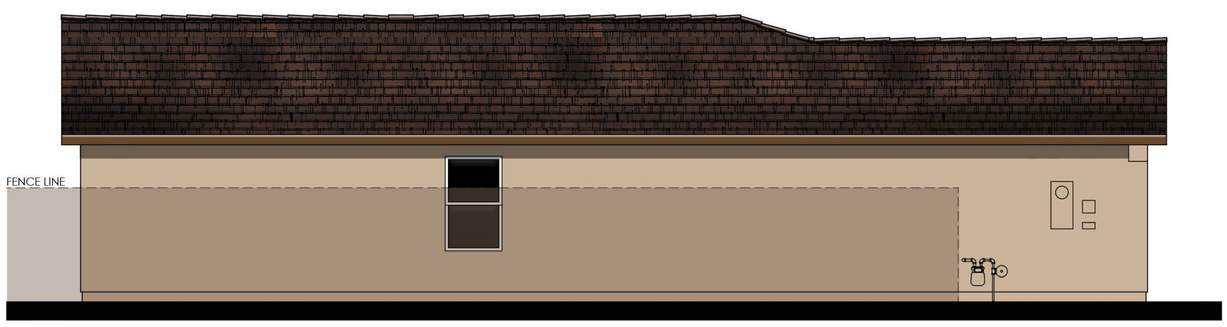
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1,494)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-227

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

COLOR SCHEME 2

PLAN 2A (1,494)

SPANISH ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-228

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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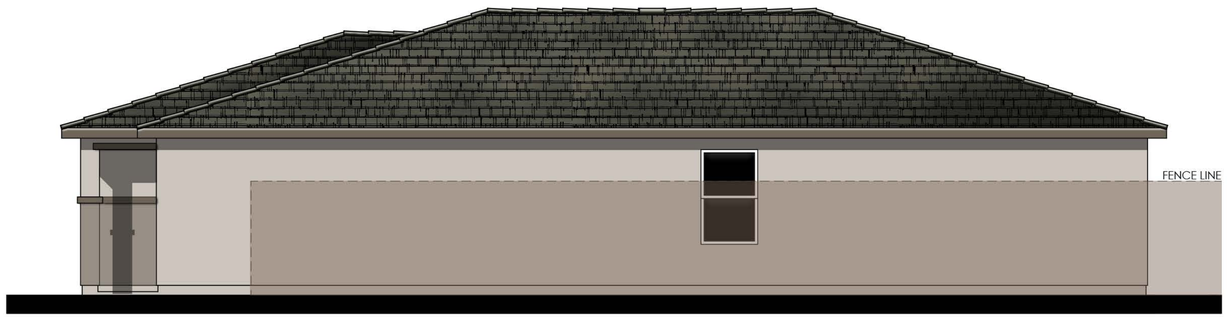
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

LEFT

COLOR SCHEME 5

PLAN 2B (1,494)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-229

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

COLOR SCHEME 5

PLAN 2B (1,494)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-230

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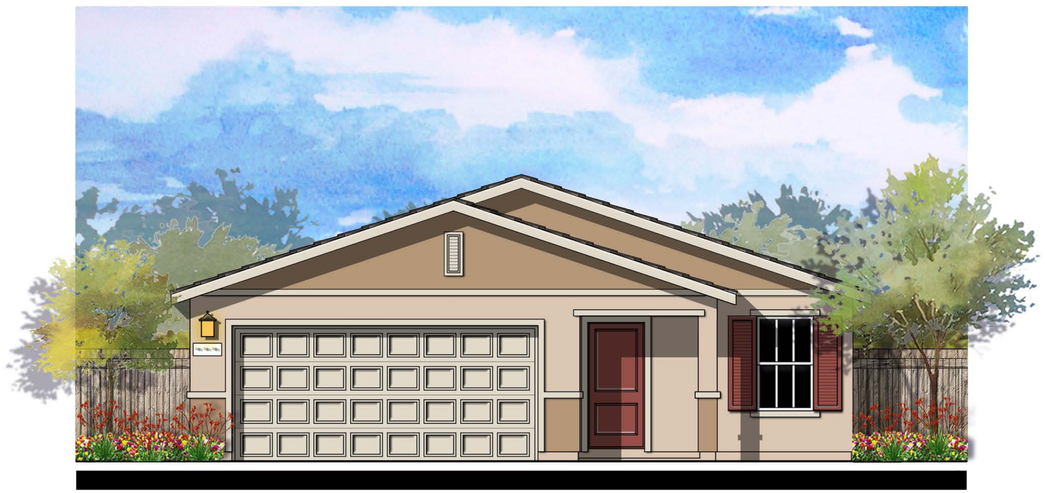
#21117



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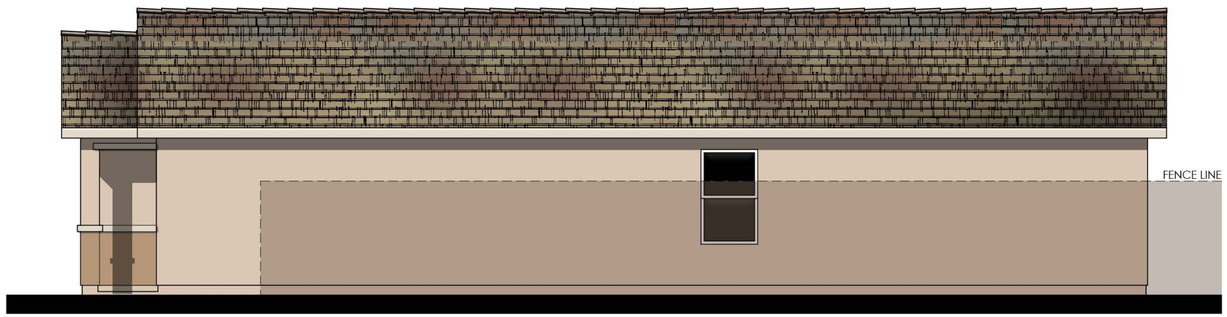
Refer to landscape drawings for wall, tree, and shrub locations

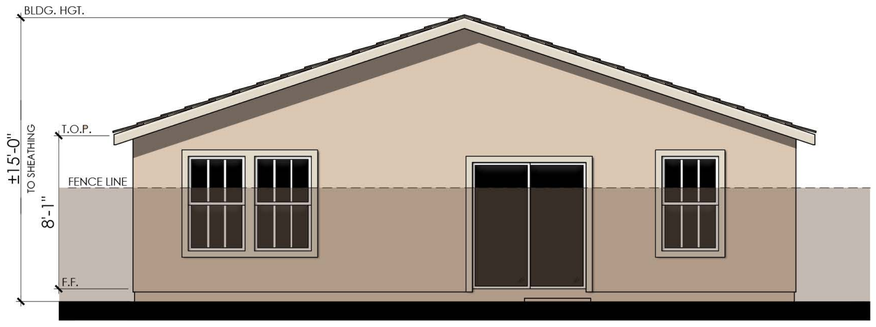
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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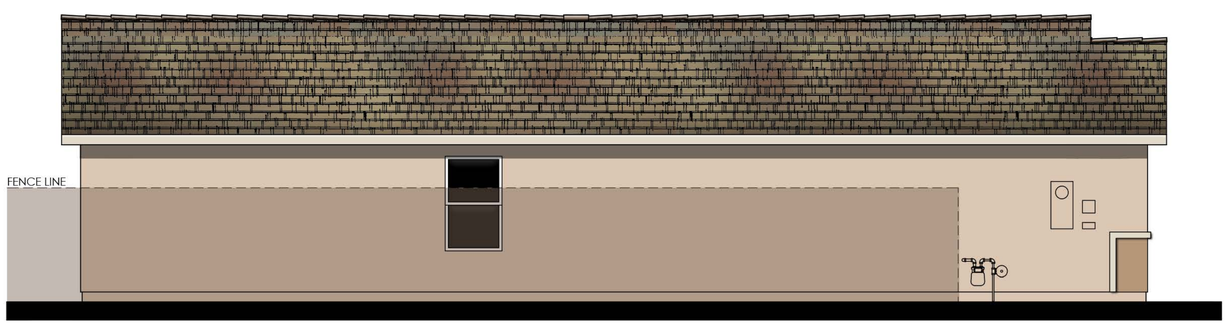


LEFT

COLOR SCHEME 8

PLAN 2C (1,494)

COTTAGE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-231

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

COLOR SCHEME 8

PLAN 2C (1,494)

COTTAGE ENHANCED ELEVATION

0 2 4 8 12

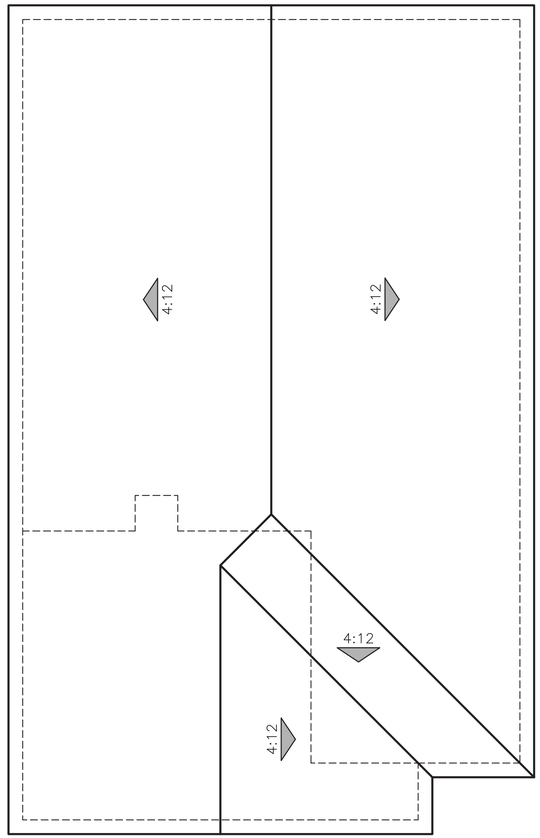
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

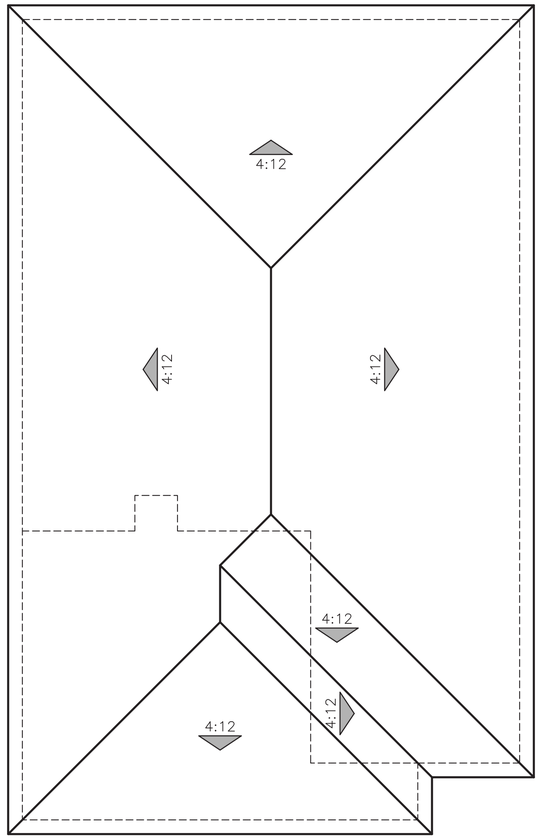
OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-232

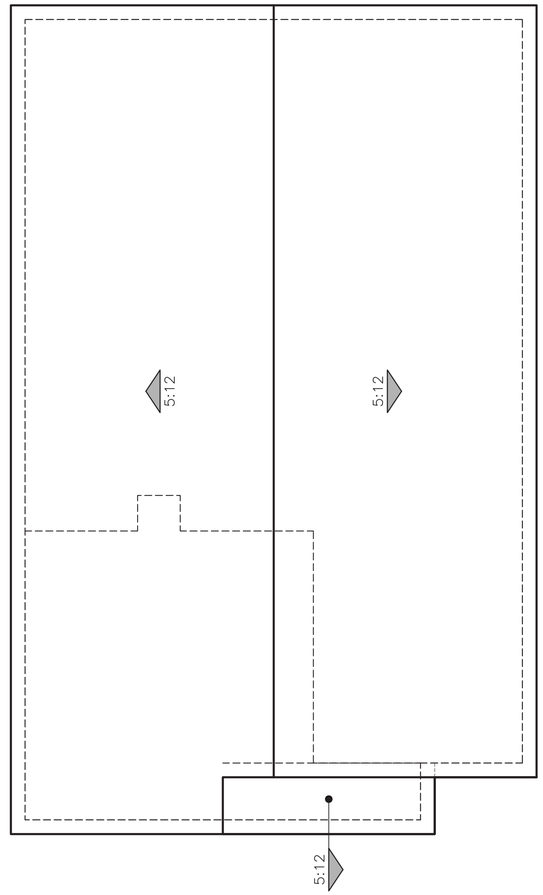
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 2 (1494)
ROOF PLANS

0 2 4 8 12

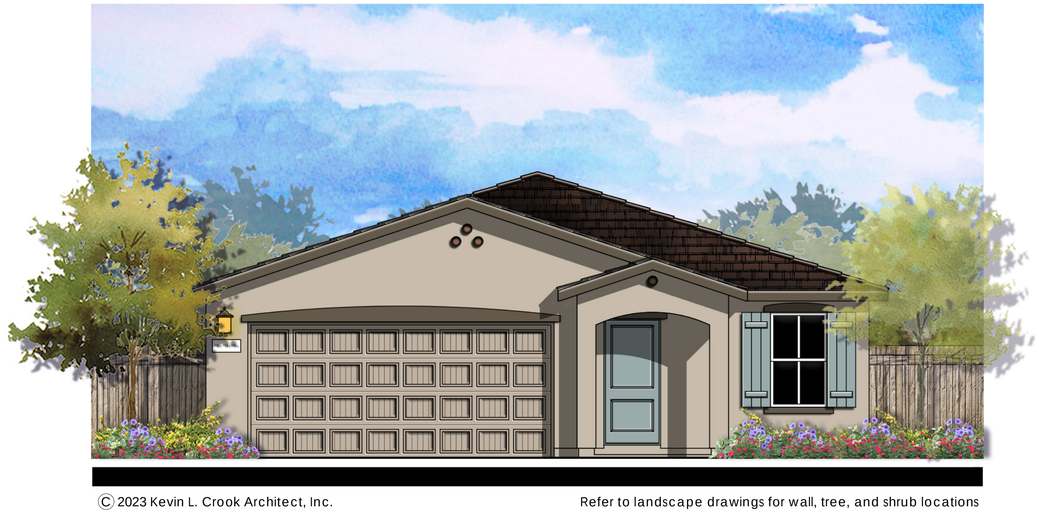
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-233

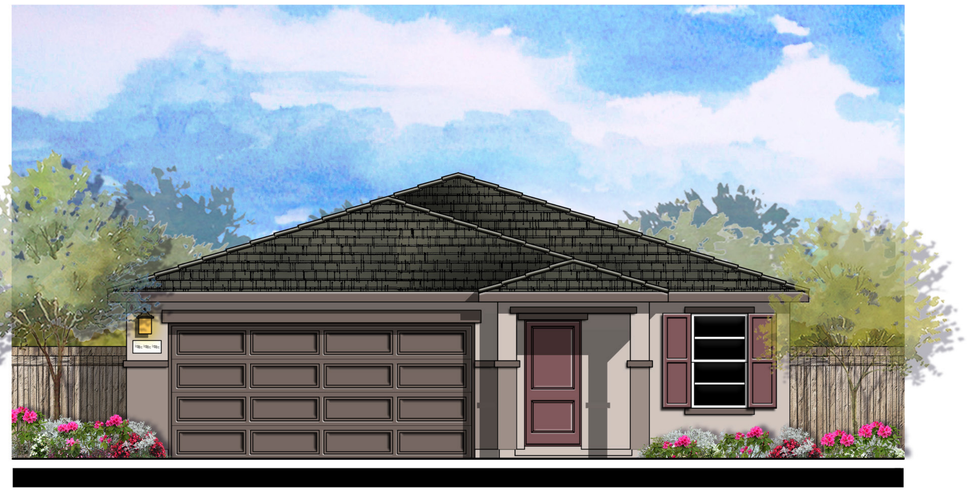
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

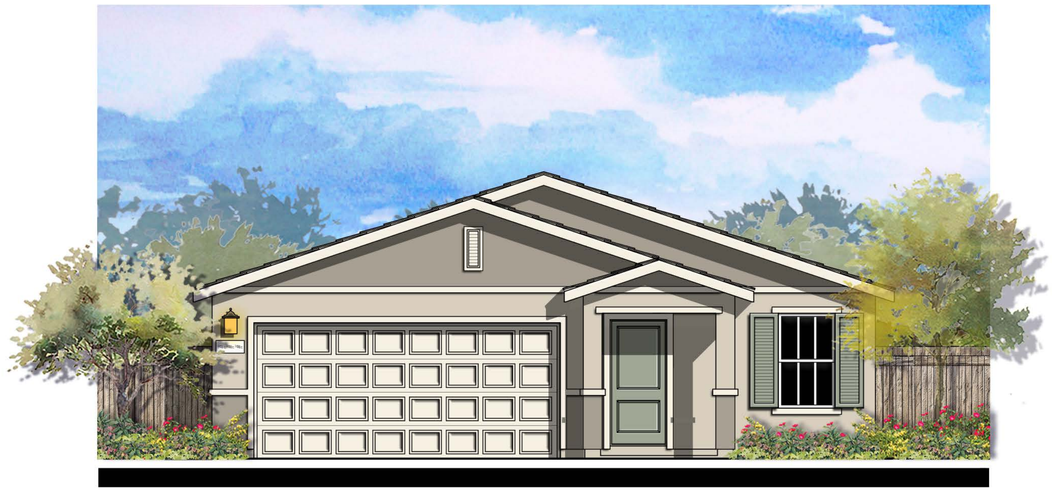
A - SPANISH



Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 1691
FRONT ELEVATIONS

0 2 4 8 12

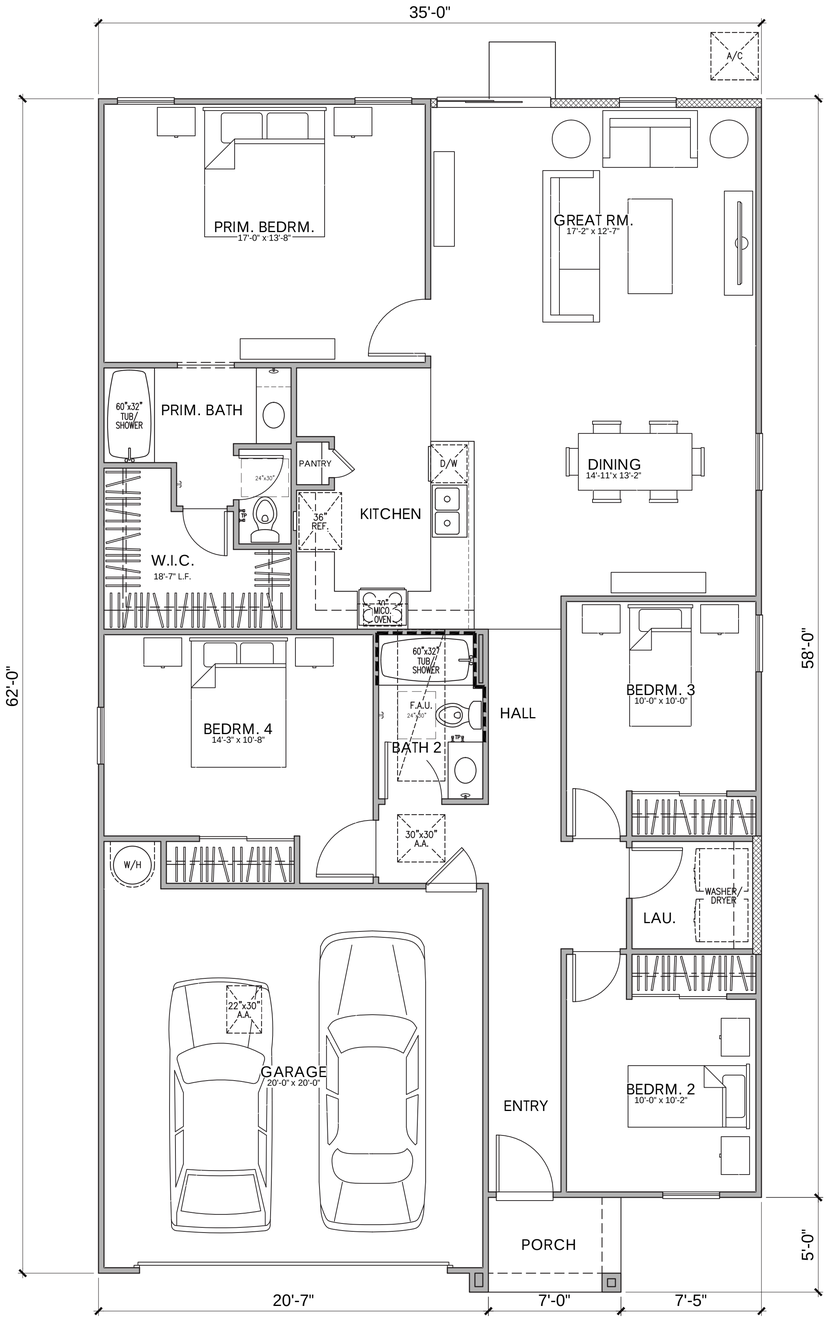
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-234

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



FLOOR PLAN

PLAN 1691
4 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,691 SQ. FT.
TOTAL DWELLING	1,691 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	58 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-235

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

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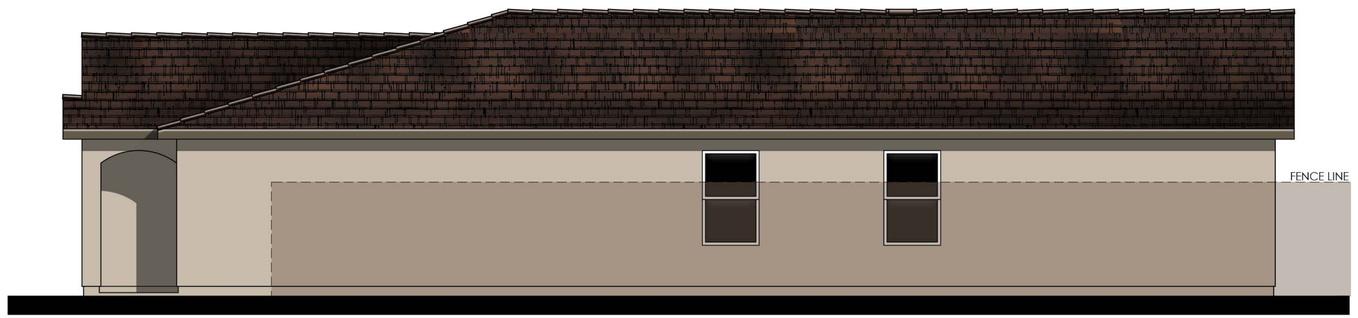
Refer to landscape drawings for wall, tree, and shrub locations

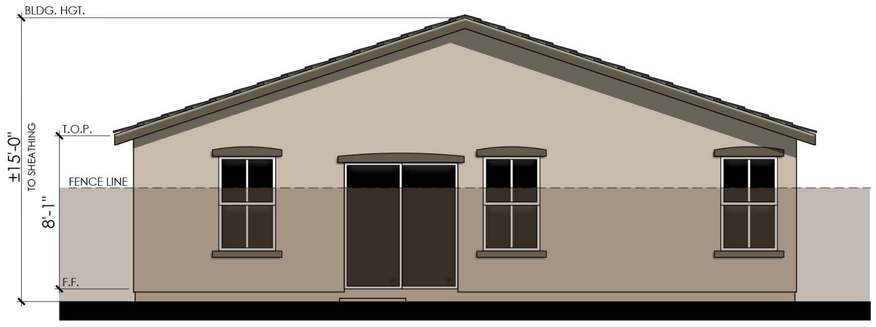
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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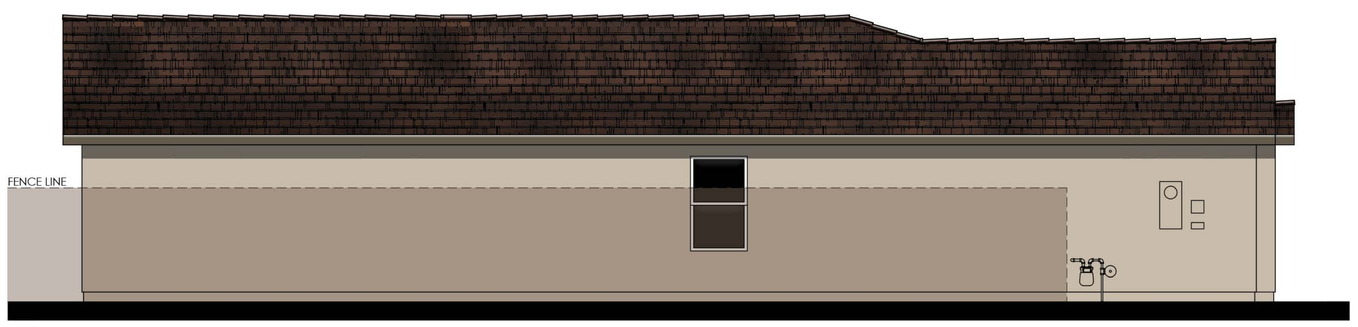

LEFT

COLOR SCHEME 3

PLAN 3A (1,691)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-236

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

COLOR SCHEME 3

PLAN 3A (1,691)

SPANISH ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-237

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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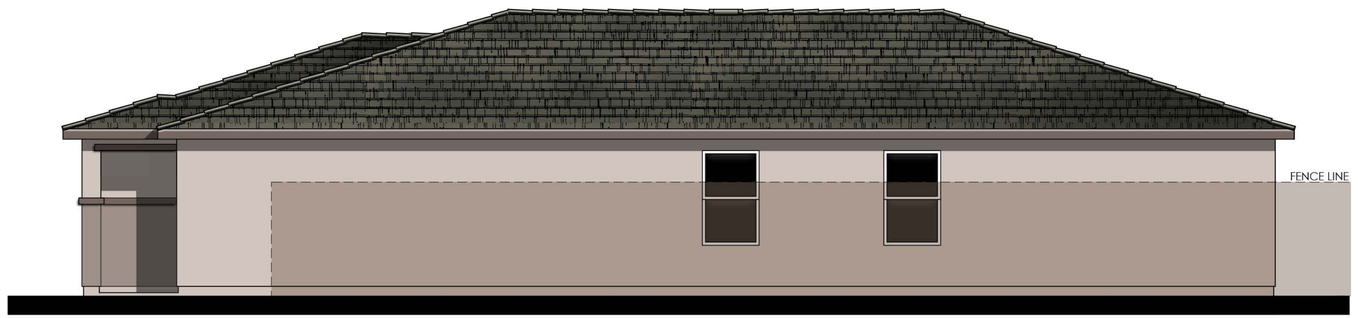
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

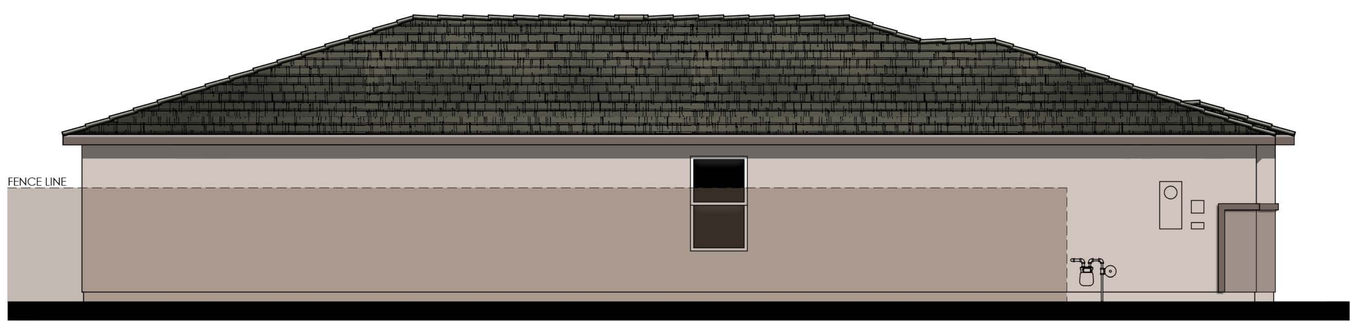


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 6

PLAN 3B (1,691)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-238

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

COLOR SCHEME 6

PLAN 3B (1,691)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-239

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

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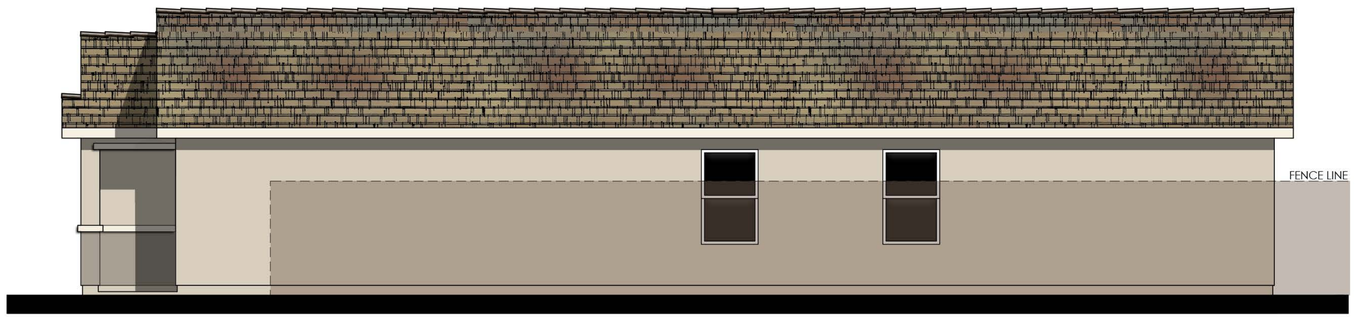
Refer to landscape drawings for wall, tree, and shrub locations

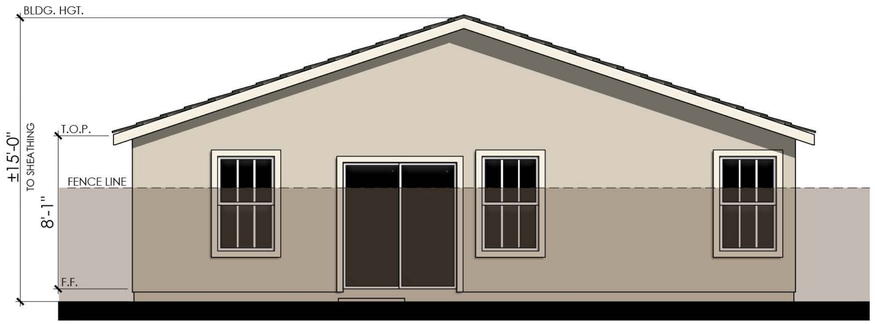
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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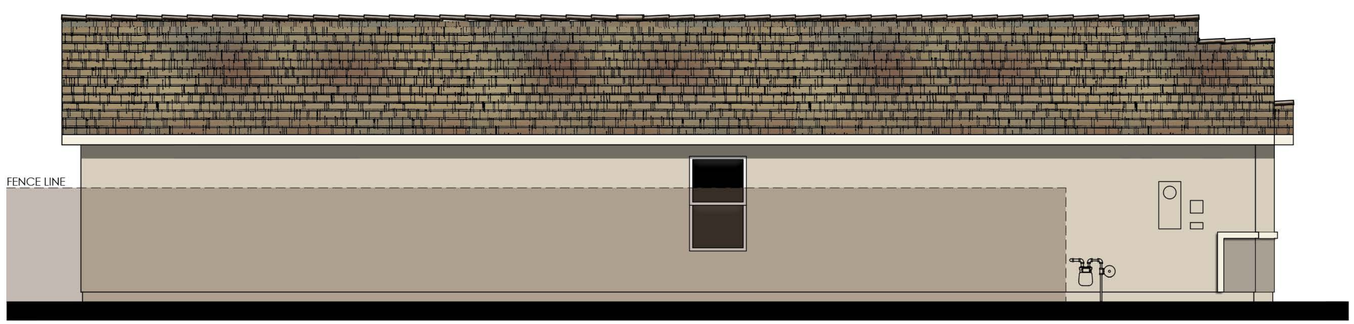


LEFT

COLOR SCHEME 9

PLAN 3C (1,691)

COTTAGE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-240

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

RIGHT

COLOR SCHEME 9

PLAN 3C (1,691)

COTTAGE ENHANCED ELEVATION

0 2 4 8 12

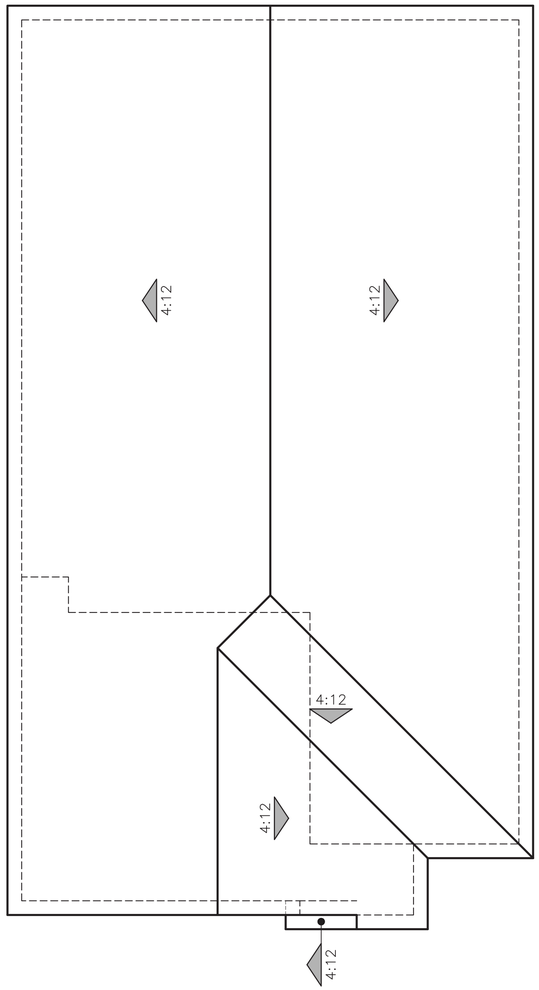
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-241

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



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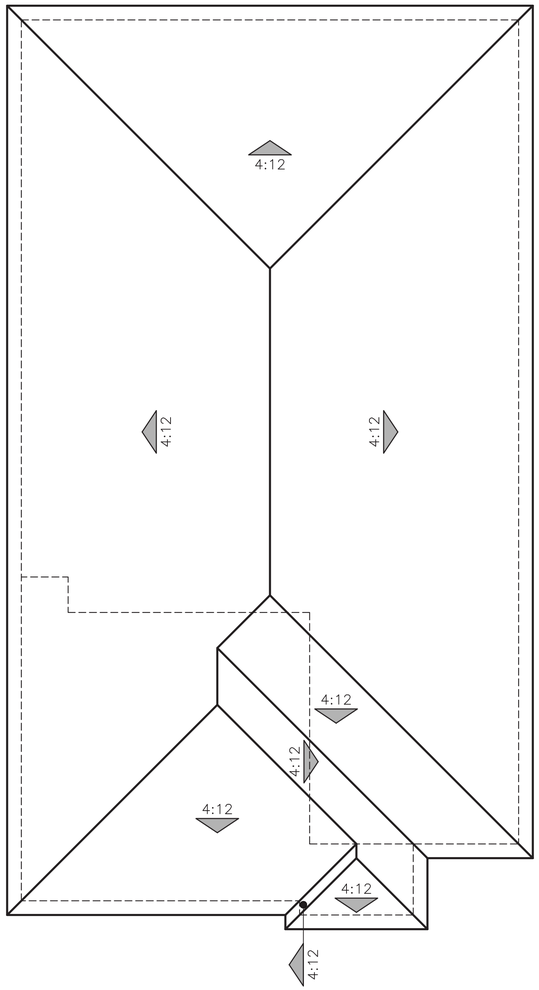
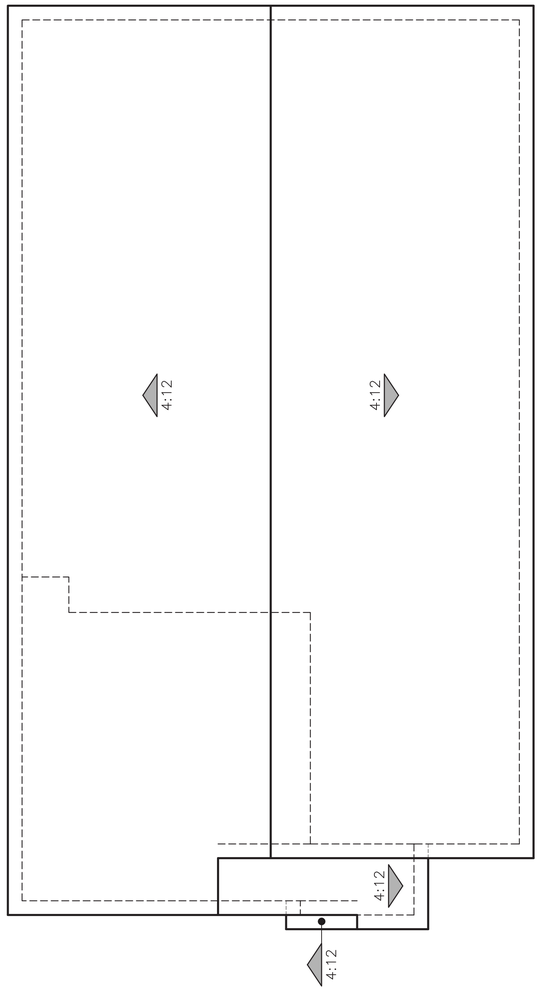


B - PRAIRIE



C - COTTAGE

PLAN 3 (1691)
ROOF PLANS

0 2 4 8 12

Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE

Ⓒ 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 1900
FRONT ELEVATIONS

0 2 4 8 12

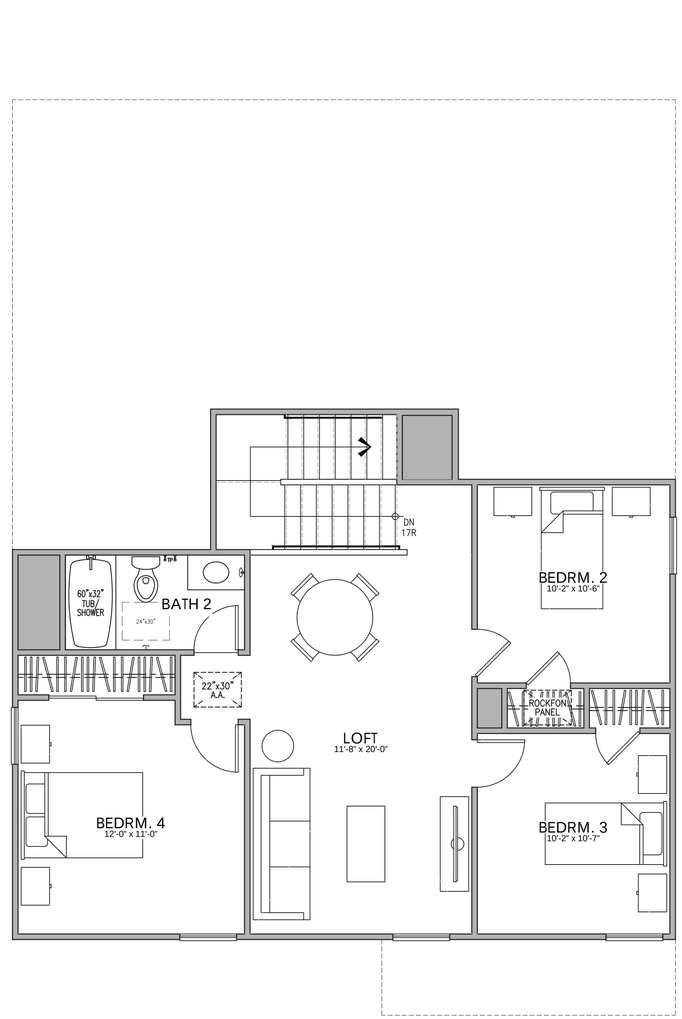
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

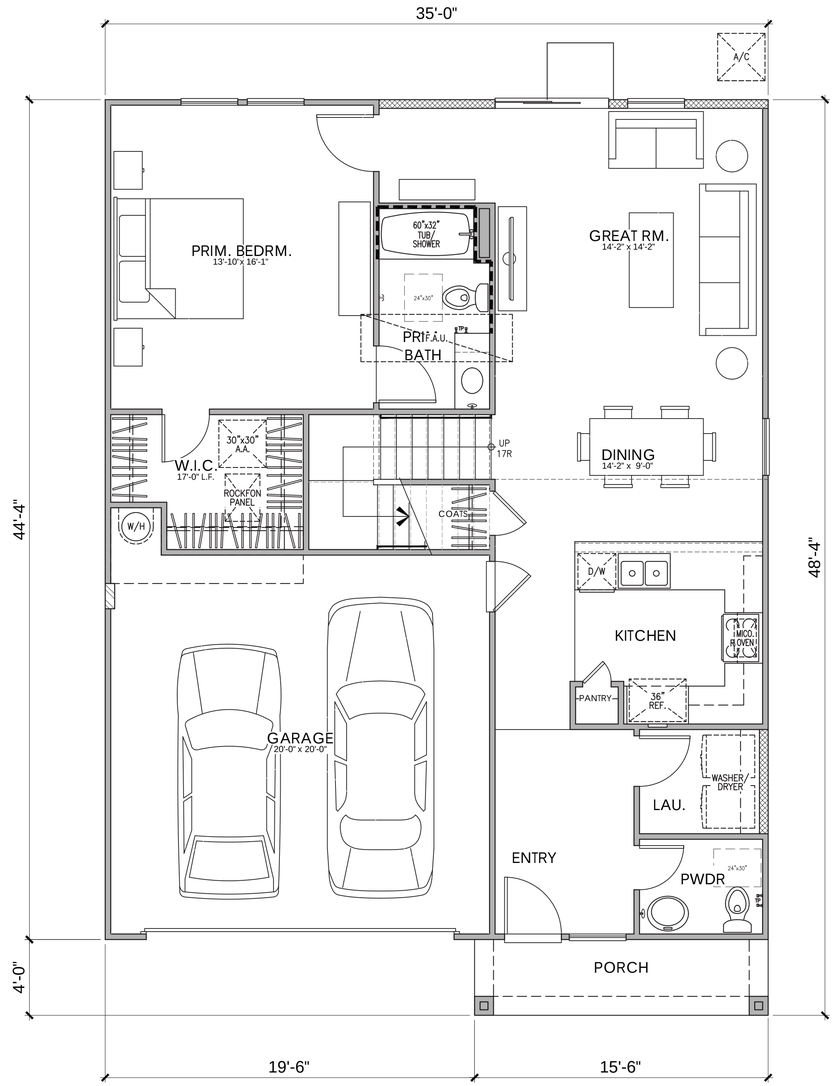
OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-243

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,133 SQ. FT.
SECOND FLOOR AREA	767 SQ. FT.
TOTAL DWELLING	1,900 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	62 SQ. FT.

PLAN 1900
4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-244

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
#21117

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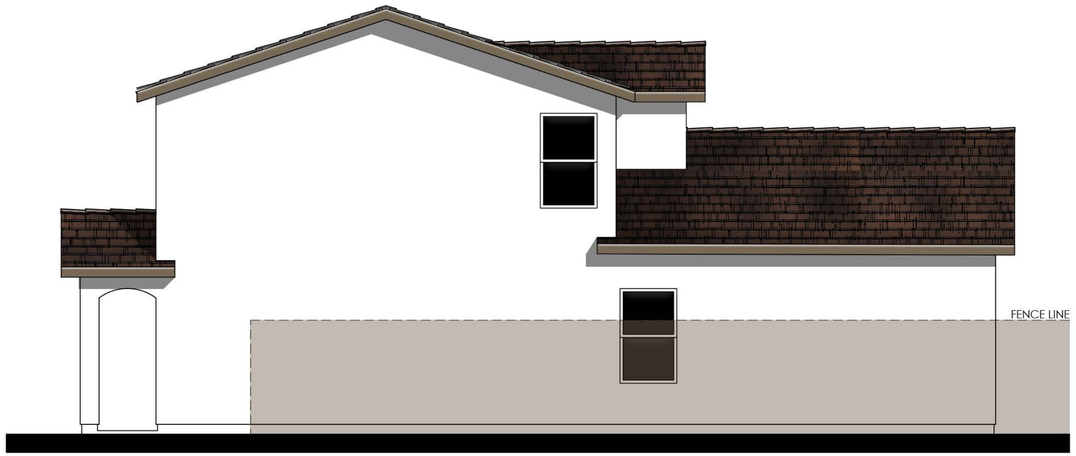
Refer to landscape drawings for wall, tree, and shrub locations

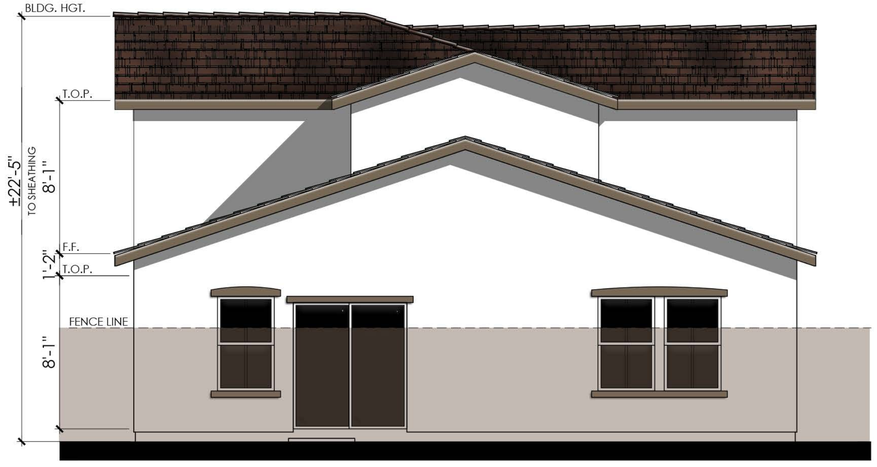
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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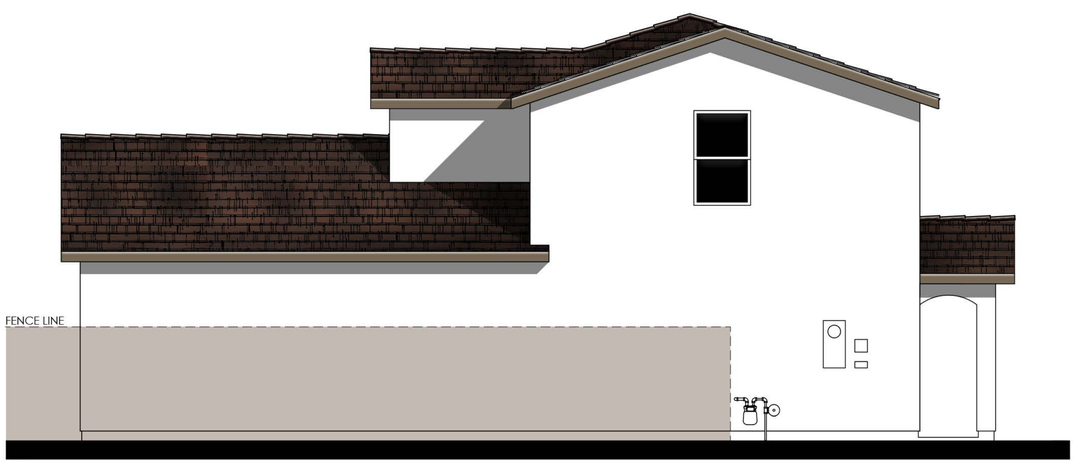


LEFT

COLOR SCHEME 1

PLAN 4A (1,900)

SPANISH ELEVATIONS

0 2 4 8 12

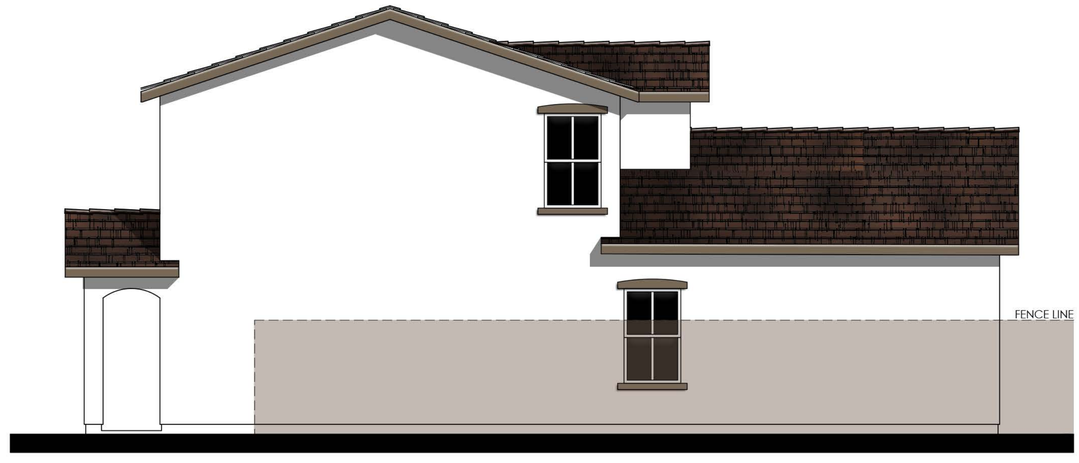
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-245

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

COLOR SCHEME 1

PLAN 4A (1,900)

SPANISH ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
A-246

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#21117

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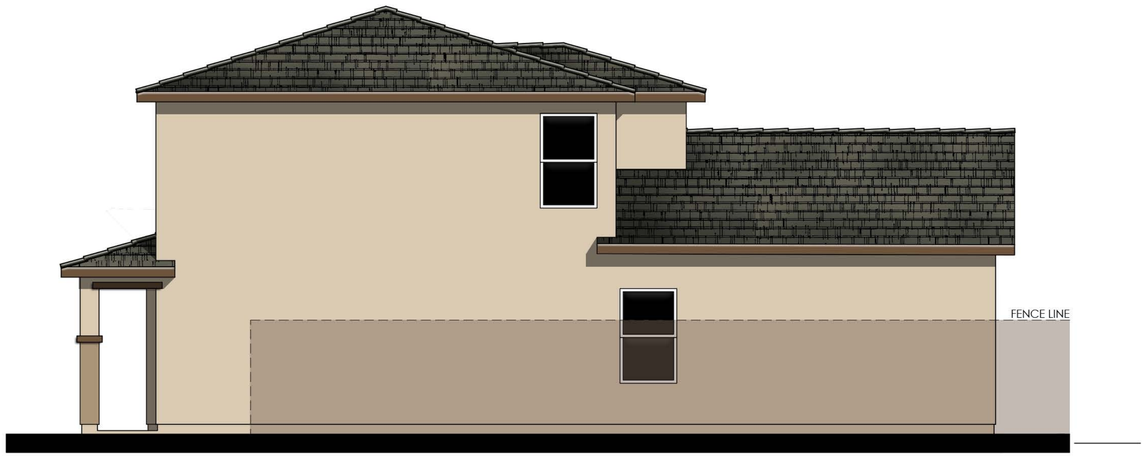
Refer to landscape drawings for wall, tree, and shrub locations

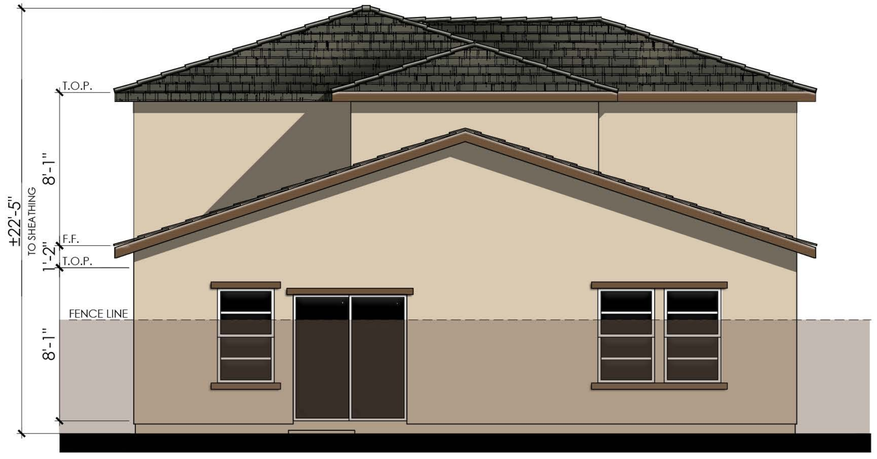
FRONT



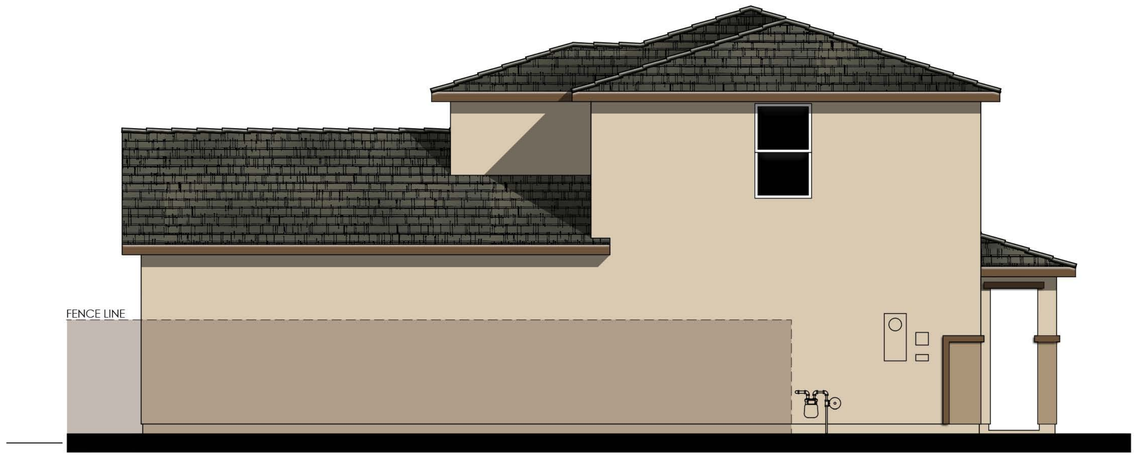
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 4

PLAN 4B (1,900)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
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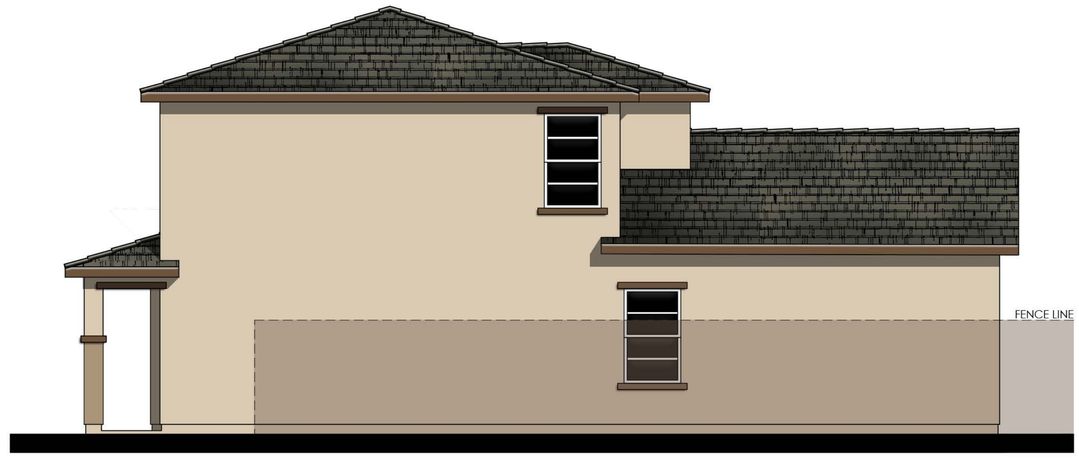

RIGHT

COLOR SCHEME 4

PLAN 4B (1,900)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

LENNAR

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OLIVE GROVE
UNIT 3 & 6
45x105

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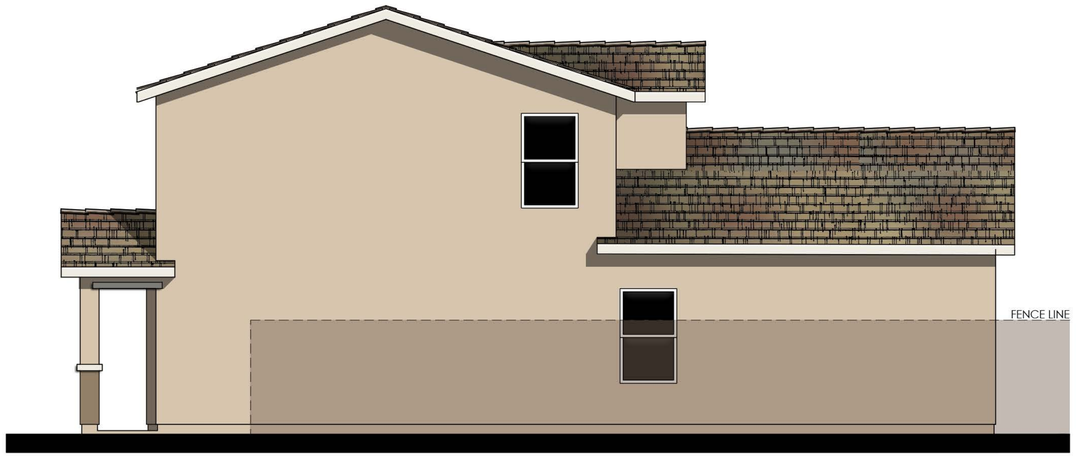
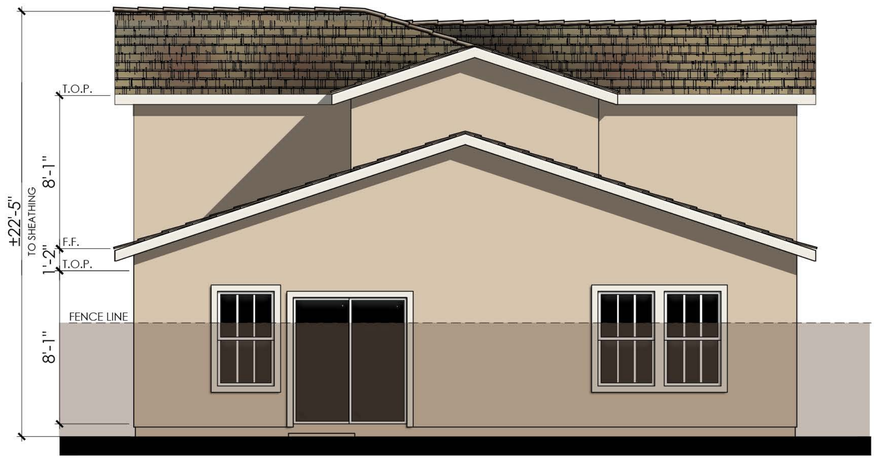
FRONT



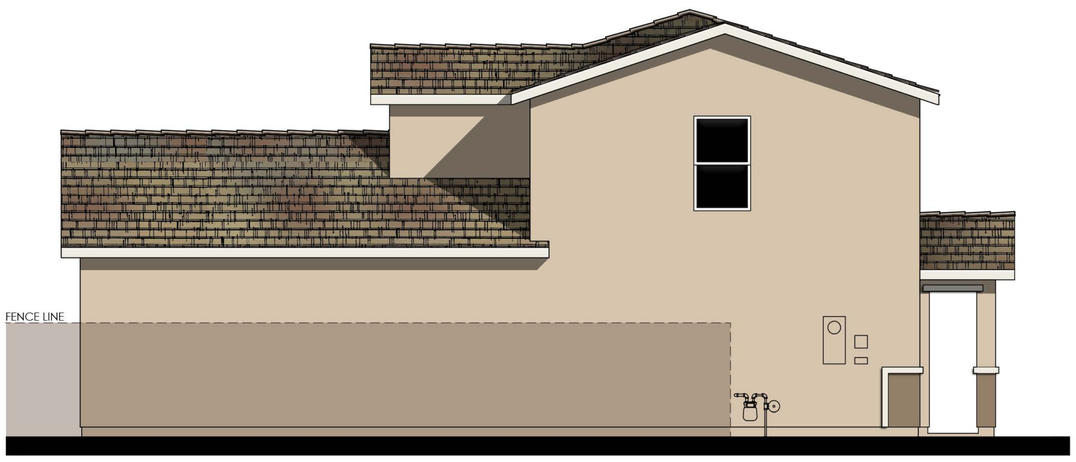
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 4C (1,900)

COTTAGE ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

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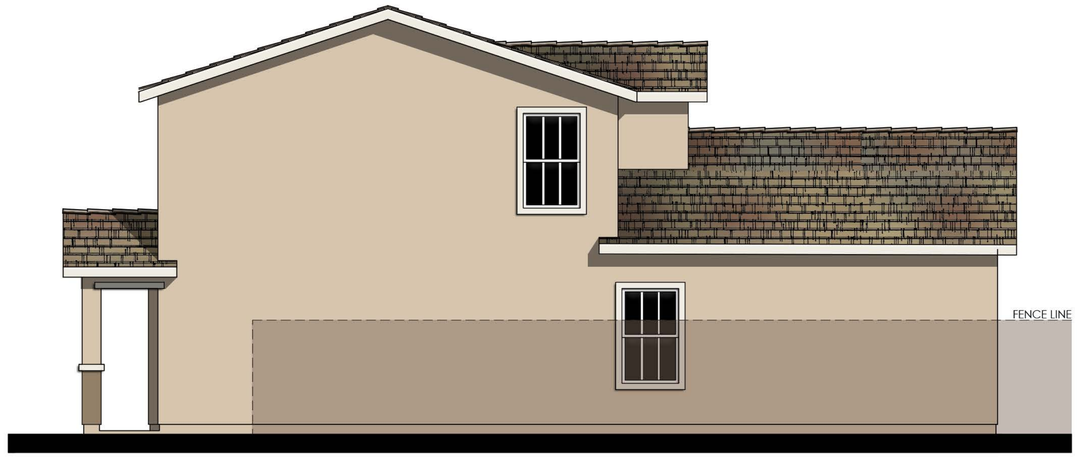

RIGHT

COLOR SCHEME 7

PLAN 4C (1,900)

COTTAGE ENHANCED ELEVATION

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
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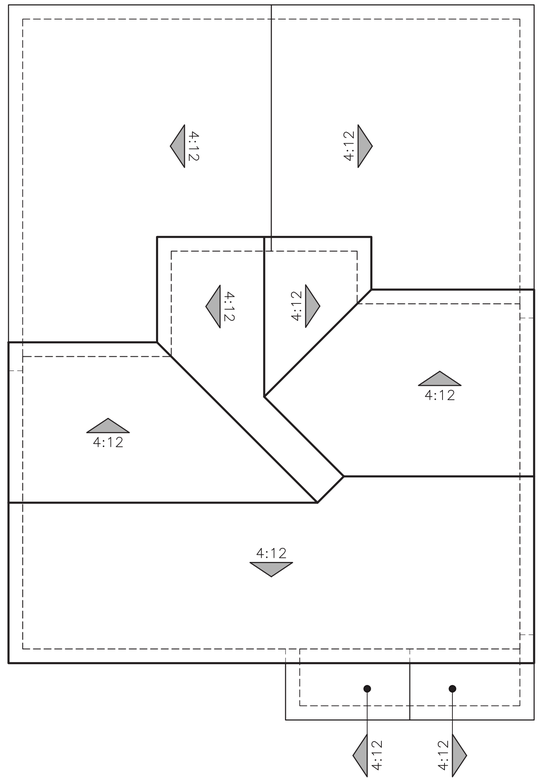
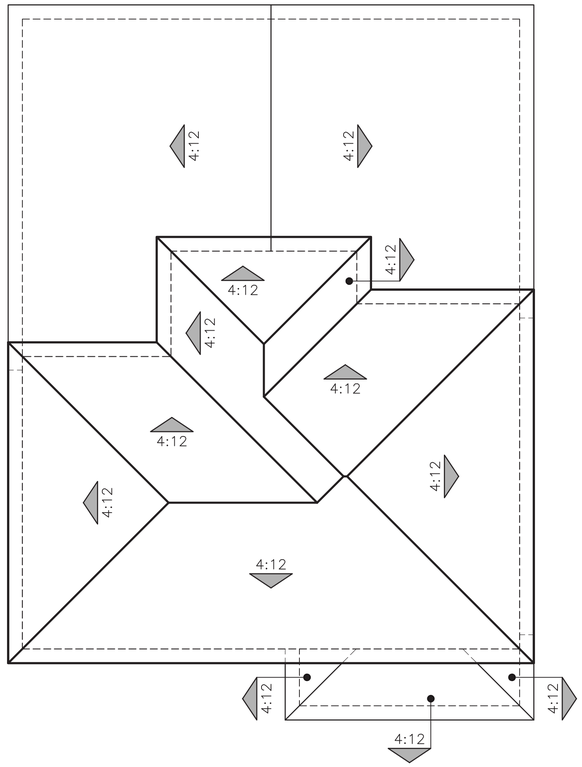
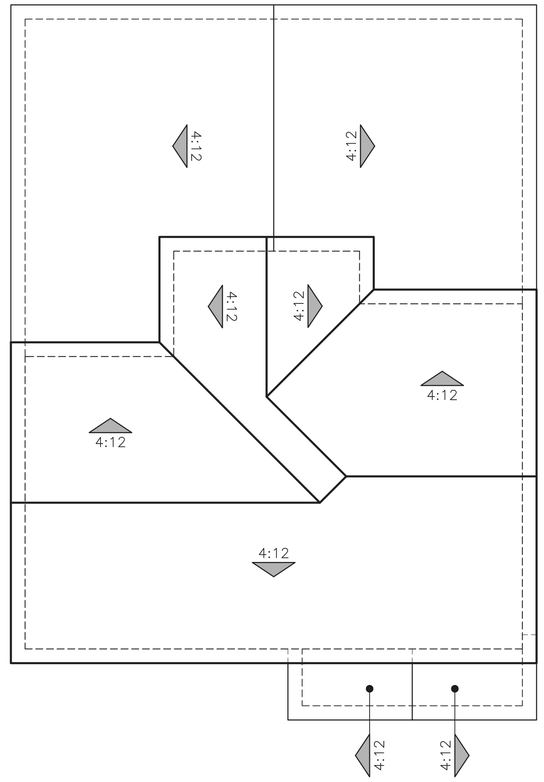


A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 4 (1900)
ROOF PLANS

0 2 4 8 12

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RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
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"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW7005 PURE WHITE	SW7536 BITTERSWEET STEM	SW9173 SHIITAKE
FASCIA / TRIM	SW6152 SUPERIOR BRONZE	SW6097 STURDY BROWN	SW7054 OAK LEAF BROWN
GARAGE DOOR	SW6149 RELAXED KHAKI	SW7529 SAND BEACH	SW7037 BALANCED BEIGE
FRONT DOOR / SHUTTERS	SW6458 RESTFUL	SW7523 BURNISHED BRANDY	SW0031 DUTCH TILE BLUE
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
COMP. SHINGLES	HICKORY	HICKORY	HICKORY

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6141 SOFTER TAN	SW7022 ALPACA	SW6036 ANGORA
SECONDARY STUCCO	SW9116 SERENGETI GRASS	SW9168 ELEPHANT EAR	SW9160 ARMADILLO
FASCIA / TRIM / GARAGE DOOR	SW6146 UMBER	SW7026 GRIFFIN	SW6040 NUTSHELL
FRONT DOOR / SHUTTERS	SW0030 COLONIAL YELLOW	SW0020 PEACOCK PLUME	SW7579 ALAEA
COMP. SHINGLES	SAGEWOOD	SAGEWOOD	SAGEWOOD

"C" ELEVATIONS COTTAGE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW6106 KILIM BEIGE	SW9094 PLAYA ARENOSA	SW7541 GRECIAN IVORY
SECONDARY STUCCO	SW2841 WEATHERED SHINGLE	SW9097 SOFT FAWN	SW7045 INTELLECTUAL GRAY
FASCIA / TRIM / GARAGE DOOR	SW7551 GREEK VILLA	SW7568 NEUTRAL GROUND	SW7562 ROMAN COLUMN
FRONT DOOR / SHUTTERS	SW2816 ROOKWOOD DK GRN	SW0033 REMBRANDT RUBY	SW6192 COASTAL PLAIN
COMP. SHINGLES	COPPER CANYON	COPPER CANYON	COPPER CANYON

PAINT:	SHERWIN WILLIAMS
COMPOSITION SHINGLES:	GAF TIMBERLINE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

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WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

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SPANISH
SCHEME #2

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SPANISH
SCHEME #3

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COLOR BOARDS - “A” SPANISH

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RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
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PRAIRIE
SCHEME #4

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PRAIRIE
SCHEME #5

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PRAIRIE
SCHEME #6

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COLOR BOARDS - “B” PRAIRIE

COTTAGE
SCHEME #7

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COTTAGE
SCHEME #8

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COTTAGE
SCHEME #9

LENNAR

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COLOR BOARDS - “C” COTTAGE

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

OLIVE GROVE
UNIT 3 & 6
45x105

12.05.2023
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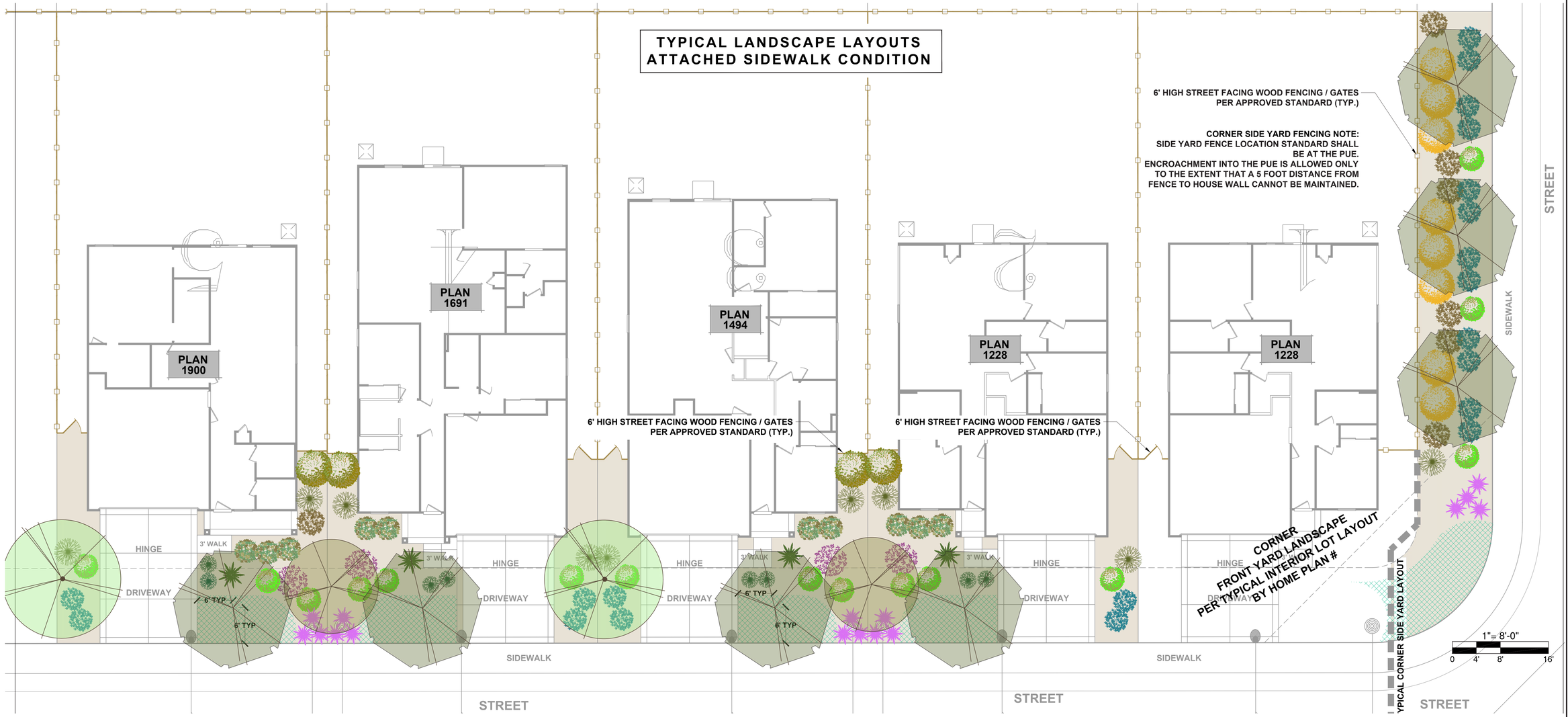
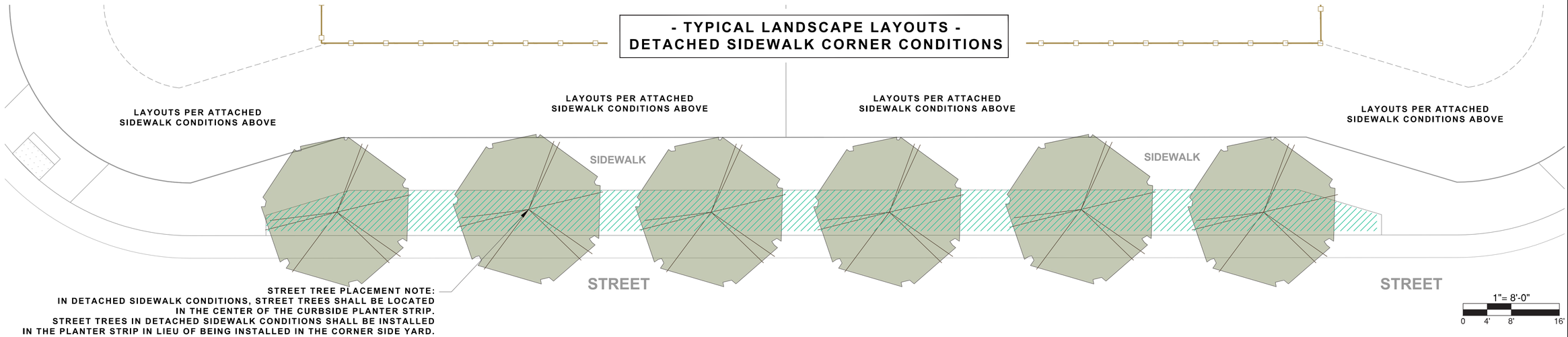
TYPICAL LANDSCAPE LAYOUTS
ATTACHED SIDEWALK CONDITION



- TYPICAL LANDSCAPE LAYOUTS -
DETACHED SIDEWALK CORNER CONDITIONS



STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN THE PLANTER STRIP IN LIEU OF BEING INSTALLED IN THE CORNER SIDE YARD.

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

PRADERA RANCH @ GRANTLINE 220
OLIVE GROVE - UNITS 3 / 6
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

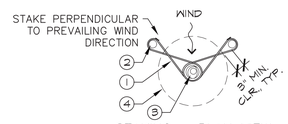
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2024
Renewal Date
8-15-2023
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

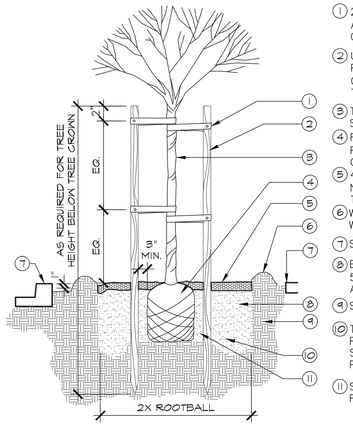
Drawing Title
TYPICAL LANDSCAPE LAYOUTS -XXXX- RD75 LOTS

Date: AUGUST 15, 2023
Drawn By: JL
Scale: NOTED
Sheet: L1.1

City of Rancho Cordova Approval



STAKING – PLAN VIEW

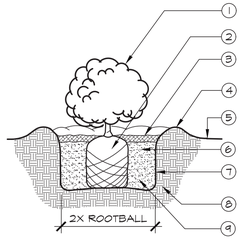


1. 24" CORDED RUBBER TIE – ATTACH TO STAKE W / 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE – INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE – SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL – SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

TREE PLANTING

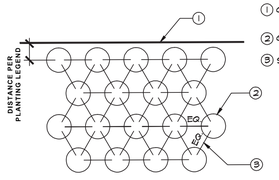
SCALE: N.T.S.



1. SHRUB – SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL – SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"–4" LAYER MULCH – NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

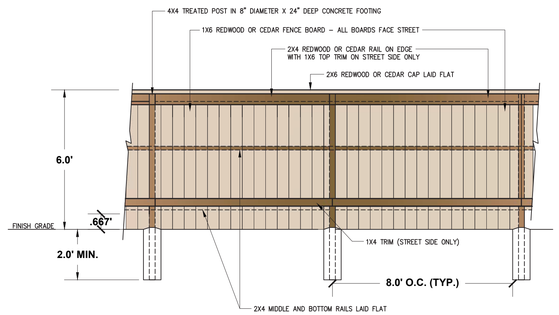
SCALE: N.T.S.



1. CURB, FENCE OR PAVEMENT EDGE
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

GROUNDCOVER SPACING/LAYOUT

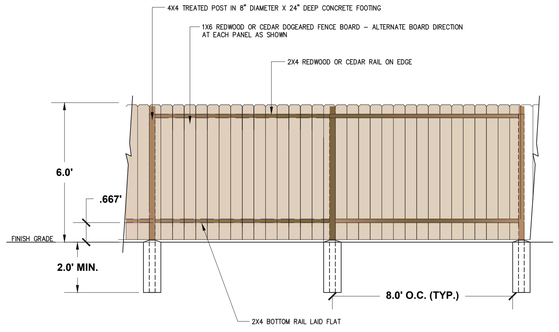
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards.
   Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans.
   For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

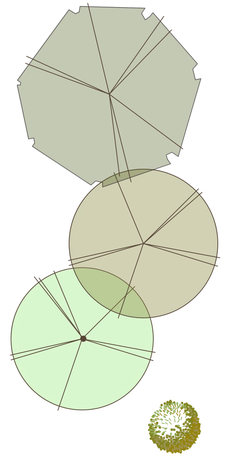
    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.
    Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

    NOTE:
    Final Street tree selections will take into account potential solar panel shading conflicts on single story homes.
12. **WEED BARRIER FABRIC:**
    Install an approved porous weed barrier fabric in all planting areas per plan. Secure fabric to soil per manufacturer's instructions.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Pt. Reyes'' — Pt. Reyes manzanita (MOD)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of evergreen groundcover panels and additional water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): 25% 24 INCH BOX / 30% EVERGREEN
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Ginkgo biloba 'Autumn Gold'	Autumn Gold ginkgo (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Pistacia chinensis 'Keith Davey'	Keith Davey Chinese pistache (LOW)
Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine elm (MOD)
Zelkova serrata 'City Sprite'	City Sprite Sawleaf zelkova (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)
Magnolia g. 'Little Gem' – standard	Little Gem southern magnolia (MOD)
Prunus caroliniana 'Compacta' – standard	Compact Carolina cherry laurel (LOW)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy' – standard	Forest pansy Eastern redbud (MOD)
Chionanthus retusus	Chinese fringe (MOD)
Chitalpa tashkentensis 'Pink Dawn' – strd.	Pink Dawn chitalpa (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Salvia greggii 'Hot Lips'	Hot Lips Autumn sage (LOW)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Salvia greggii 'Fuhrman's Red'	Compact autumn sage (LOW)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Euonymus jap. 'Microphyllus'	Boxleaf euonymus (LOW)
Berberis aquifolium 'Repens'	Compact Oregon grape (LOW)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Point Reyes'	Point Reyes manzanita (MOD)
Salvia 'Bee's Bliss' (1gal)	Bee's Bliss sage (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 5 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Tulbaghia violacea	Society garlic (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Fragaria chiloensis	Ornamental strawberry (MOD)
Gazania 'Mitsuwa Yellow' – trailing	Trailing gazania (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CHAPA
Signature
4-30-2024
Renewal Date
8-15-2023
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES -ALL PLANS-

Date: AUGUST 15, 2023
Drawn By: JL
Scale: NOTED

Sheet
L1.2

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1228

Reference Evapotranspiration (ET_o)	51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	666	329	10583
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**676**	**334**	**10741.89**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10741.89**
						Maximum Allowed Water Allowance (MAWA)[e]	**11963.78**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	334
Total Area	676
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	334
Total Area	676
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1691

Reference Evapotranspiration (ET_o)	51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	644	318	10233
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**654**	**323**	**10392.30**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10392.30**
						Maximum Allowed Water Allowance (MAWA)[e]	**11574.43**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	323
Total Area	654
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	323
Total Area	654
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1494

Reference Evapotranspiration (ET_o)	51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	648	320	10297
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**658**	**325**	**10455.86**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10455.86**
						Maximum Allowed Water Allowance (MAWA)[e]	**11645.22**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	325
Total Area	658
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	325
Total Area	658
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1900

Reference Evapotranspiration (ET_o)	51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	697	344	11076
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**707**	**349**	**11234.49**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11234.49**
						Maximum Allowed Water Allowance (MAWA)[e]	**12512.42**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	349
Total Area	707
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	349
Total Area	707
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Typical Corner Lot

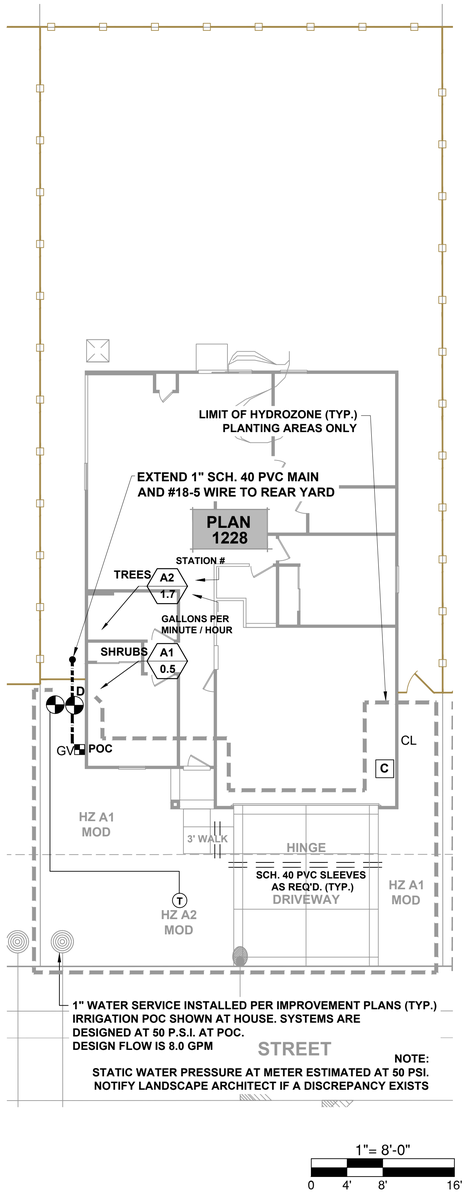
Reference Evapotranspiration (ET_o)	51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1923	950	30557
A2 TREES	0.4	Drip	0.81	0.49	50	25	795
				Totals	**1973**	**974**	**31351.70**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**31351.70**
						Maximum Allowed Water Allowance (MAWA)[e]	**34917.96**

ETAF Calculations

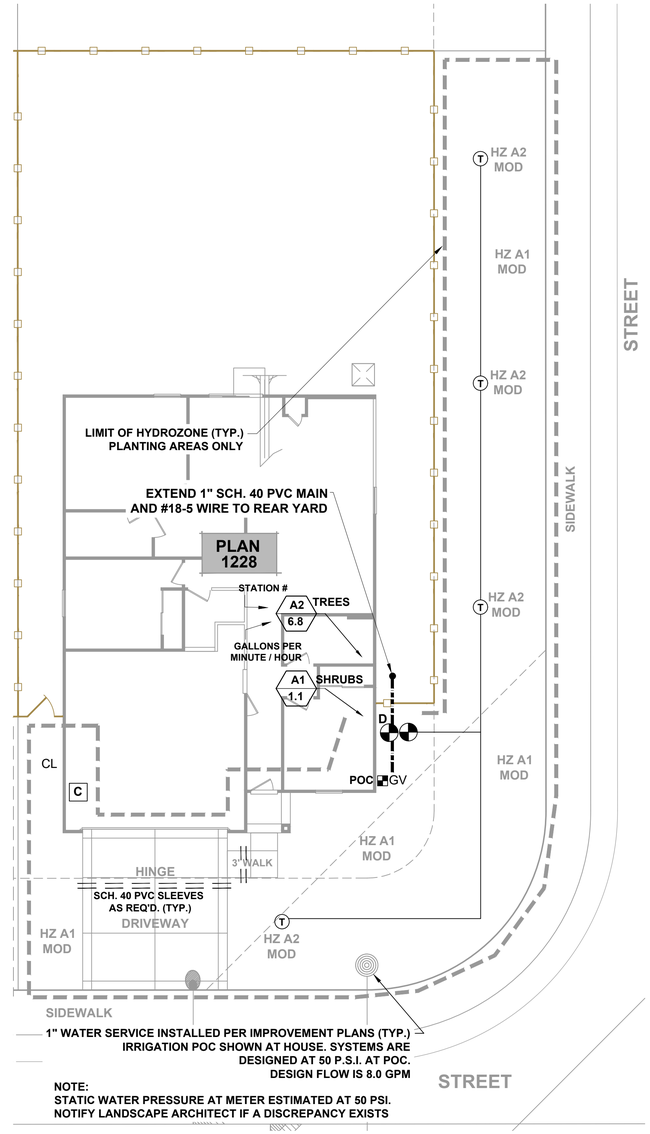
Regular Landscape Areas	
Total ETAF x Area	974
Total Area	1973
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	974
Total Area	1973
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TYPICAL INTERIOR LOT IRRIGATION LAYOUT ALL PLANS - PLAN 1228 SHOWN -



TYPICAL CORNER LOT IRRIGATION LAYOUT ALL PLANS - PLAN 1228 SHOWN -



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JAMES NORMAN LUTTRELL 5248
Signature
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Drawing Title
TYPICAL IRRIGATION SCHEMATICS

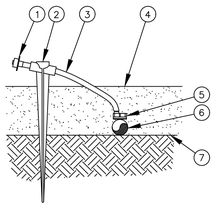
Date AUGUST 15, 2023

Drawn By JL

Scale NOTED

Sheet L2.1

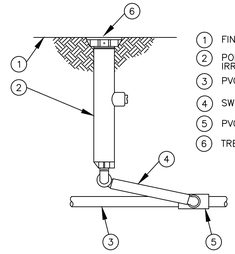
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE–COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT–700 XERI–TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

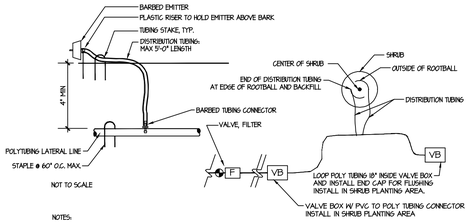
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP–UP SPRAY SPRINKLER: IRRITROL I–400–PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. TREE BUBBLER PER LEGEND

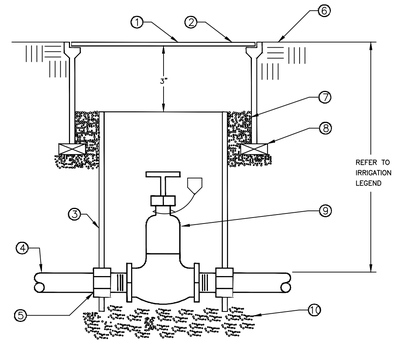
TREE_BUBBLER_ON_POP-UP_BODY

NO SCALE



NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

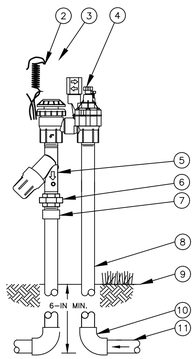
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

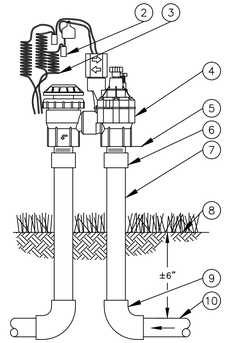
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI–SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM		
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (1) UNIVERSAL FLOOD BUBBLER AT THE EDGE OF ROOTBALL (UPHILL SIDE). INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	1.7 GPM PER TREE		
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15			
C	IRRITROL	KD600-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.				
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS				
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)				
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR				
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE				
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS				
1"	---	SCHEDULE 40 PVC	1" SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.				
3/4"	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.				

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 8.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 3" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

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

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1025 CREEKSIDE RIDGE DR. • #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT — JAMES NORMAN LUTTRELL — 5369
Signature 4-30-2024
Renewal Date 8-15-2023
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES -ALL PLANS-

Date AUGUST 15, 2023
Drawn By JL
Scale NOTED
Sheet L2.2

City of Rancho Cordova Approval

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
Ongoing				
1.	Conditions of Approval for Pradera Ranch Design Review (PLND-0222-0028) dated July 18, 2022 remain in effect and are incorporated herein by reference.	July 18, 2022 Conditions of Approval	On-Going	Various Departments and Agencies
2.	The approved entitlement is for a Design Review Amendment for Pradera Ranch. The project shall be consistent with the Design Review Booklet (Exhibit A). (Project PLND-0923-0079)	Project Description	On-Going	Planning
3.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
4.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
5.	The Major Design Review is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Time/Expiration	On-Going	Planning
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/ Building &Safety
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Dept at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works

CONDITIONS OF APPROVAL — Exhibit B to the Resolution

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going				
1.	The approved entitlement is for a Major Design Review for Pradera Ranch. The project shall be constructed consistent with the Project Plans & Design Book (Exhibit A) for 19 residential floor plans, and preliminary landscape plans. (Project PLND-0222-0028)	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's	General	On-Going	Planning

CONDITIONS OF APPROVAL

Exhibit B to the Resolution

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	The approved project includes an adjustment that allows for a 15-foot front yard setback. The adjustment shall only be applicable to Plan 1880 within the Viridian II collection. All other lots shall be held to the front yard setback as required by the Suncreek Specific Plan.	Adjustment	On-Going	Planning
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Division prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permit				
10.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Division. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape	Prior to Issuance of Building Permit	Planning

CONDITIONS OF APPROVAL Exhibit B to the Resolution

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
11.	Final landscape plan shall include the addition of weed barrier, subject to planning staff approval, installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
12.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other unless they have different elevations. • Any two-story house on a corner shall provide all the window trims and casing, shutters and other enhancements found on the front elevation on all sides, as shown on the design elevations. • Any two-story structure placed on a corner lot will be required to have the setbacks for corner lots, as shown within the Design Book (Exhibit A).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
13.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
14.	Certificate of Release plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings built on a private fire access road.	Certificate of Release	Prior to issuance of Building Permits	Fire
15.	A final landscape plan shall be included within the master plan submittal to the Building and Safety Division. The final	Landscaping	Prior to issuance of Building Permits	Planning/Public Works

CONDITIONS OF APPROVAL

Exhibit B to the Resolution

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	landscape plan must be approved by the Planning Division prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
16.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	SASD
Prior to Final Inspection				
17.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats, or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to 1st final Building Permit	Planning
18.	A concrete path shall be provided from the driveway to the garage person door that includes a 4'x10' concrete pad for the storage of garbage receptacles behind the fence line. A garage person door is not required for the Verdant II and Celedon collections.	Outdoor area	Prior to final Building Inspection	Planning
19.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning

CONDITIONS OF APPROVAL — Exhibit B to the Resolution

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
20.	All side and rear elevations adjacent to public rights-of-way must contain architectural enhancements identified in the Design Book (Exhibit A).	Enhancements	Prior to final Building Inspection	Planning
21.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
22.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire
Prior to Submittal of Improvement Plans				
23.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.		Prior to submittal of Improvement Plans	SASD
Prior to Approval of Improvement Plans				
24.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to approval of Improvement Plans	SASD
25.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SASD

CONDITIONS OF APPROVAL Exhibit B to the Resolution

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
26.	The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit.	Sewer	Prior to approval of Improvement Plans	SASD
Advisory				
27.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Security Gates	Advisory	Fire

MEMORANDUM

ITEM 6.1.

DATE: December 13, 2023

TO: Planning Commission Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **A RESOLUTION APPROVING THE 2024 RANCHO CORDOVA PLANNING COMMISSION MEETING SCHEDULE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Confirm the 2024 Rancho Cordova Planning Commission meeting schedule.

BACKGROUND

To ensure maximum attendance of commission members and the community in the planning process, a meeting schedule is set well in advance. As part of its annual planning for the upcoming year, the Planning Commission reviews next year's calendar and determines its meeting schedule for the following year. Exhibit A to the attached Resolution is the proposed Planning Commission Meeting dates for 2024.

ATTACHMENT(S)

1. Resolution
2. Proposed 2024 Rancho Cordova Planning Commission Schedule

CITY OF RANCHO CORDOVA

RESOLUTION NO. X-2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, SETTING THE 2024 PLANNING COMMISSION MEETING SCHEDULE

WHEREAS, Government Code Section 54954 provides that the legislative body of a local agency may establish the time and place for regular meetings by Resolution; and

WHEREAS, at the May 2, 2022 Special Meeting the Planning Commission set the time and place for Regular meetings as 5:30 PM on the second and fourth Wednesday of the month with the meeting on the fourth Wednesday of the month only being held on an as needed basis, provided that if a regular meeting date is an official holiday, the meeting will be held on the following day; and

WHEREAS, in order to ensure maximum attendance of Commission Members and the community in the planning process the City is setting its Planning Commission meeting schedule for the calendar year 2024.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA sets its 2024 Planning Commission meeting schedule as set forth in the attached Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of December 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Leroy Tripette, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

Proposed 2024 Rancho Cordova Planning Commission Meeting Schedule

JANUARY 2024	
Wednesday, January 10	5:30 PM Regular Meeting
Wednesday, January 24	5:30 PM Regular Meeting (if needed)
FEBRUARY 2024	
Wednesday, February 14	5:30 PM Regular Meeting
Wednesday, February 28	5:30 PM Regular Meeting (if needed)
MARCH 2024	
Wednesday, March 13	5:30 PM Regular Meeting
Wednesday, March 27	5:30 PM Regular Meeting (if needed)
APRIL 2024	
Wednesday, April 10	5:30 PM Regular Meeting
Wednesday, April 24	5:30 PM Regular Meeting (if needed)
MAY 2024	
Wednesday, May 8	5:30 PM Regular Meeting
Wednesday, May 22	5:30 PM Regular Meeting (if needed)
JUNE 2024	
Wednesday, June 12	5:30 PM Regular Meeting
Wednesday, June 26	5:30 PM Regular Meeting (if needed)
JULY 2024	
Wednesday, July 10	5:30 PM Regular Meeting
Wednesday, July 24	5:30 PM Regular Meeting (if needed)
AUGUST 2024	
Wednesday, August 14	5:30 PM Regular Meeting
Wednesday, August 28	5:30 PM Regular Meeting (if needed)

SEPTEMBER 2024	
Wednesday, September 11	5:30 PM Regular Meeting
Wednesday, September 25	5:30 PM Regular Meeting (if needed)
OCTOBER 2024	
Wednesday, October 9	5:30 PM Regular Meeting
Wednesday, October 23	5:30 PM Regular Meeting (if needed)
NOVEMBER 2024	
Wednesday, November 13	5:30 PM Regular Meeting
Wednesday, November 27	PROPOSED TO CANCEL REGULAR MEETING
DECEMBER 2024	
Wednesday, December 11	5:30 PM Regular Meeting
Wednesday, December 25	PROPOSED TO CANCEL REGULAR MEETING

MEMORANDUM

ITEM 6.2.

DATE: December 13, 2023

TO: Planning Commission Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **SELECTION OF 2024 CHAIR AND VICE CHAIR**

RECOMMENDATION

Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2024 calendar year.

RESULT OF RECOMMENDED ACTION

Upon nomination and a motion, one member of the Planning Commission will serve as the Chair and one as the Vice Chair for the 2024 calendar year.

BACKGROUND

The Planning Commission will need to nominate a Chair and a Vice Chair to serve for the 2024 calendar year. The responsibilities of the Chair include procedural duties, such as presiding over meetings. It is the Chair's responsibility to run an orderly meeting and conduct the Planning Commission's business in a fair and timely manner. The Chair also maintains order of the meeting, manages public comment, keeps the agenda moving and often summarizes what has been heard by the public and fellow commissioners prior to calling for a motion on a particular item. The responsibility of the Vice Chair is to fill in for the Chair when he or she is unable to attend the meeting or participate in a particular item. Previous discussions by the Planning Commission earlier this year related to the rotation of the Chair resulted in the Planning Commission agreeing that as part of their procedures, the existing Vice Chair would move into the Chair for the next calendar year. The final procedures have not yet been adopted by Resolution, so for purposes of this meeting, the Planning Commission will need to nominate a Chair, as well as a Vice Chair. The person nominated for each role will need to accept the nomination and then a motion and roll call vote can be made.

ATTACHMENT(S)

None