

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, April 24, 2024

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

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

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81381829224>
Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, April 24, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, April 24, 2024, at 3:00 p.m.

AGENDA

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

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

2. PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to 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 March 27, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Recycle Road TPM - Tentative Parcel Map (CEQA Exemption 15315 "Minor Land Division") - Project No. PLND-0224-0092.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:
- Determine the project to be in compliance with the California Environmental Quality (CEQA) per section 15315 "Minor Land Division"
 - Approve the Tentative Parcel Map (TPM) for Recycle Road (APN: 072-0550-022-0000), Project No. PLND-0224-0092 subject to the findings, Tentative Parcel Map (Attachment 2) and Conditions of Approval (Attachment 3).

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** The Preserve - Major Design Review, Adjustment, and Special Development Permit (CEQA Exempt Pursuant to Section 15183, Projects Consistent with the Community Plan, General Plan or Zoning and Section 15182, Residential Projects Pursuant to a Specific Plan) - Project No. PLND-0923-0080 - Located North of Edington Drive and West of Raymer Way; APN: 072-0300-011-0000, 072-0300-013-0000, 073-0010-029-0000, and 072-2900-080-0000.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:
- Determine the project exempt per Section 15183 "Projects Consistent with a Community Plan, General Plan, or Zoning" and Section 15182 "Residential Projects Pursuant to a Specific Plan" of the CEQA Guidelines; and
 - Approve the Major Design Review, Adjustment, and Special Development Permit for The Preserve.

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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

May 8, 2024	5:30 PM Regular Meeting
June 12, 2024	5:30 PM Regular Meeting
July 10, 2024	5:30 PM Regular Meeting
August 14, 2024	5:30 PM Regular Meeting
September 11, 2024	5:30 PM Regular Meeting
October 9, 2024	5:30 PM Regular Meeting
November 13, 2024	5:30 PM Regular Meeting
December 11, 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 April 24, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on April 19, 2024 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 April 19, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: April 24, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF MARCH 27, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. March 27, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, March 27, 2024

City Hall
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DRAFT MINUTES**1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Chair Stauss called the Regular meeting to order in the David B. Roberts Council

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 27, 2024

ATTACHMENT 1

Chambers at 5:31 p.m.

Planning Commission Members Present: Lee Frechette, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Planning Commission Members Absent: Surrender Devarapalli

Staff Members Present: Chance Finley-Ross, Darcy Goulart, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Palmer Hilton led the pledge.

3. PUBLIC COMMENT

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

1. Oscar Mazariegos

Chair Stauss closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to approve item 4.1 by Frechette second by McGarvey;
Motion passed with a 4:0 vote.

AYES: None

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 13, 2024.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to approve item 5.1 through 5.2 by Tripette second by Frechette;
Motion passed with a 4:0 vote.

AYES: None

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 5.1. **Subject:** The Ranch Four Seasons Recreation Center - Design Review Amendment (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning) - Project No. PLND-0124-0089 - Located within The Ranch SPA, South of Chrysanthy Boulevard; APN: 067-2420-028-0000.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 27, 2024

ATTACHMENT 1

Recommendation: Determine the project Exempt per Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the Resolution approving the Ranch Age Qualified Recreation Center Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

- 5.2. **Subject:** Second Amendment to the Development Agreement Between the City of Rancho Cordova and Cresleigh Homes Corporation Relative to Sunridge Lot J.

Recommendation: Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Introduce and waive the first reading of the Ordinance approving the 2nd amendment to the Development Agreement between the City of Rancho Cordova and Cresleigh Homes Corporation relative to Sunridge Lot J.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Big Baller Storage Park - Major Design Review & Administrative Use Permit (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0323-0066.

Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review and Administrative Use Permit for Big Baller Storage Park.

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

1. Mike Malher

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 6.1. by McGarvey second by Tripette;
Motion passed with a 4:0 vote.

AYES: None

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.113 Zoning Certification, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.731 Fences, Walls, and Screening, Chapter 23.1104 Definitions and the Folsom Boulevard Specific Plan.

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); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the Folsom Boulevard Specific Plan

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 27, 2024

ATTACHMENT 1

ACTION: Motion to approve item 6.2. by Frechette second by McGarvey;
Motion passed with a 4:0 vote.

AYES: None

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:13 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: April 24, 2024

TO: Planning Commission Members

FROM: Nick Sosa, Associate Planner

SUBJECT: RECYCLE ROAD TPM – TENTATIVE PARCEL MAP (CEQA EXEMPTION 15315 “MINOR LAND DIVISION”) – PLND-0224-0092

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Orgov JJS	Jerry Karapetyan
1387 Garden Highway, Suite 200	2706 Mercantile Drive
Sacramento, CA 95833	Rancho Cordova, CA 95742

PROJECT:	Recycle Road TPM
FILE:	PLND-0224-0092
LOCATION:	Recycle Road south of Elks Circle and west of Sunrise Boulevard
APN:	072-0550-022-0000
PLANNER:	Nick Sosa, Associate Planner

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project to be in compliance with the California Environmental Quality (CEQA) per section 15315 “Minor Land Division”
- Approve the Tentative Parcel Map (TPM) for Recycle Road (APN: 072-0550-022-0000), Project No. PLND-0224-0092 subject to the findings, Tentative Parcel Map ([Attachment 2](#)) and Conditions of Approval ([Attachment 3](#)).

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the applicant’s request to divide an existing 1.24-acre parcel into two separate parcels. No physical improvements are proposed with this request.

PROJECT BACKGROUND

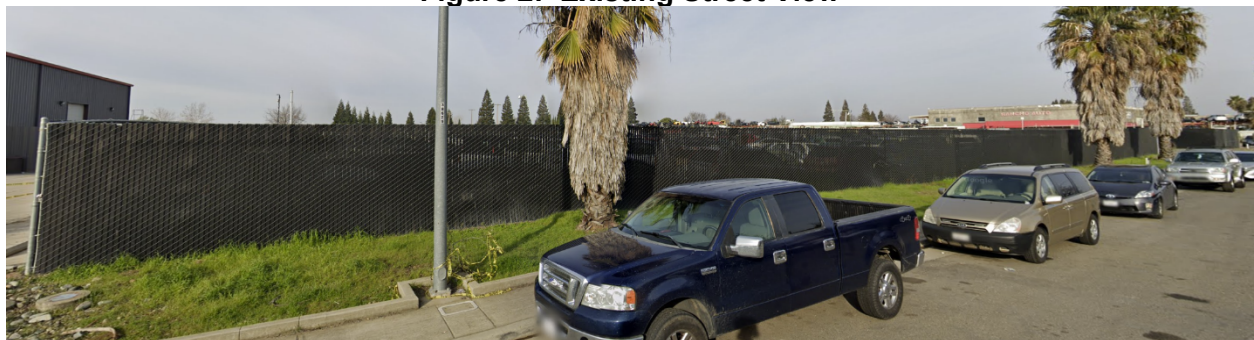
The City of Rancho Cordova received an application requesting a Tentative Parcel Map to divide the existing 1.24-acre parcel into two separate parcels at a property south of Elks Circle and west of Sunrise Boulevard (APN:072-0550-022-0000). The subject property is zoned M-2 (Heavy Industrial/Manufacturing) and is located within the South Sunrise Special Planning Area

(SSSPA). Currently, the parcel does not contain any existing buildings and is utilized for outdoor storage as part of an existing dismantler business. **See Figures 1 & 2** for project location and existing conditions.

Figure 1: Project Location



Figure 2: Existing Street View



Location	Existing Use	General Plan Designation	Zoning Designation
South	Capital City Auto Auction	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)
West	Outdoor Vehicle Storage	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)

REQUIRED PERMITS AND REGULATORY BASIS

According to the Subdivision Map Act and Municipal Code, a parcel may be subdivided into multiple separate lots with a Parcel Map, guided by the following provisions:

1. Subdivision Map Act
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 23, Zoning Code
4. General Plan

ANALYSIS

The applicant is requesting approval of a Parcel Map to divide a developed 1.24-acre parcel into two separate parcels. No physical improvements or changes in use are proposed at this time.

General Plan: The project site is located within the Sunrise Boulevard South Planning Area (SBSPA). This area includes a variety of commercial and industrial uses south of Highway 50 along the Sunrise Corridor, ending at Douglas Road. Current uses within this area include a variety of commercial, office, and light and heavy industrial uses. Current use of the property includes dismantling/outdoor vehicle storage which is consistent with the designation. The current application is only requesting to split the property from one parcel to two parcels. No further modifications or changes to the current use are proposed as part of this application. Therefore, the site will continue to be consistent with the SBSPA General Plan Designation.

Zoning Code: The project site is zoned M-2 (Heavy Industrial/Manufacturing) within the South Sunrise Special Planning Area (SSSPA). The SSSPA is intended to accommodate a variety of auto uses including dismantling, outdoor storage, vehicle sales, and vehicle services. The requested Tentative Parcel Map is only to split the parcel into two separate parcels, no physical improvements or changes in use are proposed with this application. There are no existing structures on the property, however, any future construction on the site will be reviewed to ensure structures and site improvements are consistent with all applicable development standards of the zone.

Title 22 - Land Development: Title 22 of the City of Rancho Cordova Municipal Code regulates land division and is intended to supplement and implement the Subdivision Map Act. The proposed project, as conditioned, is consistent with requirements and procedures of a parcel map application.

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if it makes any of the findings specified shown in the attached resolution. In the case of this proposed parcel map, none of the findings were made. Attachment 1: Resolution lists the evidence supporting the map approval.

FISCAL IMPACT

Staff anticipates that this project will result in additional revenues created from the property taxes collected for each new parcel.

ENVIRONMENTAL

The proposed Tentative Parcel Map (TPM) would be exempt from CEQA review under CEQA State Guidelines Section 15315 “Minor Land Divisions”. This exempts from CEQA, projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed parcel split is located in an existing urban area, is in conformance with the General Plan and zoning, requires no variances or exceptions, has available services and access to the proposed parcels to local standards, and the parcel has not been involved in a division of a larger parcel within the previous 2 years. Because the land division is able to meet all requirements of 15315, the project is exempt from additional CEQA review and no further environmental documents pursuant to CEQA are required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15315 “Minor Land Division” and adopt the Resolution approving the Tentative Parcel Map for Recycle Road (APN: 072-0550-022-0000), Project No. PLND-0224-0092, subject to the findings, Tentative Parcel Map (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution – Tentative Parcel Map
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE RECYCLE ROAD TENTATIVE PARCEL MAP,
PROJECT NO. PLND-0224-0092**

WHEREAS, Jerry Karapetyan (hereinafter referred to as Applicant) submitted an application with the City of Rancho Cordova for a Tentative Parcel Map on Recycle Road (Assessor's Parcel Number: 072-0550-022-0000); and

WHEREAS, the Applicant is requesting to split an existing 1.24-acre parcel into two 0.62-acre parcels for future development; 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 THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA authorizes approval of the Recycle Road Tentative Parcel Map (attached hereto as Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as Exhibit B):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15315, Minor Land Division, as supported by the following:

The requested Tentative Parcel Map for Recycle Road (APN: 072-0550-022-0000) would be exempt from CEQA review under CEQA State Guidelines Section 15315 "Minor Land Divisions". This exempts from CEQA projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Recycle Road Tentative Parcel Map involves dividing an existing 1.24-acre parcel into two separate 0.62-acre parcels.

The proposed parcel split is located in an existing urban area, is in conformance with the General Plan and zoning, requires no variances or exceptions, has available services and access to the proposed parcels to local standards, and the parcel has not been involved in a division of a larger parcel within the previous 2 years. Because the land division is able to meet all requirements of 15315, the project is exempt from additional CEQA review and no further environmental documents pursuant to CEQA are required.

- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if any of the findings are found. In the case of the proposed map, none of the findings exist. The following evidence supports the map request:

1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed map is consistent with the City of Rancho Cordova General Plan. The project site is located within the General Plan's Sunrise Boulevard South Planning Area (SBSPA) which includes a variety of commercial and industrial uses south of Highway 50 and along the Sunrise Boulevard corridor, ending at Douglas Road. Current use of the property includes dismantling/outdoor vehicle storage which is consistent with this designation. The current application is only requesting to split the property from one parcel to two parcels. No further modifications or changes to the current use are proposed as part of this application. Therefore, the site will continue to be consistent with the SBSPA General Plan Designation.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Parcel Map design is consistent with the existing development standards of the General Plan designation of SBSPA and zoning of M-2 (Heavy Industrial/Manufacturing) within the South Sunrise Special Planning Area (SSSPA). No physical improvements or changes of use are proposed within this application. Any future modifications to the property will be subject to a separate review.

3. *Finding: That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel is proposed to be split into two separate parcels, 0.62-acres in size. This size parcel would still be of sufficient size and be able to accommodate future development of the sites while still meeting required development standards for the zoning. The parcels will have adequate access to utilities and direct access to the public right of way if needed. A more detailed review of access and any required reciprocal access and parking agreements, would be reviewed as part of any future development.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

Evidence: The proposed project is only for the split of the existing parcel and no development or improvements are proposed as part of this Tentative Parcel Map.

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: The current parcel is being utilized for outdoor storage of vehicles and is surrounded by land either already developed or being utilized as outdoor

vehicle storage. The proposed application is only for the division of the lot and would not cause any environmental damage or injure any habitats. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) and would not affect any environmental resources.

6. *Finding: That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

Evidence: The proposed Tentative Parcel Map subdivides the existing parcel into two 0.62-acre parcels. The splitting of the parcel would not cause any serious health problems and no improvements are proposed as part of this application.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: The design of the subdivision will not create conflicts with any existing public easements or the use of the property. The design proposed is to split the parcel into two 0.62-acre parcels that continue to maintain all public utility easements. No improvements are proposed as part of this application. Any future development will be reviewed for adequate access at that time.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 24th day of April 2024 by the following vote:

AYES:

NOES:

ABSENT:

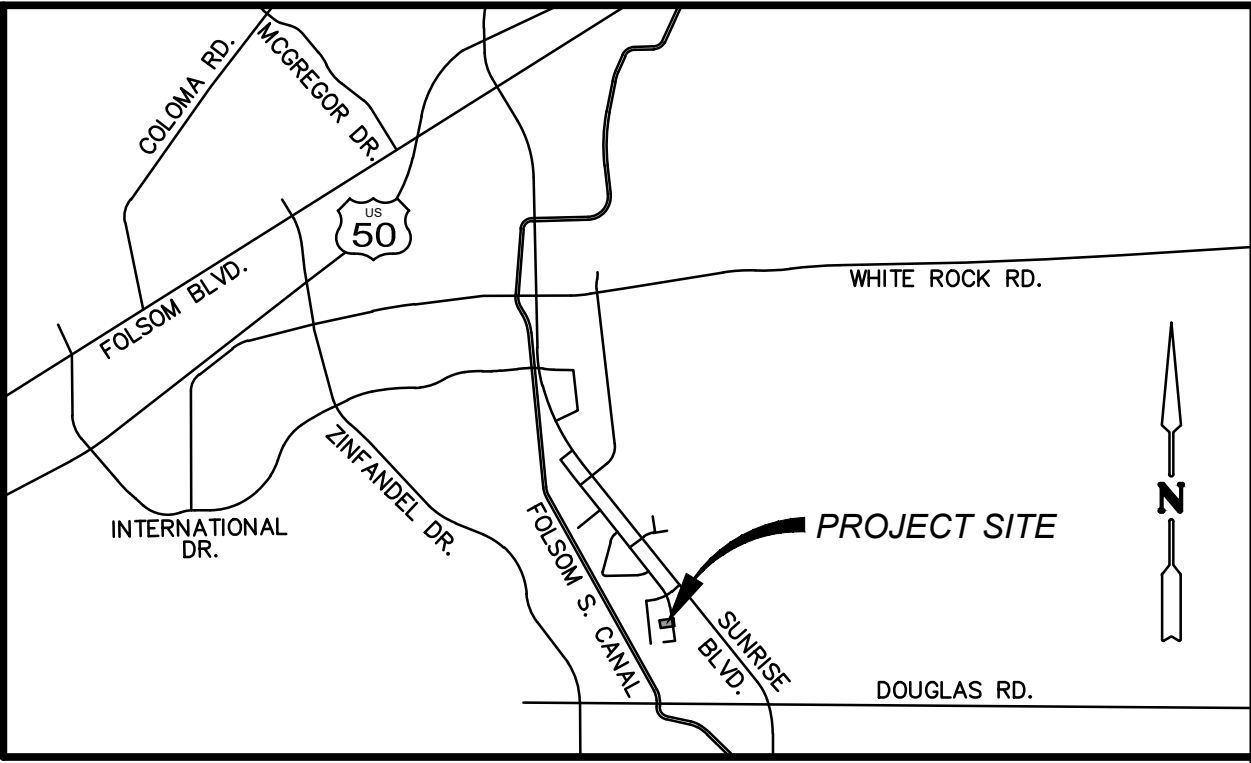
ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk

TENTATIVE PARCEL MAP
PARCEL 96 OF 58 P.M. 19
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, CALIFORNIA
APRIL, 2024 CWE CORP. SCALE: 1" = 20'
SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

UNDERGROUND UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTERLINE OF RECYCLE ROAD (LOT A) AS SHOWN THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 58 OF PARCEL MAPS, AT PAGE 19, AND WAS ESTABLISHED FROM FOUND RECORD MONUMENTS.

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY WAS AN NGS CONTROL POINT DESIGNATED "DOUGLAS", PID "DL9154", AND IS A 2" ALUMINUM DISC STAMPED "FRAME SURVEYING & MAPPING DOUGLAS 2007 LS 5435" LOCATE ON THE TOP OF THE NORTH END OF WEST HEADWALL OF THE BOX CULVERT ON SUNRESE BLVD. APPROXIMATELY 700 FEET NORTH OF DOUGLAS ROAD.

ELEVATION = 146.63 FEET (NAVD 88 DATUM)

APPLICANT:
WILLIAM F. MCKINNEY
CWE CORP.
2260 DOUGLAS BOULEVARD, SUITE 160
ROSEVILLE, CA 95661

DATE OF SURVEY:
PERFORMED BY: CWE CORP.
JANUARY 2024

CIVIL ENGINEER / SURVEYOR:
CWE CORP.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661

PRELIM. TITLE REPORT:
CHICAGO TITLE COMPANY
REPORT NO.: FSJP-6062400040-JA
DATED: JANUARY 10, 2024, AT 7:30 AM

EXISTING PROPERTY INFO:
APN: 072-0550-022
AREA: 53999.2 SQ. FT. (1.240 ACRES)
OWNER: OUTSOURCED LEGAL SUPPORT LLC
ZONING: M-2 (SSSPA) - HEAVY INDUSTRIAL/
SOUTH SUNRISE SPECIAL PLANNING AREA
EXISTING USE: INDUSTRIAL
PROPOSED USE: INDUSTRIAL

PROPOSED PARCEL INFO:
PARCEL 1 AREA: 26999.6 SQ. FT. (0.620 ACRES)
PARCEL 2 AREA: 26999.6 SQ. FT. (0.620 ACRES)

LOT HEIGHT LIMITATIONS:
1. MAX. BUILDING HEIGHT: 100'
2. MAX. HEIGHT OF STORED DISMANTLED AUTOPARTS AS DEFINED IN SSSPA, CHAPTER 9, ARTICLE 1, ZONING CODE OF SACRAMENTO COUNTY.

* THE HEIGHT MAY BE INCREASED TO A MAXIMUM OF 150 FEET AS PART OF DESIGN REVIEW.

BUILDING SETBACKS:
FRONT: 25'
STREET SIDE: 25'
INTERIOR SIDE: 0'
REAR: 0'

FLOODPLAIN NOTE:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0209H DATED: 08-16-2012

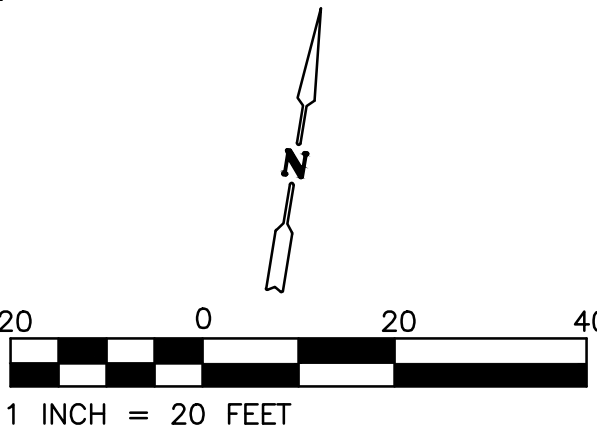
FIRE DEPARTMENT:
SACRAMENTO METROPOLITAN FIRE

SEWER DISPOSAL:
SACRAMENTO AREA SEWER DISTRICT

WATER SUPPLY:
SACRAMENTO COUNTY WATER AGENCY

- LEGEND:**
- SUBJECT PARCEL BOUNDARY
 - CENTERLINE
 - ADJACENT PARCEL BOUNDARY
 - EASEMENT AS NOTED
 - FENCE
 - UNDERGROUND SANITARY SEWER
 - UNDERGROUND STORM DRAIN
 - UNDERGROUND WATER LINE
 - UNDERGROUND NATURAL GAS LINE
 - UNDERGROUND ELECTRICAL SERVICE
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - FOUND MONUMENT
 - DIMENSION POINT - NOTHING FOUND OR SET
 - SPOT ELEVATION
 - RECORD PER 58 P.M. 19

- MANHOLE ELEVATIONS:**
- SSMH RIM=143.10'
8" IN SOUTH=134.00'
8" OUT NORTH=133.95'
 - SDMH RIM=143.03'
12" IN WEST=139.33'
18" IN NORTH=138.63'
12" IN EAST=139.03'
18" OUT SOUTH=138.63'
 - SDMH RIM=143.16'
18" IN NORTH=138.86'
18" IN EAST=138.91'
18" OUT SOUTH=138.86'



THIS MAP ACCURATELY CONFORMS TO SECTION 16.20.230 AND 16.20.240 OF THE PLACER COUNTY CODE.

TENTATIVE PARCEL MAP STATEMENT
I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FSJP-6062400040-JA. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

WILLIAM F. MCKINNEY, P.L.S. 4715

DATE



PARCEL 90, 58 PM 19

YANCHUK VITALY
APN: 072-0560-031
DOC # 1404040707

PARCEL 95, 58 PM 19

YANCHUK VITALY
APN: 072-0560-036
DOC # 1404040719

PARCEL 1
0.620 ACRES

PARCEL 2
0.620 ACRES

PARCEL 97, 58 PM 19

APG PROPERTIES LLC
APN: 072-0550-023
DOC # 0512302196

PARCEL 12, 58 PM 19

APG PROPERTIES LLC
APN: 072-0560-001
DOC # 0512302196

PARCEL 11, 58 PM 19

APG PROPERTIES LLC
APN: 072-0550-001
DOC # 0512302196

LOT A, 58 PM 19 ELKS CIRCLE

Conditions of Approval

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
General Conditions				
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide a parcel (APN 072-0550-022-0000) into two (2) parcels, as described in the Planning Commission staff report dated April 24, 2024, and Tentative Parcel Map (<u>Exhibit A</u>) with the conditions herein, for project number PLND-0224-0092.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	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/ Building /Public Works
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 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@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance
5.	The Tentative Parcel Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Expiration	Three years, Commencing with the Date of Approval.	Planning/ Public Works
6.	Future site improvements that require improvement plans or a building permit will trigger a requirement for the repair or replacement of substandard or damaged sidewalk, curbs, gutters, driveways and ADA	Repair and Replacement of Sidewalks	On-Going	Public Works

Conditions of Approval

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	sidewalk ramp along the property frontage to the satisfaction of the Public Works Department. An encroachment permit or approved improvement plans will be required to accomplish this work. This requirement shall apply to the parcels resulting from the lot split.			
7.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Lower Laterals	On-Going	SacSewer
8.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Lateral Repair	On-Going	SacSewer
9.	SMUD has existing overhead 12kV facilities on north side of Parcel #072-0550-022-0000, located along Recycle Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Existing Facilities	On-Going	SMUD
10.	SMUD has existing underground 12kV facilities on north side of Parcel #072-0550-022-0000, located along Recycle Road 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 for the cost of relocation.	Existing Facilities	On-Going	SMUD
11.	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 SMUD Facilities	On-Going	SMUD
12.	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 of Facilities	On-Going	SMUD
13.	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.	SMUD Easements	On-Going	SMUD

Conditions of Approval

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Prior to Recordation of Parcel Map				
14.	One driveway will be allowed for both parcels. Reciprocal access between parcels as well as a maintenance agreement involving said parcels assuring timely maintenance of shared infrastructure shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels.	Reciprocal Access	Prior to Recordation of Parcel Map	Public Works
Prior to Approval of Improvement Plans				
15.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
16.	Enter into an improvement agreement and bond for all frontage improvements along the property frontage, including but not limited to substandard or damaged driveway, sidewalk, curb and gutter, drainage systems, etc.	Improvement Agreement	Prior to Approval of Improvement Plans	Public Works
17.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Public Cleanout	Prior to Approval of Improvement Plans	SacSewer
18.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer 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 Infrastructure	Prior to Approval of Improvement Plans	SacSewer
19.	The proposed onsite sewer crossing parcel boundaries is prohibited.	Sewer Crossing	Prior to Approval of Improvement Plans	SacSewer
20.	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.	Sewer Connections	Prior to Approval of Improvement Plans	SacSewer

Conditions of Approval

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
21.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Lower Laterals	Prior to Approval of Improvement Plans	SacSewer
22.	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	SacSewer
23.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Approval of Improvement Plans	SMUD
24.	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 requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Locations	Prior to Approval of Improvement Plans	SMUD
25.	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.	Easements	Prior to Approval of Improvement Plans	SMUD
26.	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	SMUD siting requirements	Prior to Approval of Improvement Plans	SMUD
27.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Points	Prior to Approval of Improvement Plans	SMUD
28.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Easement Dedication	Prior to Approval of Improvement Plans	SMUD
29.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Public Utility Easement Dedications	Prior to Approval of Improvement Plans	SMUD

Conditions of Approval

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
30.	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 Approval of Improvement Plans	SMUD
Prior to Issuance of Building Permit				
31.	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 Building Permits	SacSewer
Advisory				
32.	The applicant must call SacSewer to schedule an inspection of the public cleanout before backfilling. Call (916) 876-7526 for a public cleanout inspection.	Public Cleanout	Advisory	SacSewer
33.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	Public Lower Laterals	Advisory	SacSewer
34.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Lateral Repair and Replacement	Advisory	SacSewer

MEMORANDUM

ITEM 6.1.



DATE: April 24, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: THE PRESERVE — MAJOR DESIGN REVIEW, ADJUSTMENT, AND SPECIAL DEVELOPMENT PERMIT (CEQA EXEMPT PURSUANT TO SECTION 15183, PROJECTS CONSISTENT WITH THE COMMUNITY PLAN, GENERAL PLAN OR ZONING AND SECTION 15182, RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN) – PROJECT NO. PLND-0923-0080 – LOCATED NORTH OF EDINGTON DRIVE AND WEST OF RAYMER WAY; APN: 072-0300-011-0000, 072-0300-013-0000, 073-0010-029-0000, AND 072-2900-080-0000

PROPERTY OWNER: Family Real Property LP 555 University Avenue, Suite 180 Sacramento, CA 95825 TDW Enterprises LP 3001 I Street, Suite 300 Sacramento, CA 95816	APPLICANT/DEVELOPER: Lennar Homes of CA, LLC (Pierre Martinez) 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678
PROJECT:	The Applicant, Lennar Homes, is requesting a Major Design Review for 440 finished lots within the Preserve community. The proposal includes three product lines, each of which includes four plan types and three architectural styles for each plan. The proposed product lines include single and two-story homes ranging between 1,765 square feet to 3,427 square feet. Preliminary landscape plans are provided for each product. The Applicant is also requesting an adjustment for the rear yard setback on Plan 1873 within the Azure product line to allow for a 15' minimum setback, as well as a special development permit to allow for one lot (Lot 80) of North Douglas Village 2 to have a 14' front living space setback, a 20' front general/garage setback, and a 5' interior setback to be consistent with the setbacks of RD-5 zoning in the Rancho Cordova Zoning Code.
FILE:	PLND-0923-0080
LOCATION:	Located north of Edington Drive and west of Raymer Way
APN:	072-0300-011-0000, 072-0300-013-0000, 073-0010-029-0000, and 072-2900-080-0000
ZONING:	Residential, Five Dwelling Units per Acre Maximum, (RD-5); Sunridge Specific Plan, Residential, Five Dwelling Units per Acre Maximum, (RD-5)
PLANNER:	Chance Finley-Ross, Assistant Planner

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project exempt per Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning” and Section 15182 “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
- Approve the Major Design Review, Adjustment, and Special Development Permit for The Preserve.

RESULT OF RECOMMENDED ACTION

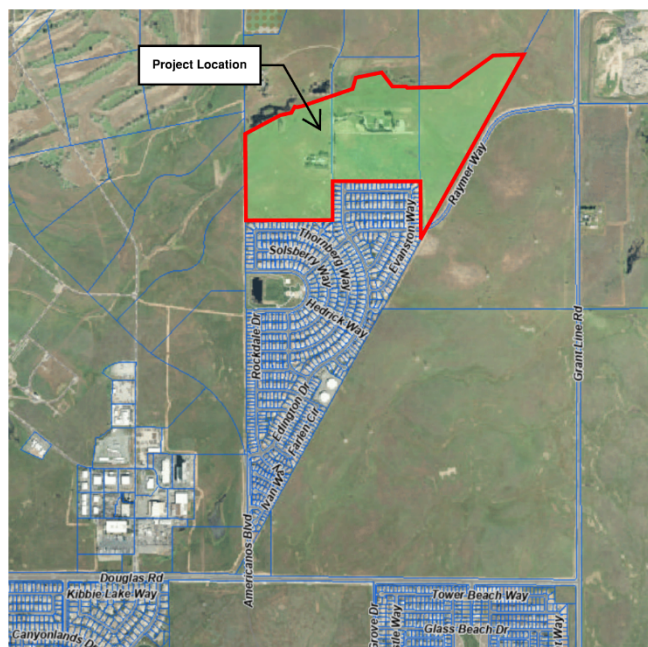
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review with Adjustment and Special Development to include three product lines located within the Preserve community area. Approval would allow the applicant to pursue necessary building permits for new construction.

PROJECT DESCRIPTION

The Applicant, Lennar Homes of CA, LLC, is requesting a Major Design Review, Adjustment, and Special Development Permit for the Preserve, a development of 440 new single-family residential units on 98.9 acres of vacant land. The area is within the limits of the Grant Line West Planning Area of the General Plan within a Low-Density Residential zoning designation. It is located west of Grant Line Road and directly north of the North Douglas subdivision, as shown in **Figure 1**. The Applicant is also proposing to develop on Lot 80 of North Douglas Village 2 under this design review request, which is included in the 440-lot count.

In April 2022, the tentative map for the Preserve area was reviewed and approved by City Council. Final maps for this subdivision are currently under review.

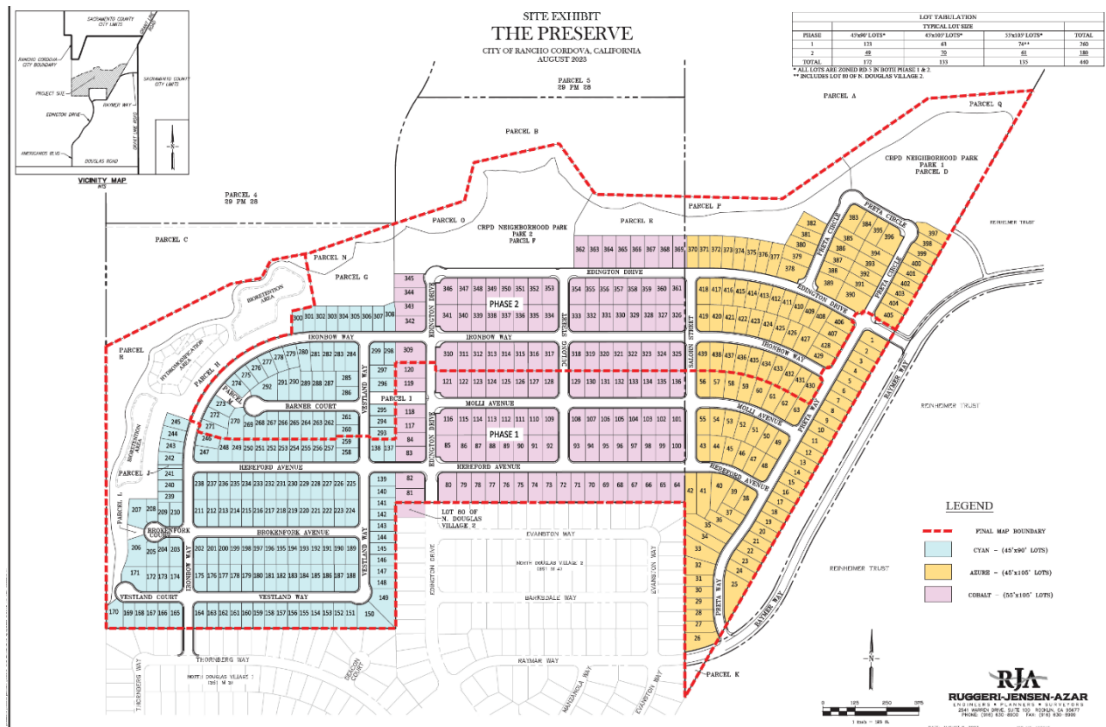
Figure 1: The Preserve Project Location



The Preserve development includes the following collections as shown in **Figure 2** below.

- Cyan – The Cyan collection is planned for smaller home sites (45'x90') and will be located on the west portion of the proposed subdivision. 172 lots will be dedicated to this collection. They are designed to accommodate four distinct home plans ranging in size from 1,765 to 2,018 square feet.
- Cobalt – The Cobalt collection is planned for the largest homesites (55'x105') and will be located in the center of the proposed subdivision between the other two proposed home sites. There are 133 parcels dedicated to this collection. The Cobalt collection is designed to accommodate four distinct home plans ranging in size from 2,679 to 3,427 square feet.
- Azure – The Azure collection is planned for homesites similar in size to Cyan, but with increased lot depth (45'x105'). This collection of homesites will be located on the east portion of the subdivision. There are 135 parcels dedicated to this collection. The Azure collection is designed to accommodate four distinct home plans ranging in size from 1,873 to 2,612 square feet.

Figure 2: The Preserve Community Plan



SETBACK ADJUSTMENT & SPECIAL DEVELOPMENT PERMIT

With 439 of the Preserve's parcels located within the limits of the City's Low-Density Residential (LDR) zoning designation of the General Plan, the majority of the proposed development would adhere to the setbacks outlined in the City's Zoning Code under Table 23.310-2: Residential Zoning Districts Development Standards for RD-5 zoned parcels. A setback exhibit was submitted with the design package ([Attachment 2](#)) showing typical home locations. Typical setbacks for the homes located within the LDR portion of the General Plan and within RD-5 zoning are as follows:

Table 1: RD-5 Zoning Code Setback Minimums

Setbacks	Distance Minimums
Rear Yard	20% of lot depth (Max. 25 ft)
Interior Side Yard	5 Feet from PL
General/Garage	20 Feet from PL
Living Space	14 Feet from PL
Corner Side Yard	12.5 Feet from PL

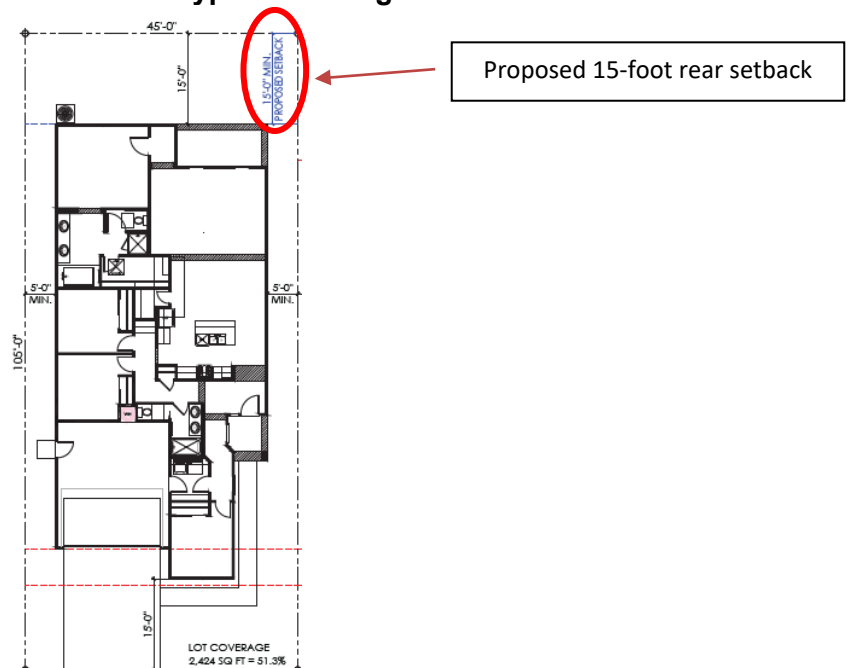
As previously mentioned, the Applicant has requested a setback adjustment and a Special Development Permit as part of this design review request in order to comply with City Zoning Code requirements. The setback adjustment and Special Development Permit are explained in further detail below.

Setback Adjustment - Floor Plan 1873 (Azure)

The Applicant is requesting a rear yard setback adjustment for Plan 1873 in the Azure collection to allow for 15-foot rear setback, which is a deviation from the typical required rear setback of 20% of the total lot depth. Chapter 23.131.20 of the Rancho Cordova Municipal Code allows for up to a 40% reduction in setbacks to accommodate unique site conditions so long as the required findings, as listed in Attachment 1 are met. It should be noted that the maximum required rear setback under this zoning designation is 25-feet, as outlined in the Zoning Code for RD-5 zoned properties. A 15-foot rear setback would be a 40% reduction from the required 25-foot maximum, so in no circumstance would the rear setback be able to exceed a 40% reduction.

As shown in **Figure 3**, Plan 1873 is only able to provide a 15-foot rear yard setback. This adjustment would allow for a larger single-story home on the 45'X105' size lots which, according to the applicant, is the desirable option in today's market.

Figure 3: Plan 1873 Typical Plotting



Special Development Permit - Setback Adjustment (Lot 80, North Douglas Village 2)

Of the 440 total proposed lots in this development, one single parcel, Lot 80 of North Douglas Village 2, is located within the limits of the Sunridge Specific Plan, which was originally approved by Sacramento County prior to City incorporation. Per the entitlements of the North Douglas community, Lennar was not able to develop on Lot 80 of North Douglas Village 2 because this lot maintained access to a residential lot to the north. Now that access is no longer needed to the residential lot, Lennar intends to develop Lot 80 and include it with this Design Review application. The applicable Zoning Code for review of Lot 80 would be the 2003 Sacramento County Code.

Per the County Code, any requested modifications or deviations from required development standards would require the approval of a Special Development Permit. The applicant is requesting a Special Development Permit to vary from the Sunridge Specific Plan's minimum setbacks for Lot 80, to be consistent with the setbacks as listed in **Table 1** above for RD-5 zoned parcels per the Zoning Code development standards. **Table 2** below provides the existing requirements of the Sunridge Specific Plan, as well as the required rear yard setbacks for RD-5 zoned lots per the Zoning Code development standards.

Table 2: Proposed Setbacks for Lot 80 of North Douglas Village 2

	Required Per Sunridge Specific Plan	Required per Zoning Code for RD-5 Lots
Rear Yard	20% of lot depth (Max. 25 ft from PL)	20% lot depth (Max. 25 ft from PL)
Interior Side Yards	5 Feet / 4 Feet	5 Feet
Garage	19 Feet	20 Feet
Living Space	16 Feet	14 Feet
Corner Side Yard	12.5 Feet	12.5 Feet

**PL = Property Line*

**ROW = Right of Way*

As shown in **Table 2**, a reduction in the required setback would only occur with the front living space setback minimum, as the Sunridge Specific Plan requires a 16-foot front living space setback, whereas the RD-5 Zoning Code development standards would require a 14-foot front living space setback. Given that the only reduced setback requirement would be for the front living space, this is the only proposed setback change that the applicant is requesting through their requested Special Development Permit.

MAJOR DESIGN REVIEW

The Preserve development includes 12 different floor plans comprised of various architectural styles, including Spanish, Craftsman, Contemporary, Italianate, Italian, Farmhouse, and Prairie Progressive. Each floor plan is available in three architectural styles. A streetscape example for each collection is shown in **Figure 4**. All elevations (front, side, and rear elevations) for each floor plan and architectural styles are shown in the attached project plans and design book ([Attachment 2](#)).

City staff worked with the Applicant to provide designs that 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 as well as picture samples of stone and roof materials. The project has also been conditioned to include enhanced features on all elevations adjacent to a public right of way, open space, or pedestrian path.

Proposed floor plans include living space forward of the garage, while the majority of proposed two-story plans include optional rear covered porches. The Cobalt product line includes only three-car garages, while all other floor plan types in Cyan and Azure will be two-car garages. The proposed designs adhere to the City's Design Guidelines in the following ways:

- The design is visually interesting and establishes streetscape variety through various roof lines, architecturally enhanced features, differing floor plans, and three architectural style options for each proposed plan.
- The majority of the proposed home products have a garage door that does not extend beyond the primary living area of the home.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Project is conditioned so that no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent to one another.
- 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.
- Popout trim is provided around the windows and doors on all two-story elevations.

Figure 4: Conceptual Street Scenes

CYAN

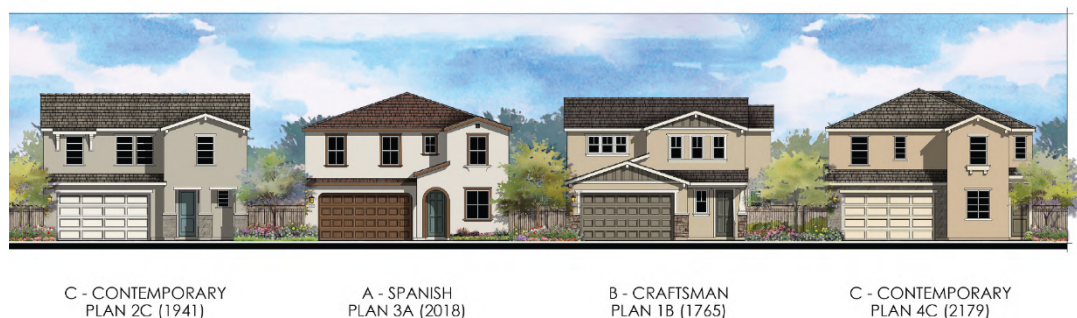
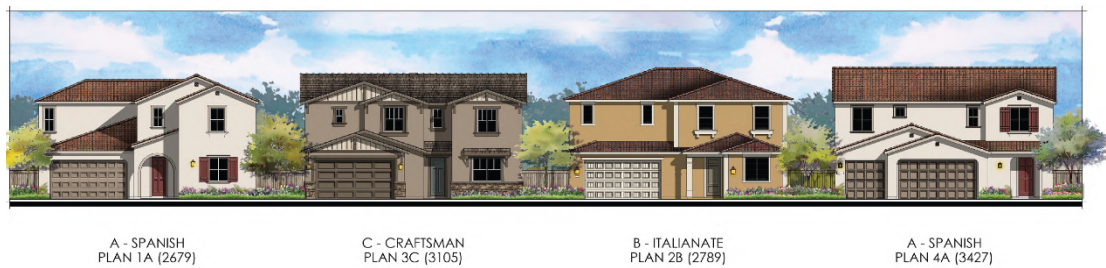
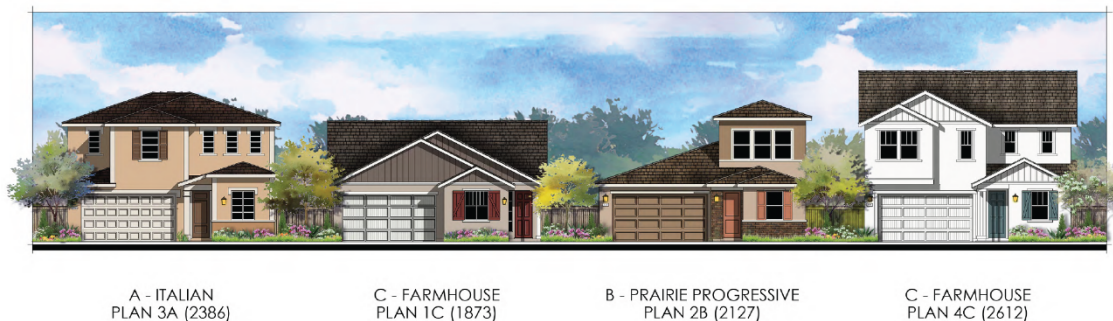


Figure 4: Conceptual Street Scenes

COBALT



AZURE

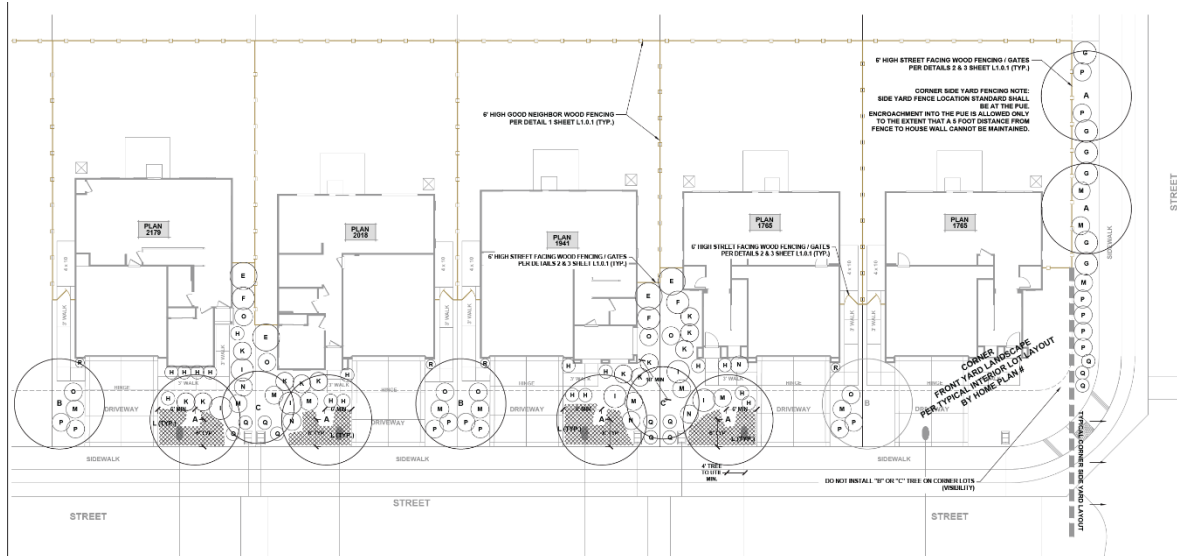


Landscape Design

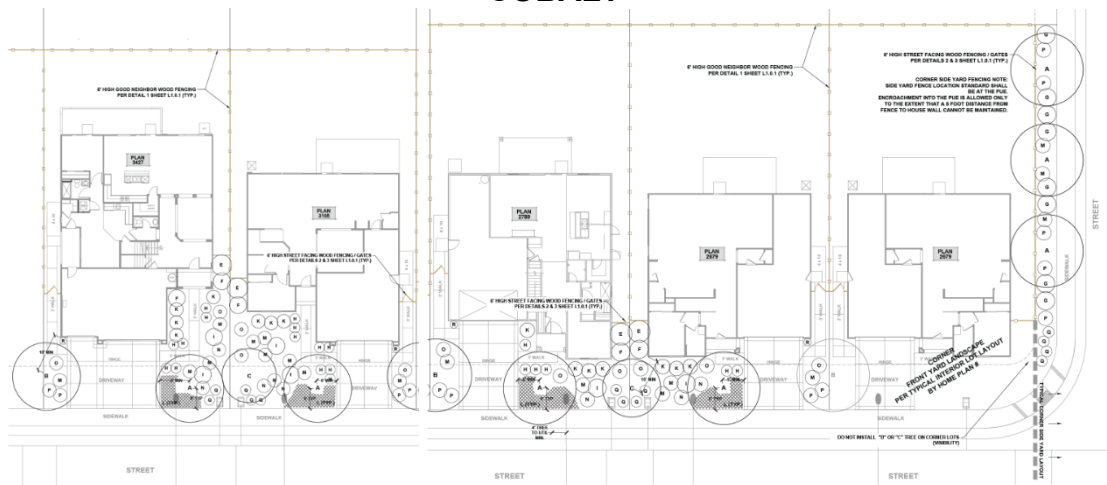
The submitted typical landscape plan provides the landscaping elements for both production homes and other sidewalk areas. The plant details included in the project plans ([Attachment 2](#)) provide a variety of drought tolerant trees, shrubs, and ground cover that will add to the visual interest of the streetscape. These preliminary plans have been reviewed by our City Arborist to ensure that the trees provided are the appropriately sized trees and species for yards of this size to help minimize future issues with inappropriate tree locations and potential root damage. As part of the landscaping installation, the project has been conditioned to provide weed barrier under installed ground cover in order to minimize weed growth and bark runoff. Each home has also been conditioned to have a 4' x 10' concrete pad behind the side gate for storage of all trash receptacles (Green, Recycle, and Trash). A 3-foot-wide concrete path will also be provided from the driveway to the garage man-door as well as a path from the driveway to the front door for all floor plans. See **Figure 5** for Typical Landscape Plans.

Figure 5: Typical Landscape Plans

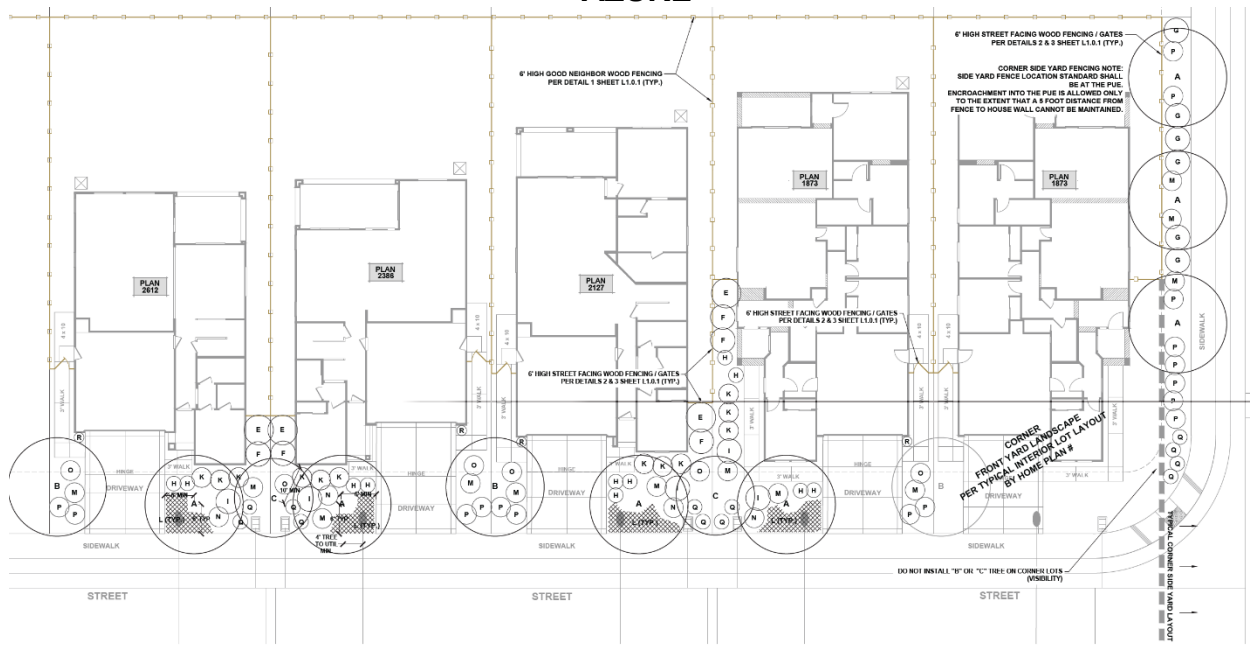
CYAN



COBALT



AZURE



ANALYSIS

GENERAL PLAN CONSISTENCY:

The project site is located within the Grant Line West Planning Area within the General Plan with a Low Density Residential (LDR) designation (2.1-6.0 DU/AC). A General Plan Amendment was approved for this project in April 2022 to allow for LDR zoning within this area, as a higher density was originally contemplated in the General Plan's conceptual plan. The LDR designation is typically characterized by single-family detached homes. The project provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to future neighboring amenities.

ZONING ORDINANCE:

The subject property is zoned RD-5 in the City's Zoning Code. This zoning designation allows for single-family housing with a density consistent with the LDR designation of the General Plan. Lot 80 of North Douglas Village 2 is also zoned RD-5 within the Sunridge Specific Plan. The proposed project is within the density range of the RD-5 zone and is consistent with the applicable requirements and standards of the Zoning Code, as well as the Sunridge Specific Plan, including height and setback requirements. However, the Applicant is requesting an adjustment to the rear yard setback for Plan 1873 in the Azure collection. Current regulations require that the rear setback be calculated as 20% of the total lot depth with a maximum rear setback of 25 feet. The adjustment would allow for a 15-foot rear yard setback. The Applicant is also requesting a Special Development Permit to vary from the Sunridge Specific Plan's typical setbacks for Lot 80 of North Douglas Village 2 only, to allow for setbacks that are consistent with the RD-5 zoning development standards of the City's Zoning Code. The requests are allowed per section 23.131.020 of the City's Zoning Code, as well as the 2003 Sacramento County Code. Staff has recommended approval of these requests as part of this Design Review.

ENVIRONMENTAL

The Major Design Review, Adjustment, and Special Development Permit associated with the Preserve would be exempt from CEQA review under CEQA State Guidelines 15183, “Projects Consistent with the Community Plan, General Plan or Zoning” and Section 15182, “Residential Projects Pursuant to a Specific Plan” for Lot 80 of North Douglas Village 2. Section 15183 exempts from CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15182 exempts any residential projects in a specific plan for which an EIR was prepared.

The proposed project involves the development of 440 new single-family residential units on 98.9 acres of vacant land. The project site is designated as Low-Density Residential (LDR) General Plan and is zoned RD-5 in the City’s Zoning Code and in the Sunridge Specific Plan for Lot 80 of North Douglas Village 2. The proposal is consistent with the development densities established by the City’s General Plan and zoning, as well as the Sunridge Specific Plan, for which Environmental Impact Reports (EIR) were certified. The project is therefore exempt from further CEQA review.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review for the design of production homes within the Preserve will benefit the City and the community by providing direct contributions to fund needed 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.

RECOMMENDED MOTION

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15183, “Projects Consistent with the Community Plan, General Plan or Zoning”, and Section 15182, “Residential Projects Pursuant to a Specific Plan” for Lot 80 of North Douglas Village 2 and adopt the Resolution approving the Major Design Review, Adjustment, and Special Development Permit for the Preserve (Project No. PLND-0923-0080) subject to the findings, Project Plans ([Attachment 2](#)) and Conditions of Approval ([Attachment 3](#)).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW, ADJUSTMENT, AND SPECIAL DEVELOPMENT PERMIT FOR THE PRESERVE PROJECT NO. PLND-0923-0080

WHEREAS, Lennar Homes of CA, LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for The Preserve residential subdivision; and

WHEREAS, the submitted application also includes an Adjustment for a reduced rear yard setback and deviation from the Zoning Code development standards for Plan 1873 within their Azure product line; and

WHEREAS, the submitted application also includes a Special Development Permit for Lot 80 of North Douglas Village 2 for a reduction in the front yard living space setback and deviation from Sunridge Specific Plan development standards; and

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

WHEREAS, the project site was previously analyzed as a part of The Preserve Project Environmental Impact Report (EIR) (SCH# 2019100515), as well as the Sunridge Specific Plan EIR (SCH# 1997022055) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of The Preserve Project EIR and the Sunridge Specific Plan EIR, and therefore is exempt under Section 15183, "Projects Consistent with the Community Plan, General Plan, or Zoning", and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2; 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, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the project is exempt from further environmental review pursuant to sections 15183 and 15182 of the Guidelines of the California Environmental Quality Act.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act Section 15183, "Projects Consistent with the Community Plan, General Plan, or Zoning", and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2.

Evidence The Major Design Review, Adjustment, and Special Development Permit associated with the Preserve would be exempt from CEQA review under CEQA State Guidelines 15183, "Projects Consistent with the Community Plan, General Plan or

Zoning” and Section 15182, “Residential Projects Pursuant to a Specific Plan” for Lot 80 of North Douglas Village 2. Section 15183 exempts from CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15182 exempts any residential projects in a specific plan for which an EIR was prepared.

The proposed project involves the development of 440 new single-family residential units on 98.9 acres of vacant land. The project site is designated as Low Density Residential (LDR) General Plan and is zoned RD-5 in the City’s Zoning Code and in the Sunridge Specific Plan for Lot 80 of North Douglas Village 2. The proposal is consistent with the development densities established by the City’s General Plan and zoning, as well as the Sunridge Specific Plan, for which Environmental Impact Reports (EIR) were certified. The project is therefore exempt from further CEQA review.

2. Approval of the Adjustment is subject to the Typical Plotting Plan within the Project Plans and Design Book (Exhibit A) and the Conditions of Approval (Exhibit B) included in the project. For approval, sufficient evidence for the Findings is required by Zoning Code Section 23.131.070 Findings and supportive evidence are shown below:

- a) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: The Preserve subdivision contains a total of 440 single-family residential units. The community is anticipated to have parks, open space, as well as pedestrian connectivity to local amenities, providing a desirable environment. The adjustment would allow for a larger single-family home on the 45’ x 105’ size lots which the applicant states provides a more desirable option for homeowners.

- b) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The project is surrounded by other communities of single-family homes as well as anticipated commercial areas. With the adjustment, Plan 1873 of the Azure collection would still be compatible with the other homes in the surrounding area.

- c) **Finding:** That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas).

Evidence: The requested adjustment does not create any deviations or exceptions from the density requirements and does not create any project amenities to the property. Reduction of the rear yard setback to 15 feet for Plan 1873 within the Azure collection would not affect any neighboring properties and the property would still be required to meet side setbacks in order to maintain fire and building safety requirements.

- d) **Finding:** Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

Evidence: The adjustment will be in the rear setback of Plan 1873 within the Azure collection and will not affect any neighboring properties.

- e) **Finding:** The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

Evidence: The Applicant is requesting a rear yard setback adjustment for Plan 1873 in the Azure collection to allow for 15-foot rear setback, which is a deviation from the typical required rear setback of 20% of the total lot depth. Chapter 23.131.20 of the Rancho Cordova Municipal Code allows for up to a 40% reduction in setbacks to accommodate unique site conditions. The maximum required rear setback under this zoning designation is 25-feet, as outlined in the Zoning Code for RD-5 zoned properties. A 15-foot rear setback would be a 40% reduction from the required 25-foot maximum, so in no circumstance would the rear setback be able to exceed a 40% reduction and would therefore be consistent with applicable General Plan and zoning regulations.

- f) **Finding:** The adjustment is the minimum required to achieve the desired result.

Evidence: The requested adjustment is the amount necessary to fit the single-story Plan 1873 floor plan on a typical 45' x 105' lot size. The adjustment would only be applicable to Plan 1873 homes within the Azure collection and would not be applicable to any other floor plan within the Preserve development.

3. Approval of the Special Development Permit to vary from the Sunridge Specific Plan's minimum setbacks, to be consistent with the setbacks outlined by the Zoning Code development standards for RD-5 zoning. The Special Development Permit would only apply to Lot 80 of North Douglas Village 2 and would change the front living space setback requirement of 16 feet to a minimum of 14 feet. The following findings and supportive evidence shown below support the Special Development Permit request.

- a) **Finding:** That the proposed development will carry out the intent of the General Plan and the appropriate community plan.

Evidence: Lot 80 will continue to carry out the intent of the Low Density Residential (LDR) designation, as well as the RD-5 zoning designation of the Sunridge Specific Plan. The requested Special Development Permit would allow the applicant to increase their buildable front yard living space area on Lot 80 to be consistent with the 14-foot setback as outlined by the development standards of the City's Zoning Code for RD-5 zoned parcels. In combination with the other homes within the Preserve subdivision and North Douglas subdivision, this product will add to the overall variety of the neighborhood.

- b) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: Lot 80 will be consistent with the surrounding area and would provide desirable streetscape, consistent with the intent of the Sunridge Specific Plan design and development standards. The modified front living space setback allows Lot 80 of North Douglas Village 2 to be consistent with the other 439 proposed Preserve lots that are not located within the Sunridge Specific Plan.

- c) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The project will continue to provide residential homes consistent with existing and proposed land uses in the area. Lot 80 of North Douglas Village 2 has a Sunridge Specific Plan designation of Low Density Residential and a zoning designation of RD-5, as does the rest of the North Douglas subdivision area. The other 439 homes that are proposed outside of the Sunridge Specific Plan have a General Plan designation of Low Density Residential and are zoned for RD-5. The requested Special Development Permit would only modify the front living space setback of Lot 80 for consistency with the rest of the Preserve development. There are no changes to the proposed use of the project location.

- d) **Finding:** That any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In case of the residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.

Evidence: The site is physically suitable for the proposed density of development. Lot 80 is consistent with the approved Tentative Subdivision Map and the Low Density Residential development density established for this area. The applicant is requesting a reduction to the front yard living space setback for Lot 80 of North Douglas Village 2 only. This deviation would allow for this lot to remain consistent with the other 439 proposed lots that are not located within the Sunridge Specific Plan.

- e) **Finding:** That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.

Evidence: The Preserve residential products will be constructed on the lots that are being finalized through a Final Map. The public improvements and infrastructure will be installed per the final approved improvement plans and Final Map for this area. The approved Tentative Subdivision Map included conditions of approval that provide an implementation schedule for all public improvements as required by Public Works.

- f) **Finding:** That there is adequate assurance that the development schedule will be met.

Evidence: The Applicant will adhere to the Development Agreement that has already been implemented for the area. The Development Agreement has an expiration time of twenty (20) years from the date of approval. The project entitlement has also been conditioned with a 3-year expiration date beginning from date of approval. The Applicant must take action on the entitlements within 3 years of approval or the approval shall expire.

- g) **Finding:** That the existing or proposed utility services are adequate for the uses and population densities proposed.

Evidence: The existing and proposed utility infrastructure and services are adequate for the uses and population density proposed. Final subdivision maps and improvement plans will be reviewed and approved by both the Public Works Department as well as utility agencies to ensure that the proposed uses can be adequately served by all utilities.

4. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070 and Ordinance 14-2003 and additional approval findings for single-family residential subdivisions as listed in Section 23.141.075 and Ordinance 14-2003:

- 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 General Plan designation for the Preserve is Low Density Residential (LDR) and Lot 80 of North Douglas Village 2 is located within the Sunridge Specific Plan and is also zoned for LDR. The LDR designation is typically characterized by single-family detached homes. The project provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to future neighboring amenities such as the open spaces and park areas. The proposed project is consistent with the applicable requirements and standards of the Zoning Code, as well as the Sunridge Specific Plan; however, the Applicant is requesting an adjustment to the rear yard setback for Plan 1873 in the Azure collection. Current regulations require that the rear setback be calculated as 20% of the total lot depth with a maximum rear setback of 25 feet. The adjustment would allow for a 15-foot rear yard setback. The Applicant is also requesting a Special Development Permit to vary from the Sunridge Specific Plan's typical setbacks for Lot 80 of North Douglas Village 2 only, to allow for setbacks that are consistent with the RD-5 zoning development standards of the City's Zoning Code. The requests are allowed per Section 23.131.020 of the City's Zoning Code, as well as the 2003 Sacramento County Code.

- 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 Preserve development includes 12 different floor plans comprised of many architectural styles, including Spanish, Craftsman, Contemporary, Italianate, Italian, Farmhouse, and Prairie Progressive. 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 (Exhibit B) have been developed to alternate 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 other surrounding communities such as North Douglas, Douglas 98, Sunridge Park, Grantline 208, and Pradera Ranch. The Preserve provides floor plans ranging from 1,765 square feet to 3,427 square feet in size and numerous architectural styles 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 action. Vehicular, bicycle, and pedestrian circulation were studied and adopted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes of circulation.

- e) **Finding:** The residential subdivision is well integrated with the city's street network.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian connectivity were studied and adopted as part of that prior approval. Circulation patterns were designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity while circulation patterns and parking were designed to minimize conflict with adjacent uses.

- f) **Finding:** Unique neighborhood environments are created.

Evidence: The proposed floor plans and elevation styles will contribute to the uniqueness of The Preserve and surrounding neighborhoods. The community is cohesively designed with a unique street scene and a quality architectural palette to create continuity across varied and diverse housing types.

- g) **Finding:** Traditional or modern architectural styles are consistently applied.

Evidence: The City's and Sunridge Specific Plan's Design Guidelines specify design standards and ensure that architectural styles are consistently applied. The proposed architecture and landscaping are complementary to and compatible with the already approved subdivisions within the surrounding neighborhoods.

- h) **Finding:** Pedestrian-friendly environments are created.

Evidence: The proposed project will create pedestrian-friendly environments. The project has adequate vehicular circulation and parking facilities, with a pedestrian sidewalk system with access throughout the site. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street trails connect neighborhoods to parks and open space so the residents can easily walk from their homes to local amenities.

ITEM 6.1.

ATTACHMENT 1

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 24th day of April, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

THE PRESERVE

Rancho Cordova, Ca

04/08/2024

LENNAR®

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE

A-1	Cover Sheet	A-34	Plan 3 (2018) - Front Elevations
A-2	Site Exhibit	A-35	Plan 3A (2018) - Floor Plan
A-3	Fit List Analysis - Cyan 45'x90'	A-36	Plan 3A (2018) - Spanish Elevations
A-4	Fit List Analysis - Cyan 45'x90'	A-37	Plan 3A (2018) - Spanish Enhanced Elevations
A-5	Fit List Analysis - Cyan 45'x90'	A-38	Plan 3A (2018) - Opt. Patio Spanish Elevations
A-6	Typical Plotting	A-39	Plan 3B (2018) - Craftsman Elevations
A-7	Street scene	A-40	Plan 3B (2018) - Craftsman Enhanced Elevations
A-8	Plan 1 (1765) - Front Elevations	A-41	Plan 3B (2018) - Opt. Patio Craftsman Elevations
A-9	Plan 1A (1765) - Floor Plan	A-42	Plan 3C (2018) - Contemporary Elevations
A-10	Plan 1A (1765) - Spanish Elevations	A-43	Plan 3C (2018) - Contemporary Enhanced Elevations
A-11	Plan 1A (1765) - Spanish Enhanced Elevations	A-44	Plan 3C (2018) - Opt. Patio Contemporary Elevations
A-12	Plan 1A (1765) - Opt. Patio Spanish Elevations	A-45	Plan 3 (2018) - Roof Plans
A-13	Plan 1B (1765) - Craftsman Elevations	A-46	Plan 3 (2018) - Opt. Patio Roof Plans
A-14	Plan 1B (1765) - Craftsman Enhanced Elevations	A-47	Plan 4 (2179) - Front Elevations
A-15	Plan 1B (1765) - Opt. Patio Craftsman Elevations	A-48	Plan 4A (2179) - Floor Plan
A-16	Plan 1C (1765) - Contemporary Elevations	A-49	Plan 4A (2179) - Spanish Elevations
A-17	Plan 1C (1765) - Contemporary Enhanced Elevations	A-50	Plan 4A (2179) - Spanish Enhanced Elevations
A-18	Plan 1C (1765) - Opt. Patio Contemporary Elevations	A-51	Plan 4A (2179) - Opt. Patio Spanish Elevations
A-19	Plan 1 (1765) - Roof Plans	A-52	Plan 4B (2179) - Craftsman Elevations
A-20	Plan 1 (1765) - Opt. Patio Roof Plans	A-53	Plan 4B (2179) - Craftsman Enhanced Elevations
A-21	Plan 2 (1941) - Front Elevations	A-54	Plan 4B (2179) - Opt. Patio Craftsman Elevations
A-22	Plan 2A (1941) - Floor Plan	A-55	Plan 4C (2179) - Contemporary Elevations
A-23	Plan 2A (1941) - Spanish Elevations	A-56	Plan 4C (2179) - Contemporary Enhanced Elevations
A-24	Plan 2A (1941) - Spanish Enhanced Elevations	A-57	Plan 4C (2179) - Opt. Patio Contemporary Elevations
A-25	Plan 2A (1941) - Opt. Patio Spanish Elevations	A-58	Plan 4 (2179) - Roof Plans
A-26	Plan 2B (1941) - Craftsman Elevations	A-59	Plan 4 (2179) - Opt. Patio Roof Plans
A-27	Plan 2B (1941) - Craftsman Enhanced Elevations	A-60	Written Color Schemes
A-28	Plan 2B (1941) - Opt. Patio Craftsman Elevations	A-61	Color Boards - Spanish
A-29	Plan 2C (1941) - Contemporary Elevations	A-62	Color Boards - Craftsman
A-30	Plan 2C (1941) - Contemporary Enhanced Elevations	A-63	Color Boards - Contemporary
A-31	Plan 2C (1941) - Opt. Patio Contemporary Elevations		
A-32	Plan 2 (1941) - Roof Plans		Landscape - Cover Sheet
A-33	Plan 2 (1941) - Opt. Patio Roof Plans	L1.0	Overall Street Tree + Groundcover Plan
		L1.0.1	Landscape Notes - All Products
		L1.0.2	Planting Palette Matrices + Details - All Products
		L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
		L1.1	Landscape Layout Plan
		L1.2	Typical Irrigation Schematic

A-71	Cover Sheet	A-108	Plan 3B (3105) - Italianate Elevations
A-72	Site Exhibit	A-109	Plan 3B (3105) - Italianate Enhanced Elevations
A-73	Fit List Analysis - Cobalt 55'x105'	A-110	Plan 3B (3105) - Opt. Patio Italianate Elevations
A-74	Fit List Analysis - Cobalt 55'x105'	A-111	Plan 3C (3105) - Craftsman Elevations
A-75	Typical Plotting	A-112	Plan 3C (3105) - Craftsman Enhanced Elevations
A-76	Street scene	A-113	Plan 3C (3105) - Opt. Patio Craftsman Elevations
A-77	Plan 1 (2679) - Front Elevations	A-114	Plan 3 (3105) - Roof Plans
A-78	Plan 1A (2679) - Floor Plan	A-115	Plan 3 (3105) - Opt. Patio Roof Plans
A-79	Plan 1A (2679) - Spanish Elevations	A-116	Plan 4 (3427) - Front Elevations
A-80	Plan 1A (2679) - Spanish Enhanced Elevations	A-117	Plan 4A (3427) - Floor Plan
A-81	Plan 1A (2679) - Opt. Patio Spanish Elevations	A-118	Plan 4A (3427) - Spanish Elevations
A-82	Plan 1B (2679) - Italianate Elevations	A-119	Plan 4A (3427) - Spanish Enhanced Elevations
A-83	Plan 1B (2679) - Italianate Enhanced Elevations	A-120	Plan 4A (3427) - Opt. Patio Spanish Elevations
A-84	Plan 1B (2679) - Opt. Patio Italianate Elevations	A-121	Plan 4B (3427) - Italianate Elevations
A-85	Plan 1C (2679) - Craftsman Elevations	A-122	Plan 4B (3427) - Italianate Enhanced Elevations
A-86	Plan 1C (2679) - Craftsman Enhanced Elevations	A-123	Plan 4B (3427) - Opt. Patio Italianate Elevations
A-87	Plan 1C (2679) - Opt. Patio Craftsman Elevations	A-124	Plan 4C (3427) - Craftsman Elevations
A-88	Plan 1 (2679) - Roof Plans	A-125	Plan 4C (3427) - Craftsman Enhanced Elevations
A-89	Plan 1 (2679) - Opt. Patio Roof Plans	A-126	Plan 4C (3427) - Opt. Patio Craftsman Elevations
A-90	Plan 2 (2789) - Front Elevations	A-127	Plan 4 (3427) - Roof Plans
A-91	Plan 2A (2789) - Floor Plan	A-128	Plan 4 (3427) - Opt. Patio Roof Plans
A-92	Plan 2A (2789) - Spanish Elevations	A-129	Written Color Schemes
A-93	Plan 2A (2789) - Spanish Enhanced Elevations	A-130	Color Boards - Spanish
A-94	Plan 2A (2789) - Opt. Patio Spanish Elevations	A-131	Color Boards - Italianate
A-95	Plan 2B (2789) - Italianate Elevations	A-132	Color Boards - Craftsman
A-96	Plan 2B (2789) - Italianate Enhanced Elevations		Landscape - Cover Sheet
A-97	Plan 2B (2789) - Opt. Patio Italianate Elevations		
A-98	Plan 2C (2789) - Craftsman Elevations	L1.0	Overall Street Tree + Groundcover Plan
A-99	Plan 2C (2789) - Craftsman Enhanced Elevations	L1.0.1	Landscape Notes - All Products
A-100	Plan 2C (2789) - Opt. Patio Craftsman Elevations	L1.0.2	Planting Palette Matrices + Details - All Products
A-101	Plan 2 (2789) - Roof Plans	L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
A-102	Plan 2 (2789) - Opt. Patio Roof Plans	L2.1	Landscape Layout Plan
A-103	Plan 3 (3105) - Front Elevations	L2.2	Landscape Layout Plan
A-104	Plan 3A (3105) - Floor Plan	L2.3	Typical Irrigation Schematic
A-105	Plan 3A (3105) - Spanish Elevations		
A-106	Plan 3A (3105) - Spanish Enhanced Elevations		
A-107	Plan 3A (3105) - Opt. Patio Spanish Elevations		

A-141	Cover Sheet	A-167	Plan 3A (2386) - Italian Elevations
A-142	Site Exhibit	A-168	Plan 3A (2386) - Italian Enhanced Elevations
A-143	Fit List Analysis - Azure 45'x105'	A-169	Plan 3B (2386) - Prairie Progressive Elevations
A-144	Fit List Analysis - Azure 45'x105'	A-170	Plan 3B (2386) - Prairie Progressive Enhanced Elevations
A-145	Typical Plotting	A-171	Plan 3C (2386) - Farmhouse Elevations
A-146	Street scene	A-172	Plan 3C (2386) - Farmhouse Enhanced Elevations
		A-173	Plan 3 (2386) - Roof Plans
A-147	Plan 1 (1873) - Front Elevations		
A-148	Plan 1A (1873) - Floor Plan	A-174	Plan 4 (2612) - Front Elevations
A-149	Plan 1A (1873) - Italian Elevations	A-175	Plan 4A (2612) - Floor Plan
A-150	Plan 1A (1873) - Italian Enhanced Elevations	A-176	Plan 4A (2612) - Italian Elevations
A-151	Plan 1B (1873) - Prairie Progressive Elevations	A-177	Plan 4A (2612) - Italian Enhanced Elevations
A-152	Plan 1B (1873) - Prairie Progressive Enhanced Elevations	A-178	Plan 4B (2612) - Prairie Progressive Elevations
A-153	Plan 1C (1873) - Farmhouse Elevations	A-179	Plan 4B (2612) - Prairie Progressive Enhanced Elevations
A-154	Plan 1C (1873) - Farmhouse Enhanced Elevations	A-180	Plan 4C (2612) - Farmhouse Elevations
A-155	Plan 1 (1873) - Roof Plans	A-181	Plan 4C (2612) - Farmhouse Enhanced Elevations
		A-182	Plan 4 (2612) - Roof Plans
A-156	Plan 2 (2127) - Front Elevations		
A-157	Plan 2A (2127) - Floor Plan	A-183	Written Color Schemes
A-158	Plan 2A (2127) - Italian Elevations	A-184	Color Boards - Italian
A-159	Plan 2A (2127) - Italian Enhanced Elevations	A-185	Color Boards - Prairie Progressive
A-160	Plan 2B (2127) - Prairie Progressive Elevations	A-186	Color Boards - Farmhouse
A-161	Plan 2B (2127) - Prairie Progressive Enhanced Elevations		Landscape - Cover Sheet
A-162	Plan 2C (2127) - Farmhouse Elevations	L1.0	Overall Street Tree + Groundcover Plan
A-163	Plan 2C (2127) - Farmhouse Enhanced Elevations	L1.0.1	Landscape Notes - All Products
A-164	Plan 2 (2127) - Roof Plans	L1.0.2	Planting Palette Matrices + Details - All Products
		L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
A-165	Plan 3 (2386) - Front Elevations	L3.1	Landscape Layout Plan
A-166	Plan 3A (2386) - Floor Plan	L3.2	Typical Irrigation Schematic



Builder:
Lennar Homes
1025 Creekside Ridge Drive, Suite 240
Roseville, Ca 95678

Contact:
Pierre Martinez
Business: 916-746-8508
Www.lennar.com



Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

Contact:
Jeff Addison
Business: 949-660-1587
Wwww.klcarch.com



Architect:
KTGY, Inc.
1814 Franklin St., Suite 400
Oakland, CA 94612

Contact:
Amanda Mazzei
Business: 510-272-2910
Wwww.ktgy.com



Architect:
HMA Architecture
2330 East Bidwell St, Ste. 204
Folsom, CA 95630

Contact:
Justin Mays
Business: 916-597-1500
Wwww.hma-arch.com



Architect:
Linderoth
13430 North Scottsdale Road, Suite 205
Scottsdale, Arizona 85254

Contact:
Kevin Lazarowski
Business: 480-355-1572
Wwww.linderoth.com



Engineer:
Ruggeri - Jensen - Azar
2541 Warren Drive, Suite 100
Rocklin, CA 95677

Contact:
Steven B. Bowman
Business: 916- 630-8900
Wwww.rja-gps.com



Landscape:
Earthline Design Group
P.O Box 661
Orangevale, CA 95662

Contact:
Jim Luttrell
Business: 916-420-7864
Wwww.earthlinedesign.com



CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - 45x90



FIT LIST ANALYSIS

CYAN - 45'x90'

MINIMUM SETBACK REQUIREMENTS

FRONT TO LIVING: 14'
FRONT TO GARAGE: 20'
SIDE: 5'
SIDE STREETSIDE: 12.5'
REAR: 20% OF LOT DEPTH

NOTES:

X HOUSE MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

ATTACHMENT 2

Exhibit A to the Resolution

* LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST FOOTPRINT FOR EACH BUILDING PLAN

CYAN 45' x90'			
LOT #	LOT AREA		DWY SIDE
	SF	AC	
137	4,050	0.09	L
138	4,945	0.11	R
139	5,211	0.12	R
140	4,541	0.10	L
141	4,541	0.10	R
142	4,541	0.10	L
143	4,541	0.10	R
144	4,542	0.10	L
145	4,542	0.10	R
146	4,543	0.10	L
147	4,543	0.10	R
148	4,471	0.10	L
149	10,526	0.24	R
150	10,138	0.23	L
151	4,534	0.10	R
152	4,647	0.11	L
153	4,647	0.11	R
154	4,646	0.11	L
155	4,645	0.11	R
156	4,645	0.11	L
157	4,644	0.11	R
158	4,643	0.11	L
159	4,643	0.11	R
160	4,642	0.11	L
161	4,641	0.11	R
162	4,641	0.11	L
163	4,640	0.11	R
164	5,327	0.12	L
165	5,325	0.12	R
166	4,637	0.11	L
167	4,637	0.11	R
168	4,636	0.11	L
169	4,638	0.11	R
170	7,021	0.16	L
171	7,566	0.17	L
172	4,498	0.10	L
173	4,498	0.10	R
174	5,162	0.12	L
175	5,579	0.13	R
176	4,837	0.11	L
177	4,837	0.11	R
178	4,837	0.11	L
179	4,837	0.11	R
180	4,837	0.11	L
181	4,837	0.11	R
182	4,837	0.11	L
183	4,837	0.11	R
184	4,837	0.11	L
185	4,837	0.11	R
186	4,837	0.11	L
187	4,837	0.11	R
188	4,837	0.11	L
189	4,837	0.11	R
190	4,837	0.11	L
191	4,837	0.11	R
192	4,837	0.11	L
193	4,837	0.11	R
194	4,837	0.11	L
195	4,837	0.11	R
196	4,837	0.11	L
197	4,837	0.11	R
198	4,837	0.11	L
199	4,837	0.11	R
200	4,837	0.11	L
201	4,837	0.11	R
202	5,579	0.13	L
203	5,952	0.14	R
204	4,891	0.11	L

[illegible][illegible][illegible][illegible][illegible]

Exhibit A to the Resolution

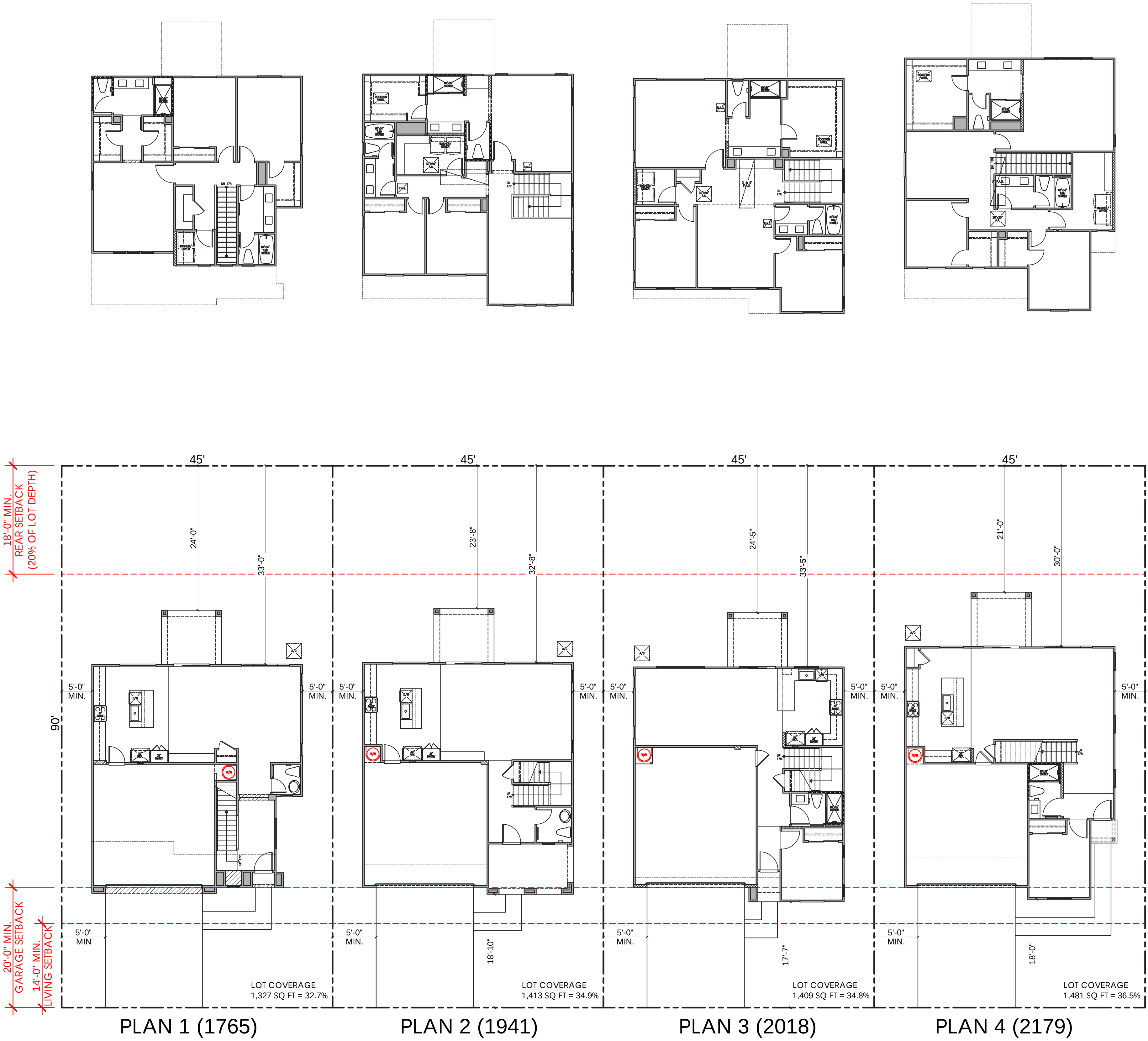
CYAN 45' x90'			
LOT #	LOT AREA		DWY SIDE
	SF	AC	
205	4,371	0.10	R
206	8,728	0.20	L
207	7,826	0.18	L
208	4,146	0.10	R
209	3,891	0.09	R
210	4,902	0.11	L
211	5,541	0.13	R
212	4,804	0.11	L
213	4,804	0.11	R
214	4,804	0.11	L
215	4,804	0.11	R
216	4,804	0.11	L
217	4,804	0.11	R
218	4,804	0.11	L
219	4,804	0.11	R
220	4,804	0.11	L
221	4,804	0.11	R
222	4,804	0.11	L
223	4,804	0.11	R
224	5,519	0.13	L
225	5,519	0.13	R
226	4,804	0.11	L
227	4,804	0.11	R
228	4,804	0.11	L
229	4,804	0.11	R
230	4,804	0.11	L
231	4,804	0.11	R
232	4,804	0.11	L
233	4,804	0.11	R
234	4,804	0.11	L
235	4,804	0.11	R
236	4,804	0.11	L
237	4,804	0.11	R
238	5,541	0.13	L
239	4,387	0.10	L
240	4,388	0.10	R
241	4,388	0.10	L
242	4,712	0.11	R
243	4,609	0.11	L
244	4,576	0.11	R
245	4,551	0.10	L
246	4,050	0.09	R
247	4,549	0.10	L
248	5,480	0.13	L
249	4,794	0.11	R
250	4,050	0.09	L
251	4,050	0.09	R
252	4,050	0.09	L
253	4,050	0.09	R
254	4,050	0.09	L
255	4,050	0.09	R
256	4,050	0.09	L
257	4,050	0.09	R
258	4,050	0.09	R
259	4,999	0.11	R
260	4,050	0.09	L
261	4,729	0.11	L
262	4,950	0.11	R
263	4,950	0.11	L
264	4,950	0.11	R
265	4,950	0.11	L
266	4,950	0.11	R
267	4,949	0.11	L
268	4,478	0.10	R
269	4,239	0.10	R
270	7,103	0.16	R
271	4,948	0.11	L
272	5,415	0.12	R
273	4,606	0.11	R
274	4,469	0.10	R
275	4,469	0.10	L

[illegible][illegible][illegible][illegible][illegible]

ITEM 6.1 CYAN 5' x 90'			
LOT #	LOT AREA		DWY SIDE
	SF	AC	
276	4,469	0.10	R
277	4,469	0.10	L
278	4,469	0.10	R
279	4,469	0.10	L
280	5,329	0.12	R
281	5,271	0.12	L
282	5,134	0.12	R
283	5,134	0.12	L
284	5,904	0.14	R
285	5,572	0.13	L
286	4,864	0.11	R
287	5,495	0.13	L
288	5,261	0.12	R
289	5,261	0.12	L
290	5,833	0.13	R
291	5,288	0.12	L
292	7,605	0.17	R
293	4,793	0.11	R
294	4,541	0.10	L
295	4,541	0.10	R
296	5,550	0.13	L
297	5,096	0.12	R
298	4,050	0.09	R
299	4,945	0.11	L
300	4,120	0.09	R
301	4,380	0.10	L
302	4,568	0.10	L
303	4,567	0.10	R
304	4,567	0.10	L
305	4,567	0.10	R
306	4,567	0.10	L
307	4,568	0.10	R
308	4,886	0.11	L

[illegible][illegible][illegible][illegible]

PLAN A TO THE RESOLUTION				
LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1765	1941	2018	2179
FOOTPRINT Sq.Ft.	1,302	1,413	1,409	1,479
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%
	24.4%	26.5%	26.4%	27.8%
	24.7%	26.8%	26.7%	28.1%
	25.4%	27.5%	27.4%	28.8%
	25.4%	27.5%	27.4%	28.8%
	22.1%	23.9%	23.9%	25.1%
	23.4%	25.4%	25.3%	26.5%
	26.8%	29.1%	29.0%	30.4%
	23.7%	25.7%	25.6%	26.9%
	24.7%	26.9%	26.8%	28.1%
	24.7%	26.9%	26.8%	28.1%
	22.3%	24.2%	24.2%	25.4%
	24.6%	26.7%	26.6%	28.0%
	17.1%	18.6%	18.5%	19.4%
	27.2%	29.5%	29.4%	30.9%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	23.5%	25.5%	25.4%	26.6%
	25.5%	27.7%	27.6%	29.0%
	32.1%	34.9%	34.8%	36.5%
	26.3%	28.6%	28.5%	29.9%
	31.6%	34.3%	34.2%	35.9%
	29.7%	32.3%	32.2%	33.8%
	28.5%	30.9%	30.8%	32.4%
	28.5%	30.9%	30.9%	32.4%
	28.5%	30.9%	30.9%	32.4%
	28.5%	30.9%	30.9%	32.4%
	28.5%	30.9%	30.8%	32.4%
	26.6%	28.9%	28.8%	30.3%



45x90 PRODUCT
TYPICAL PLOTTING

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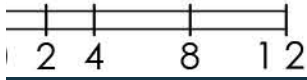
C - CONTEMPORARY
PLAN 2C (1941)

A - SPANISH
PLAN 3A (2018)

B - CRAFTSMAN
PLAN 1B (1765)

C - CONTEMPORARY
PLAN 4C (2179)

STREET SCENE



EXTERIOR LIGHTS

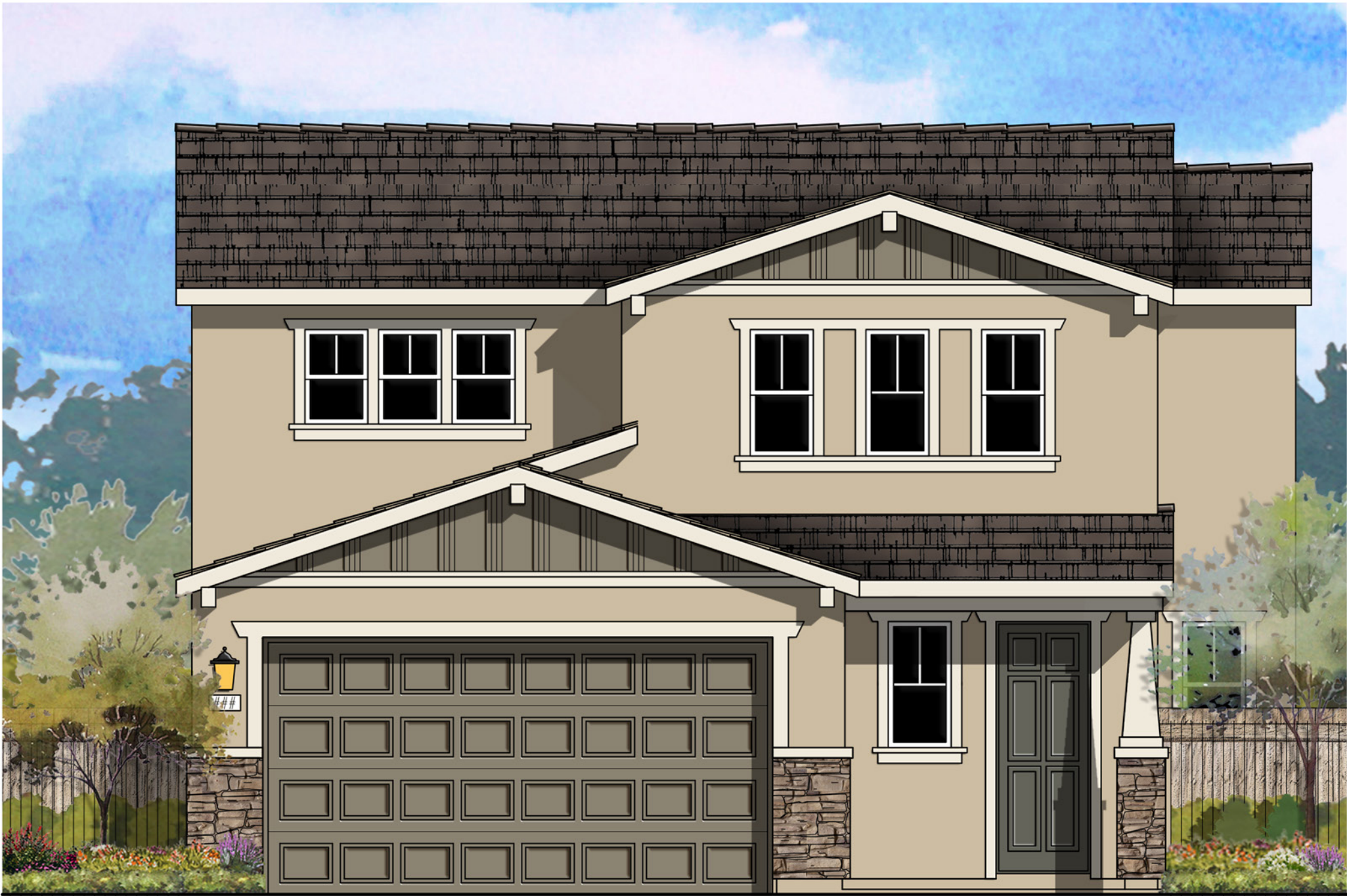


YORKTOWN



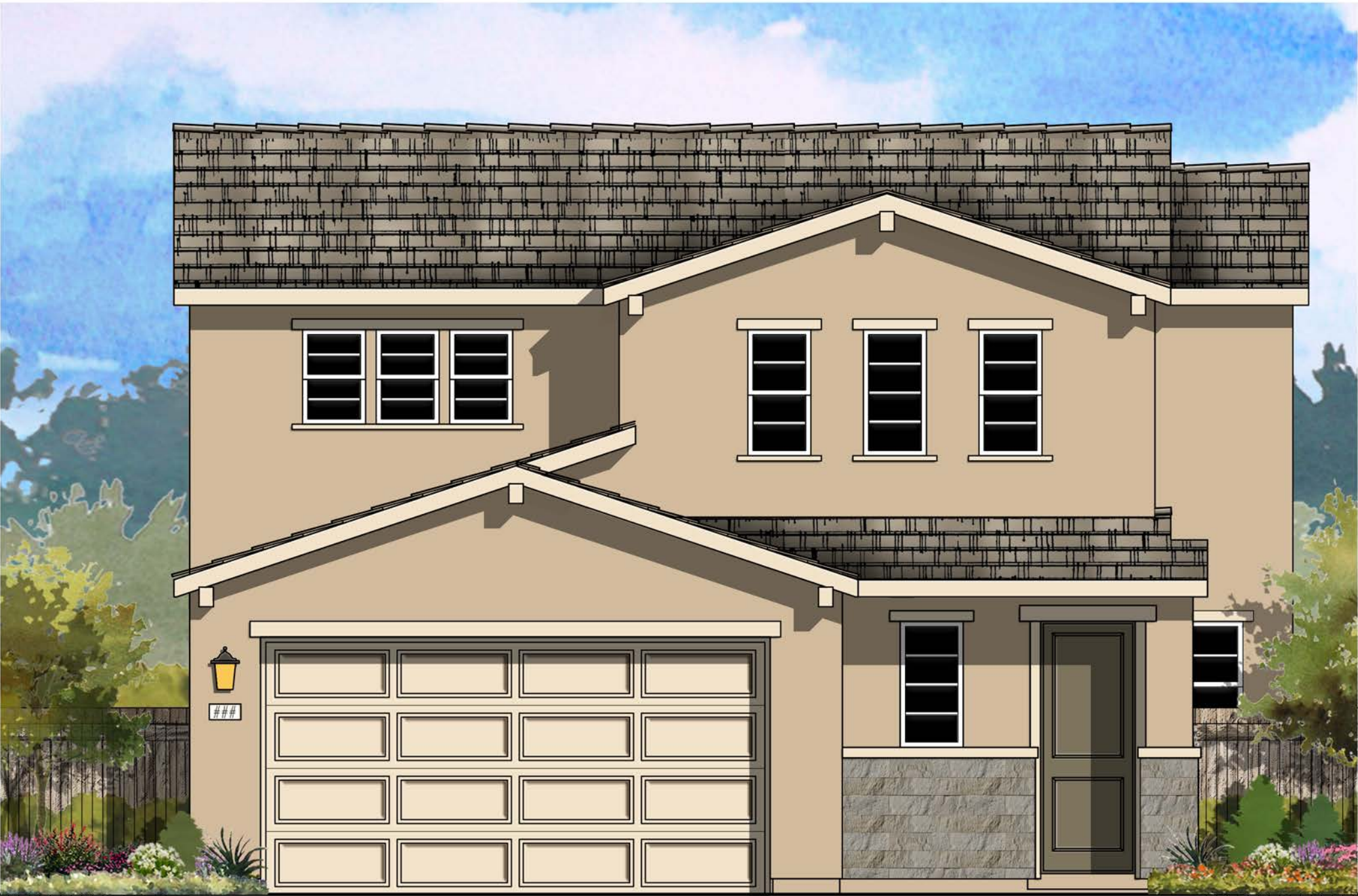
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"A" SPANISH



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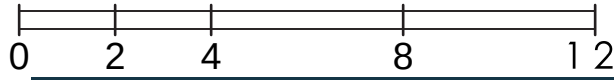
"B" CRAFTSMAN

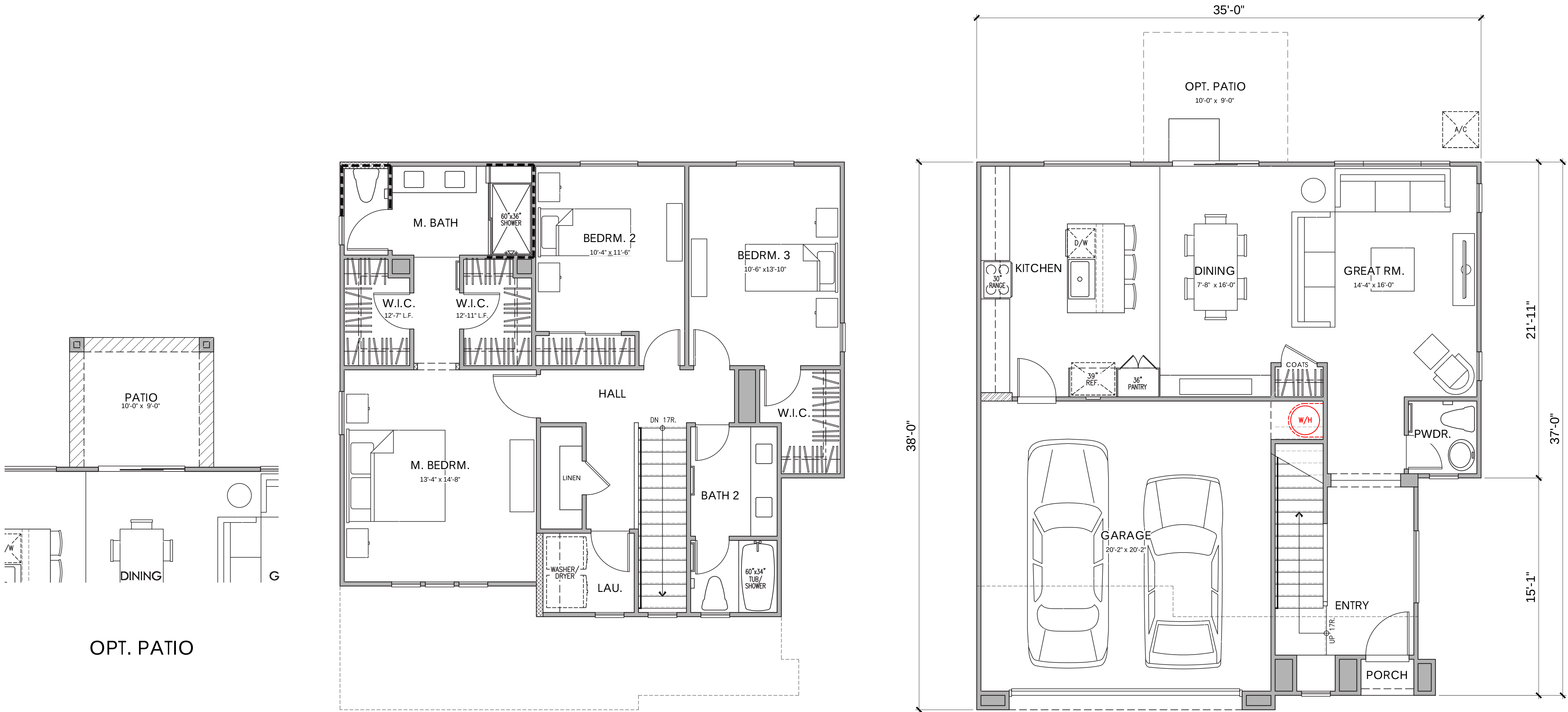


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"C" CONTEMPORARY

PLAN 1 (1765)
FRONT ELEVATIONS





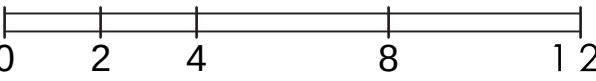
SECOND FLOOR PLAN

PLAN 1A (1765)
3 BEDROOM, 2.5 BATH
FLOOR PLAN

FIRST FLOOR PLAN

PLAN 1
AREA TABULATION

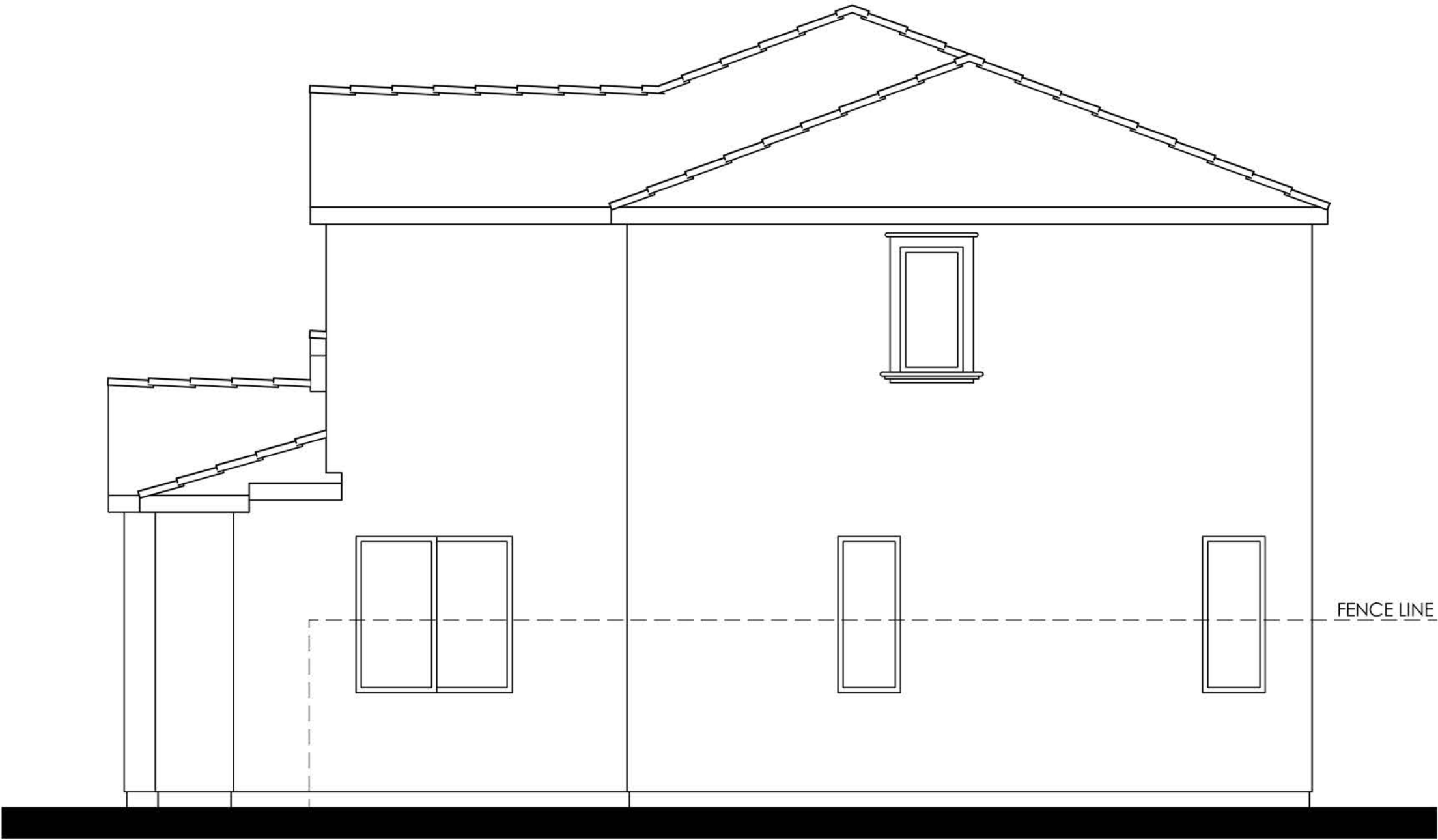
CONDITIONED SPACE	
FIRST FLOOR AREA	777 SQ. FT.
SECOND FLOOR AREA	988 SQ. FT.
TOTAL DWELLING	1,765 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	426 SQ. FT.
PORCH	9 SQ. FT.
OPT. PATIO	90 SQ. FT.





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FRONT

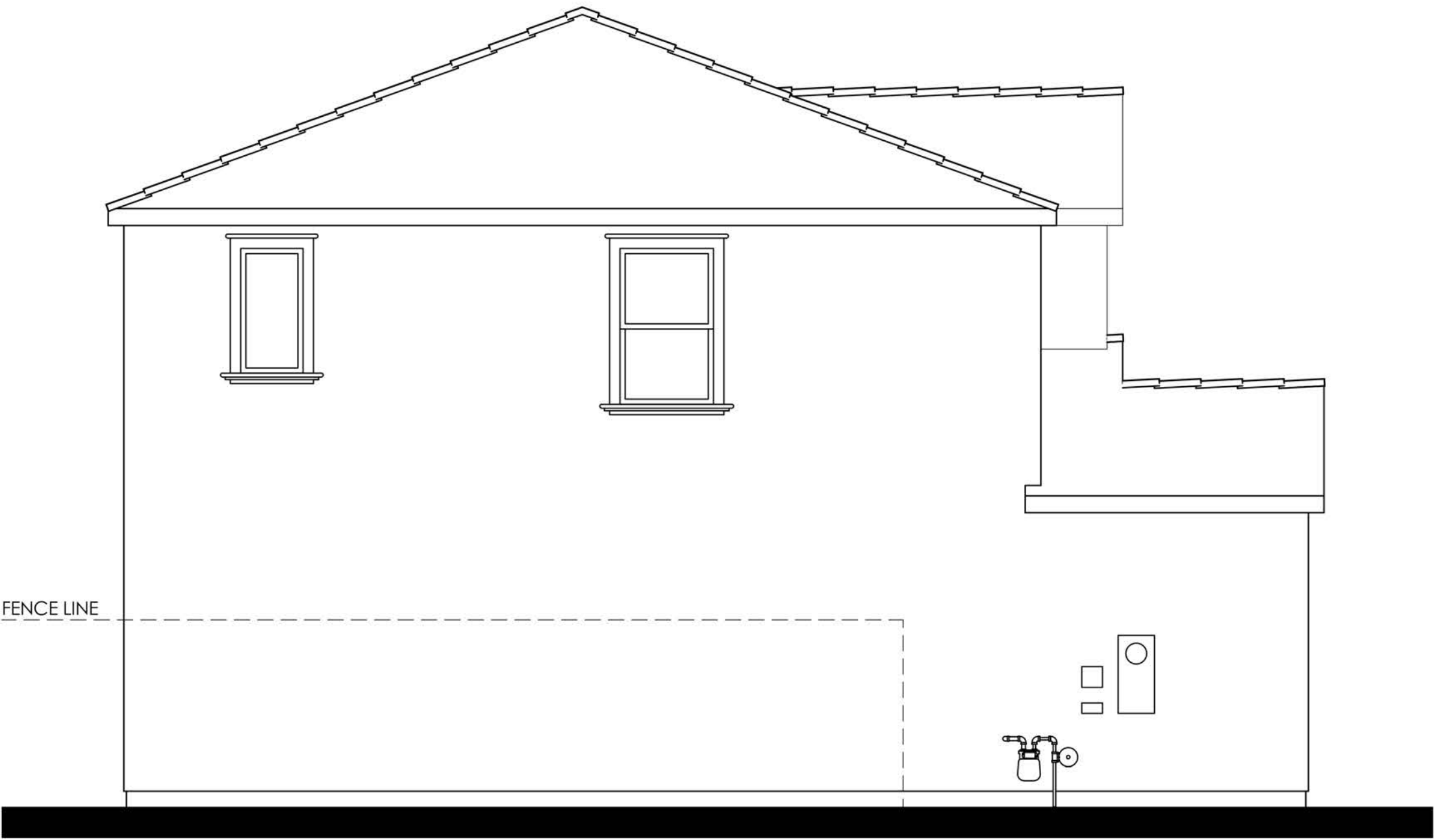


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 3
PLAN 1A (1765)
SPANISH ELEVATIONS





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



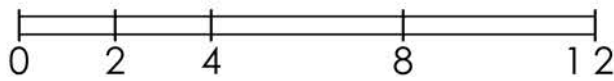
REAR

COLOR SCHEME 3

PLAN 1A (1765)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



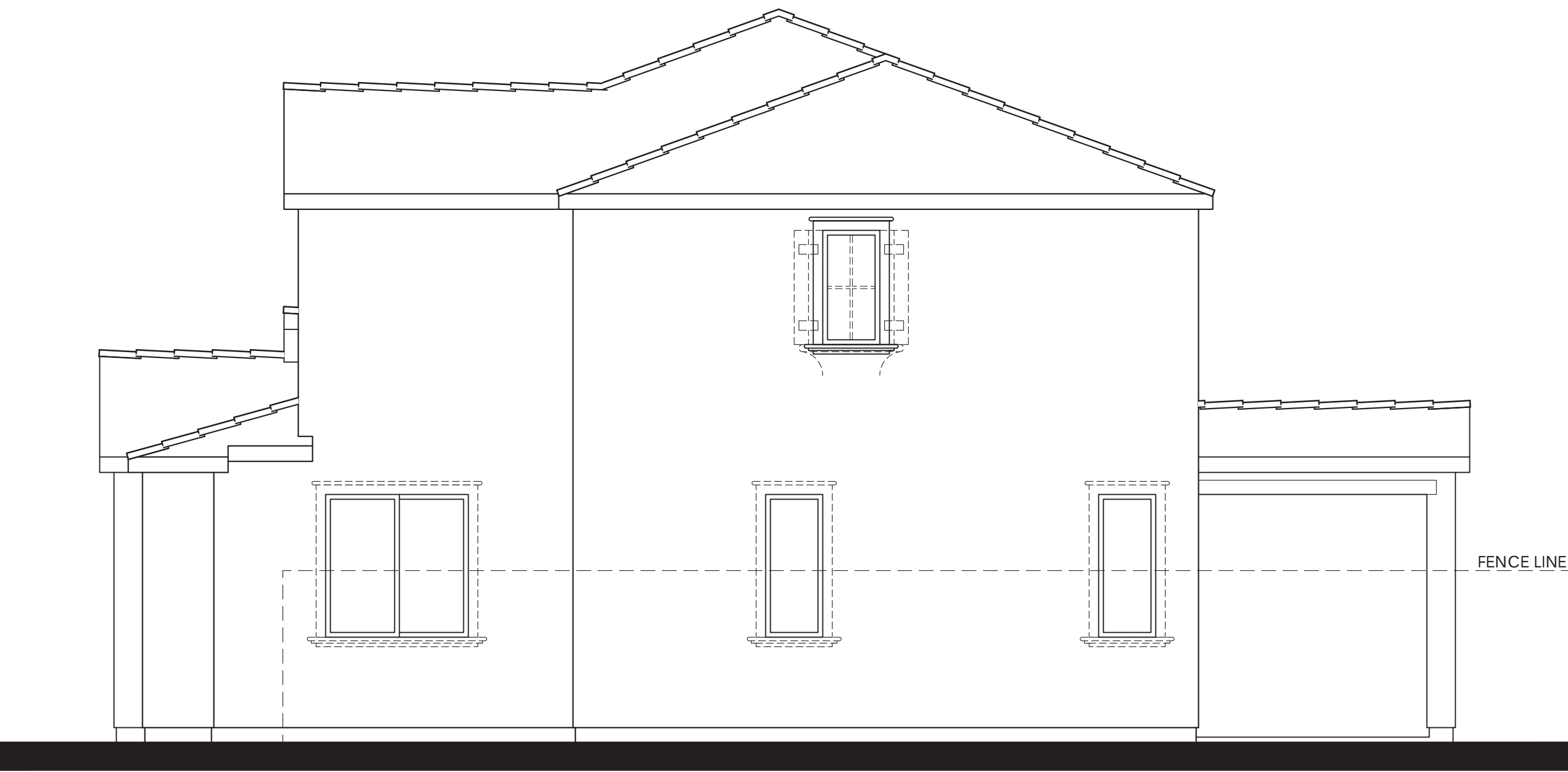
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Rancho Cordova, Ca

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HS 172

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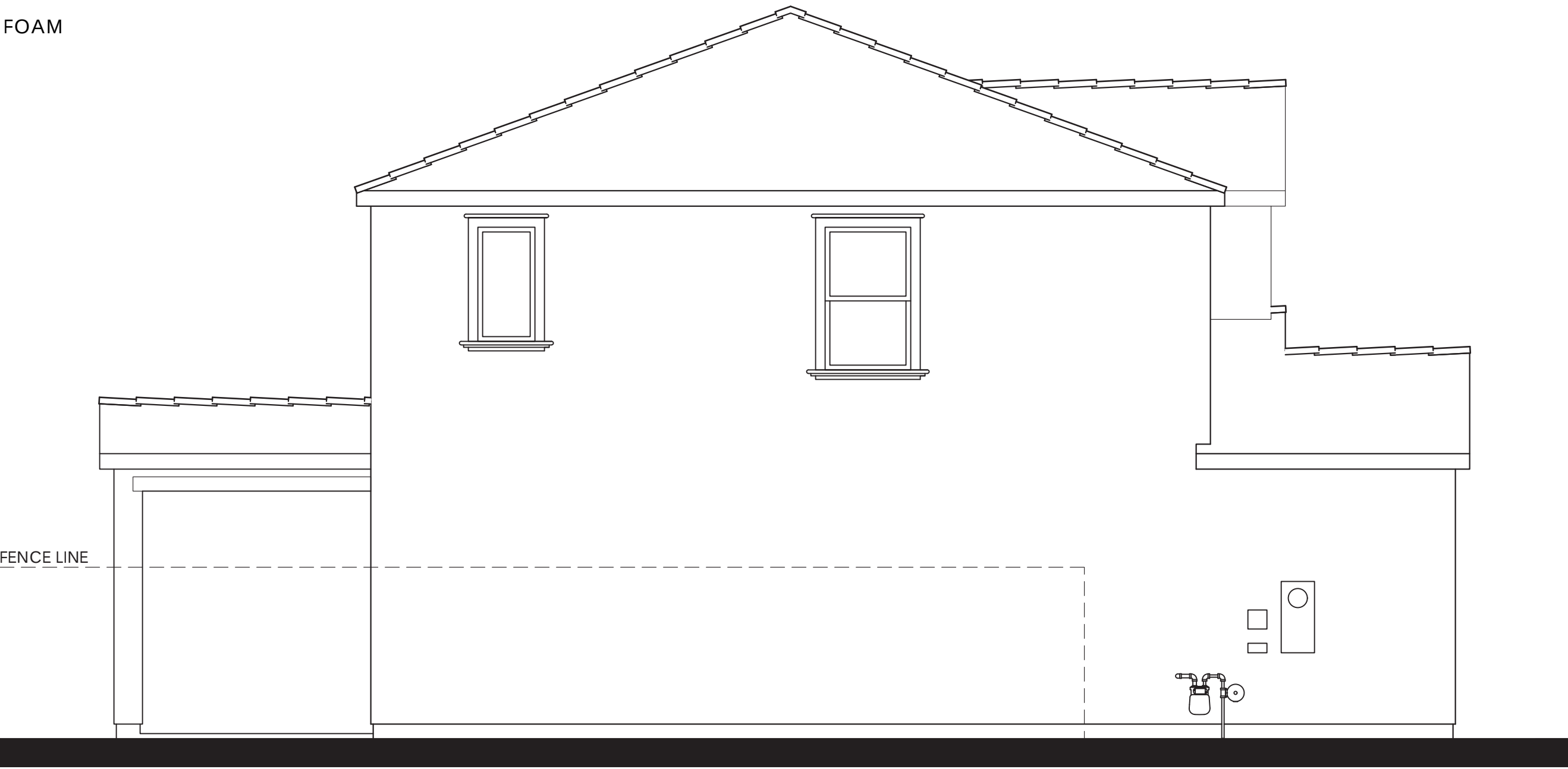
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Inc
#23016
PLANNING + ARCHITECTURE



Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



LEFT

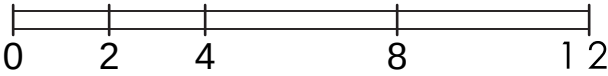


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1A OPT. PATIO (1765)
SPANISH ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



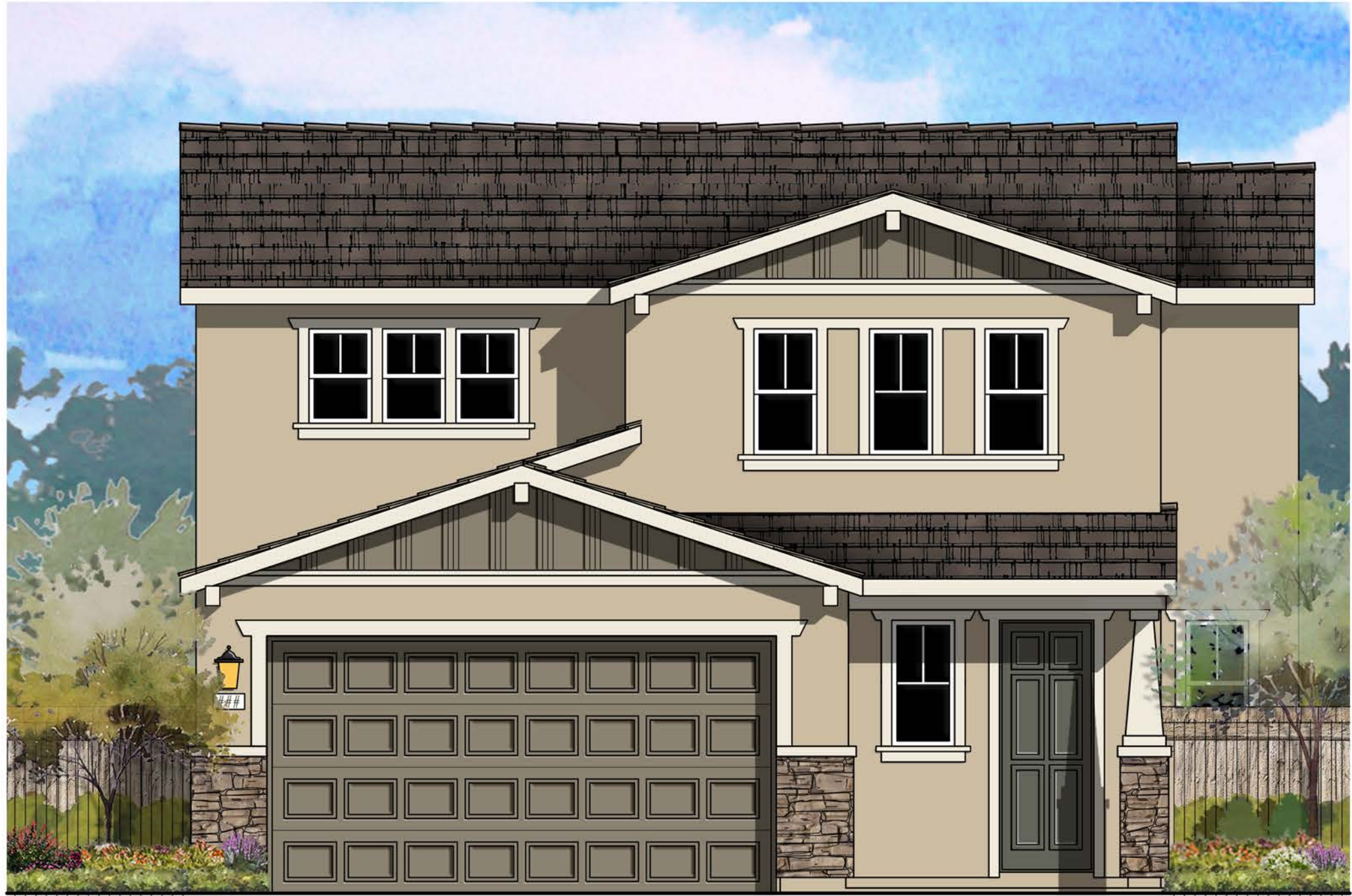
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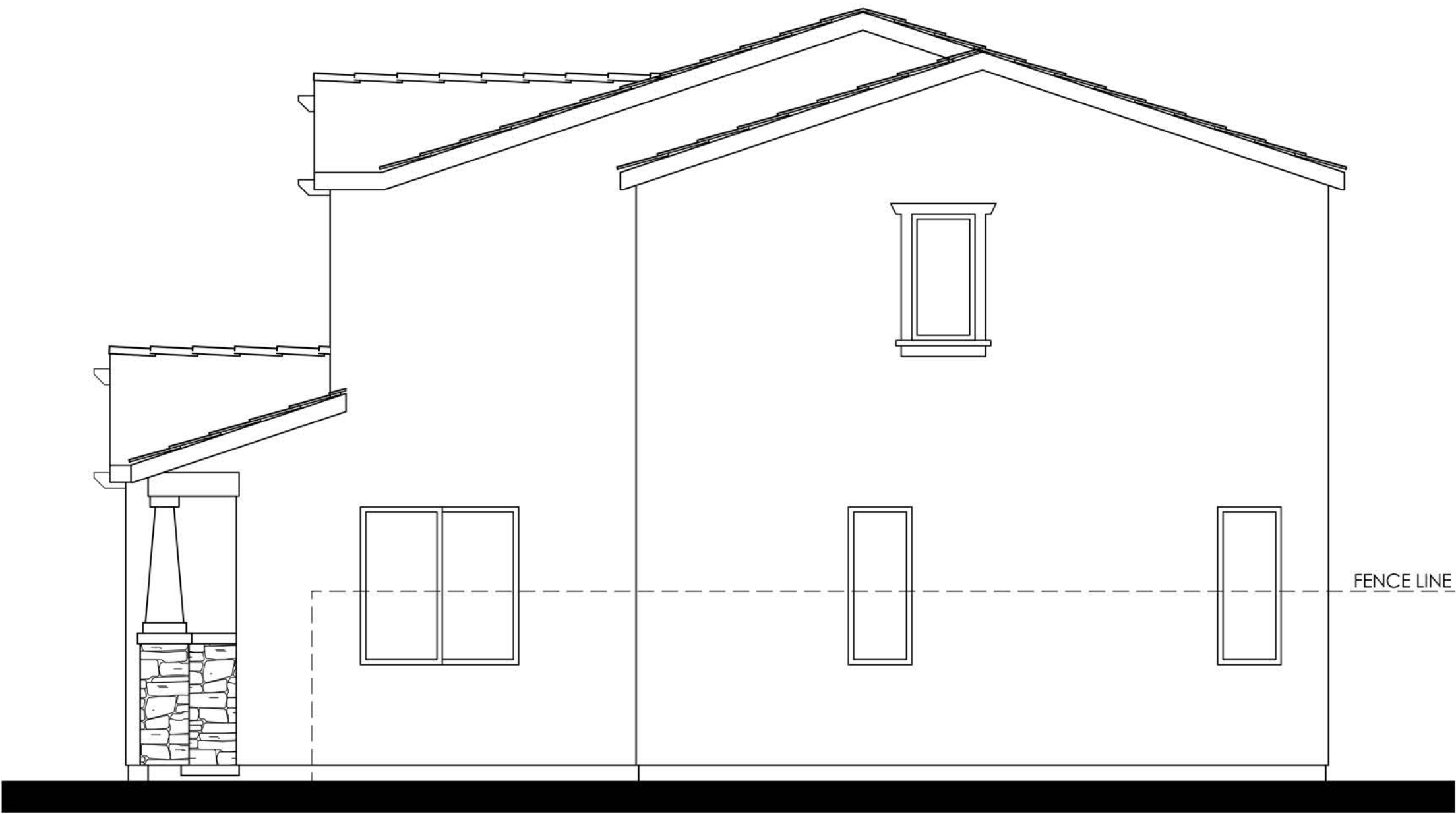
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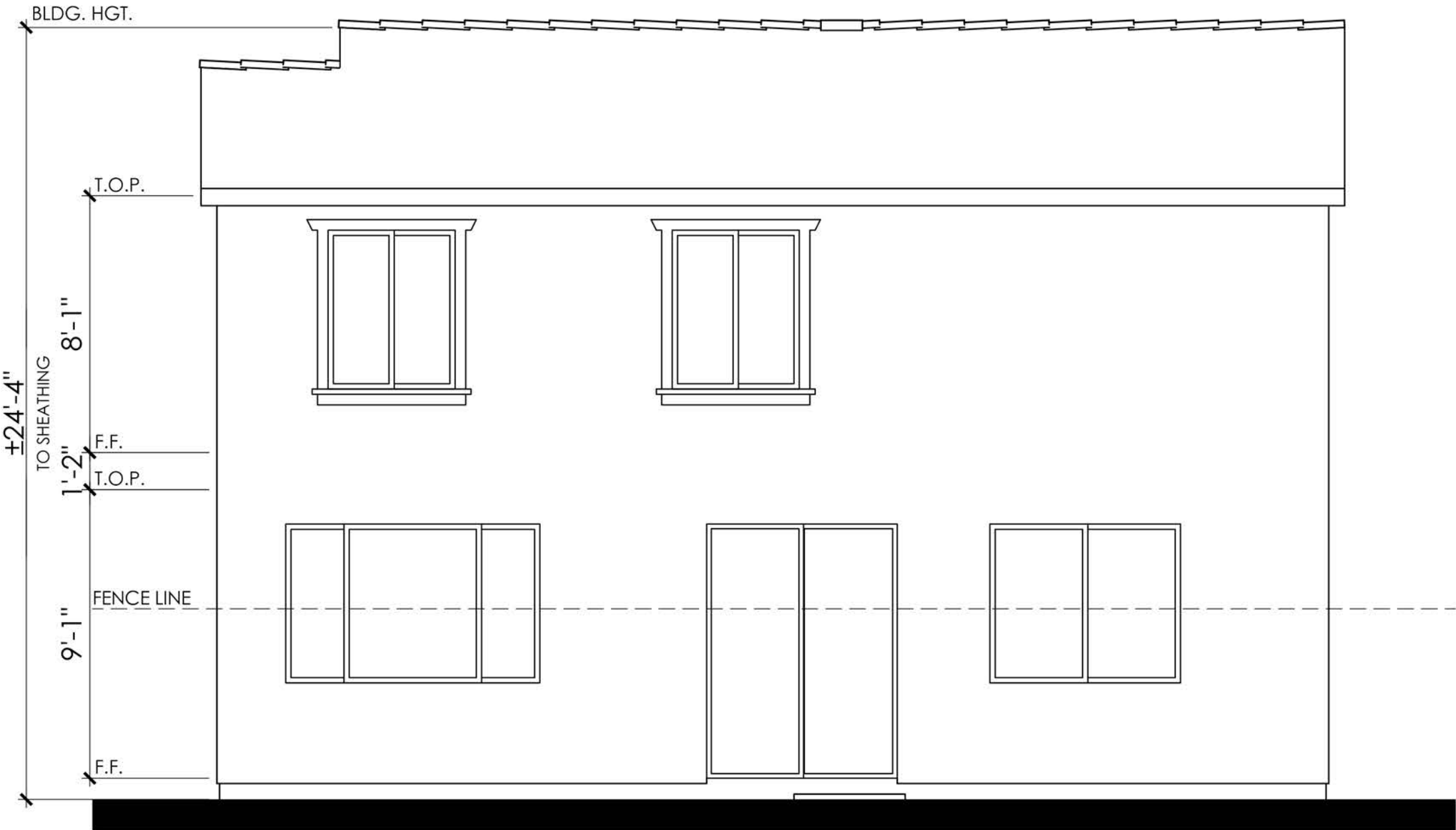
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FRONT

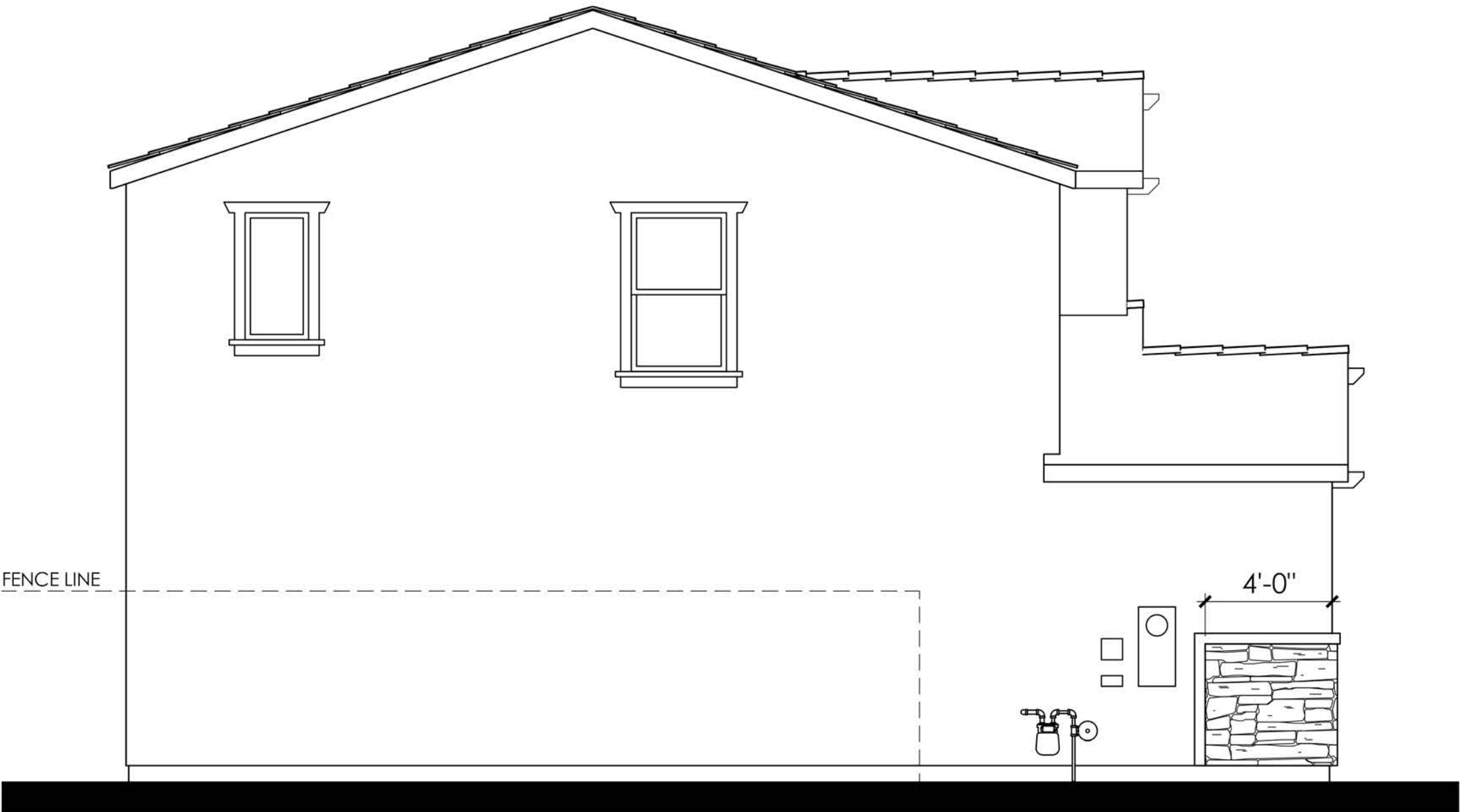


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



REAR



LEFT

COLOR SCHEME 6
PLAN 1B (1765)
CRAFTSMAN ELEVATIONS



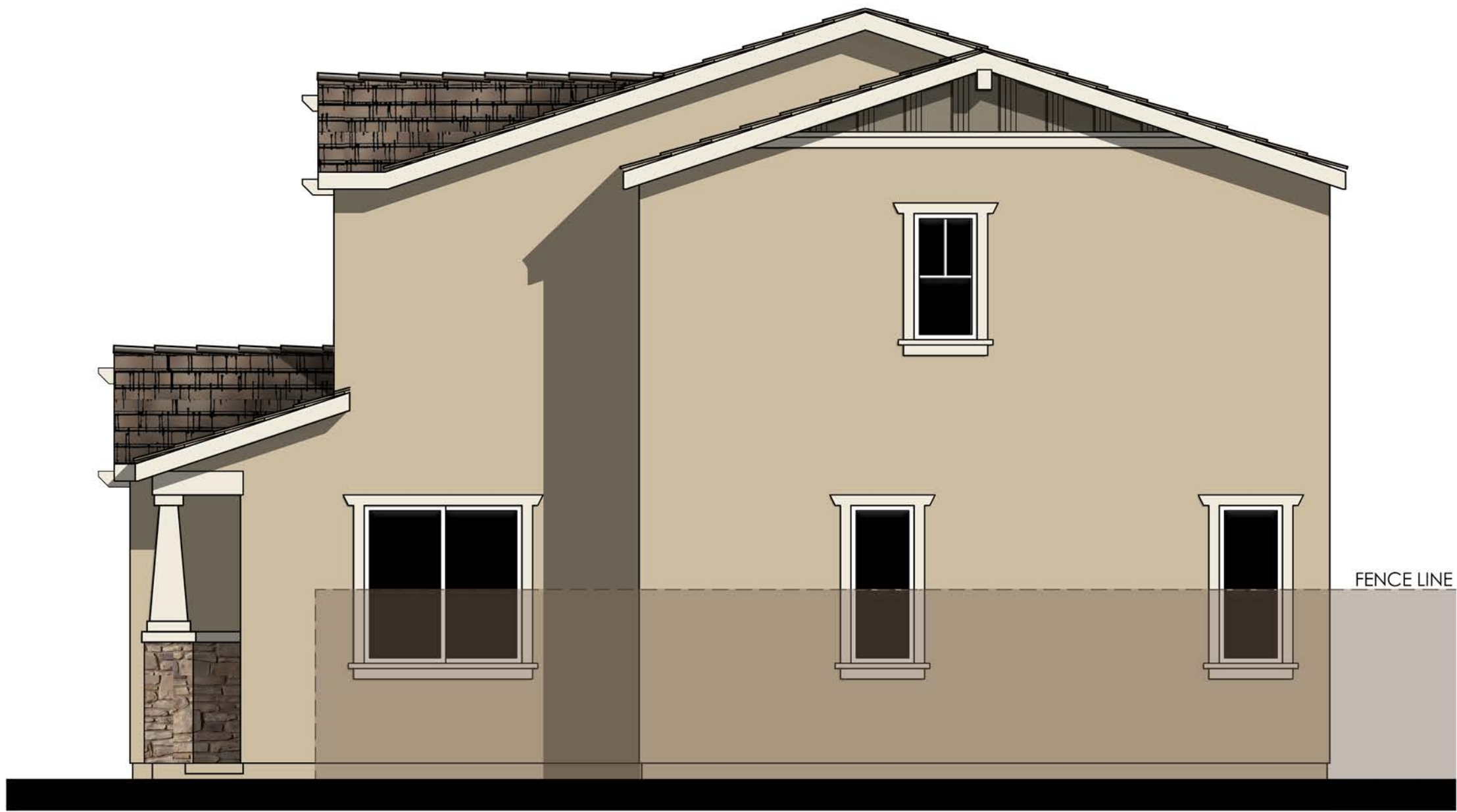
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RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



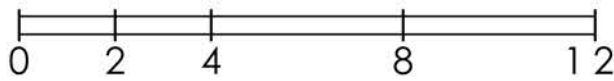
REAR

COLOR SCHEME 6

PLAN 1B (1765)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



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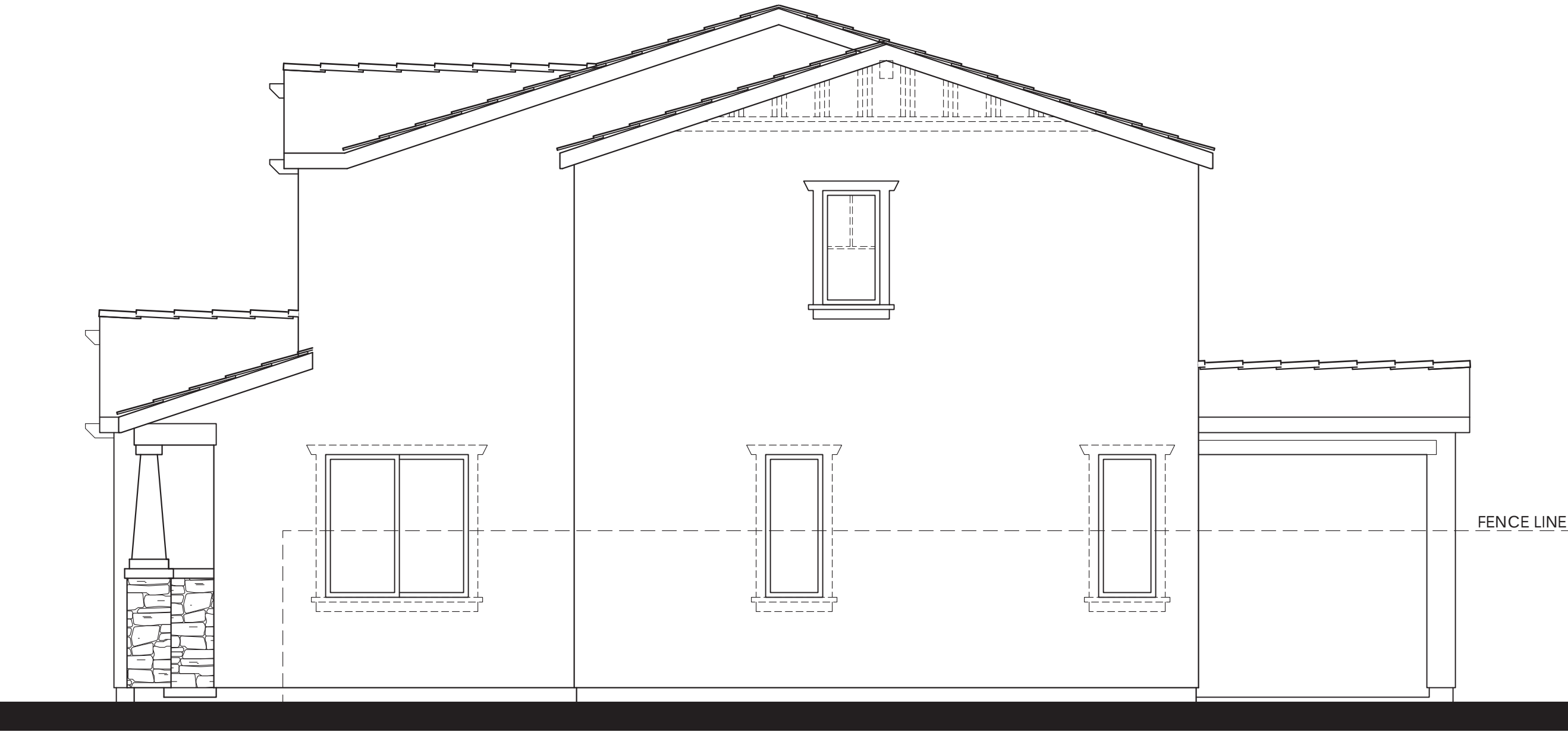
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

04/08/2024
A-14

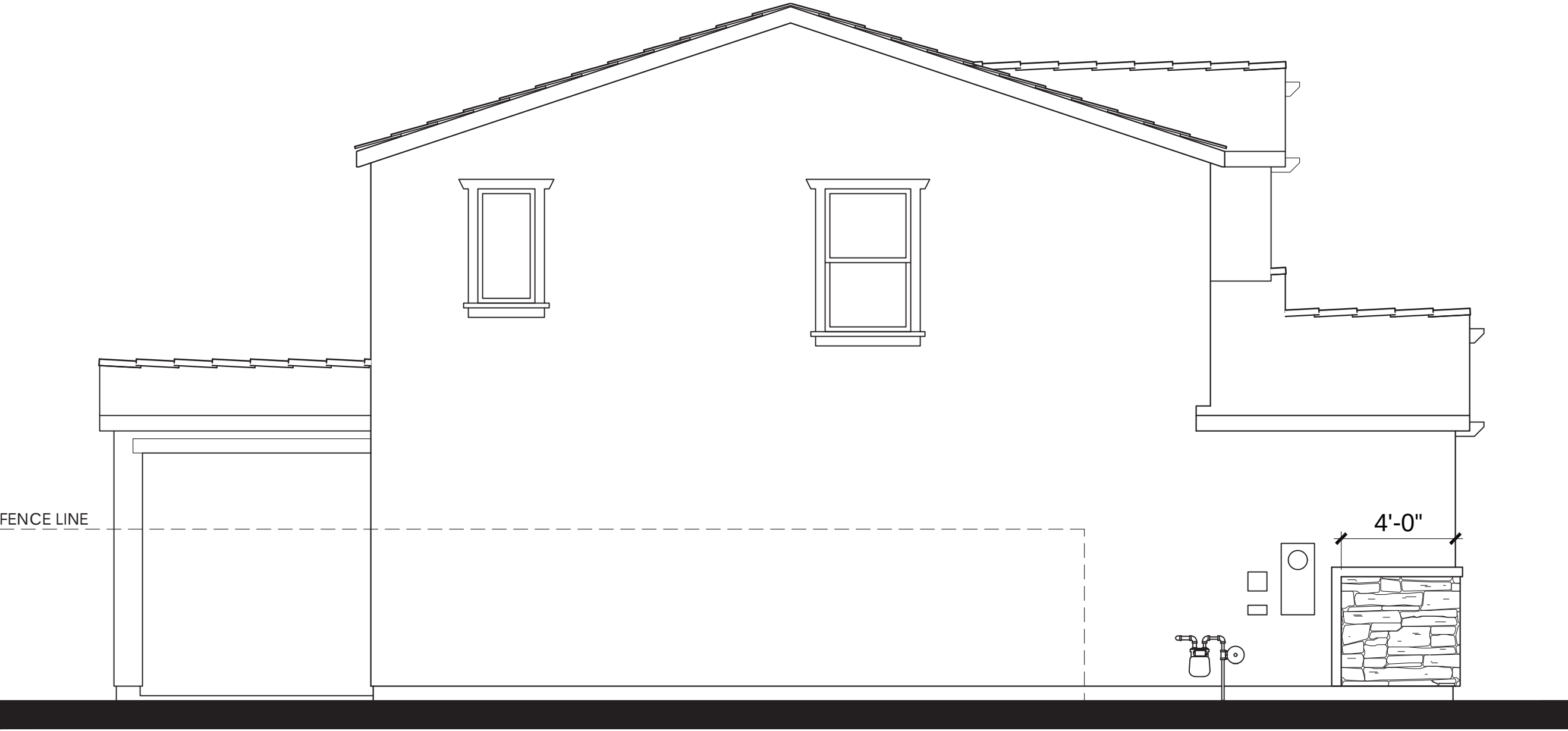
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Architect
Inc

#23016



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |

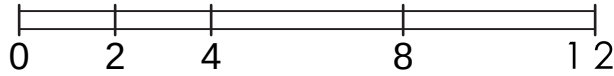


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1B OPT. PATIO (1765)
CRAFTSMAN ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



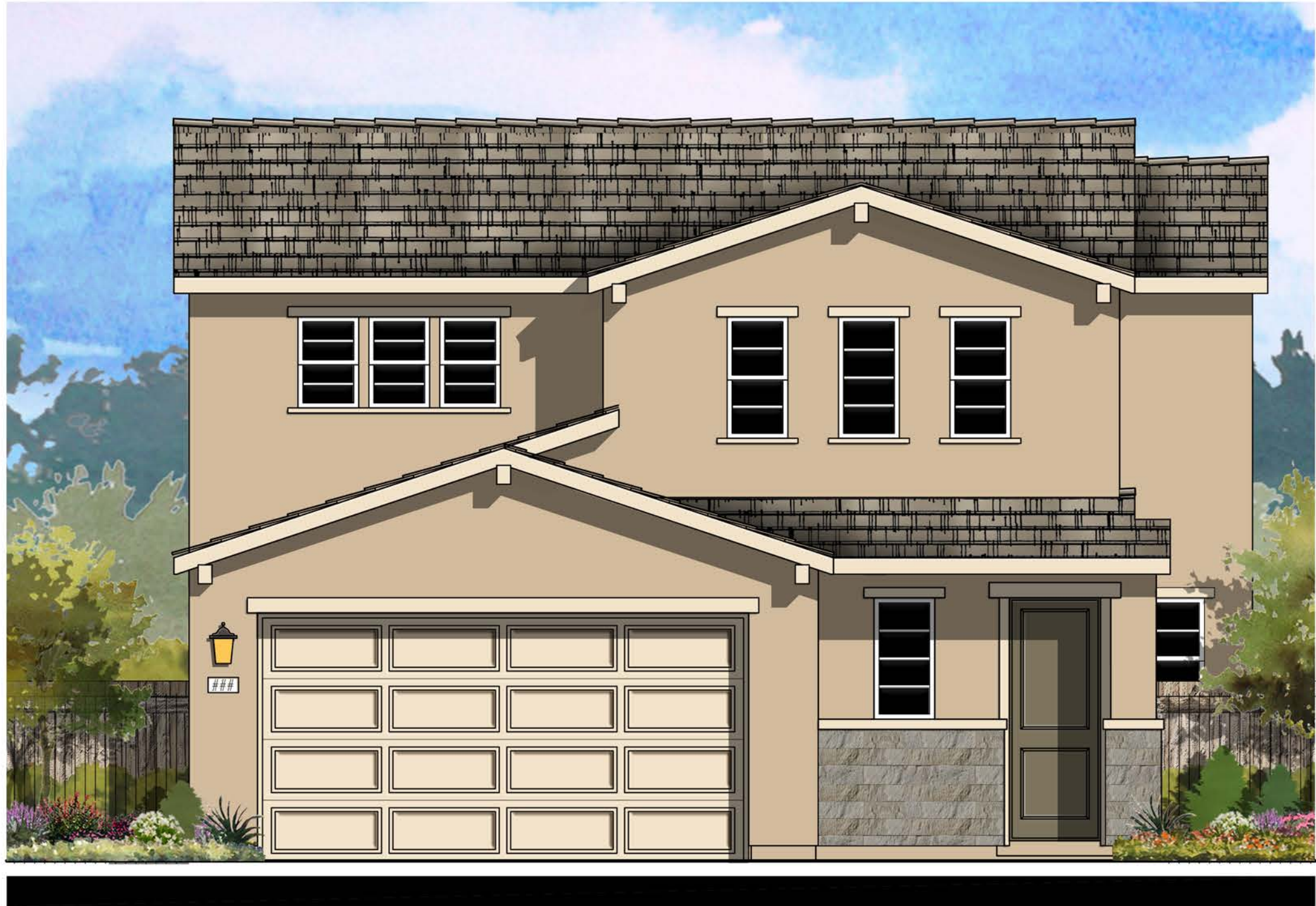
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Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

04/08/2024
A-15

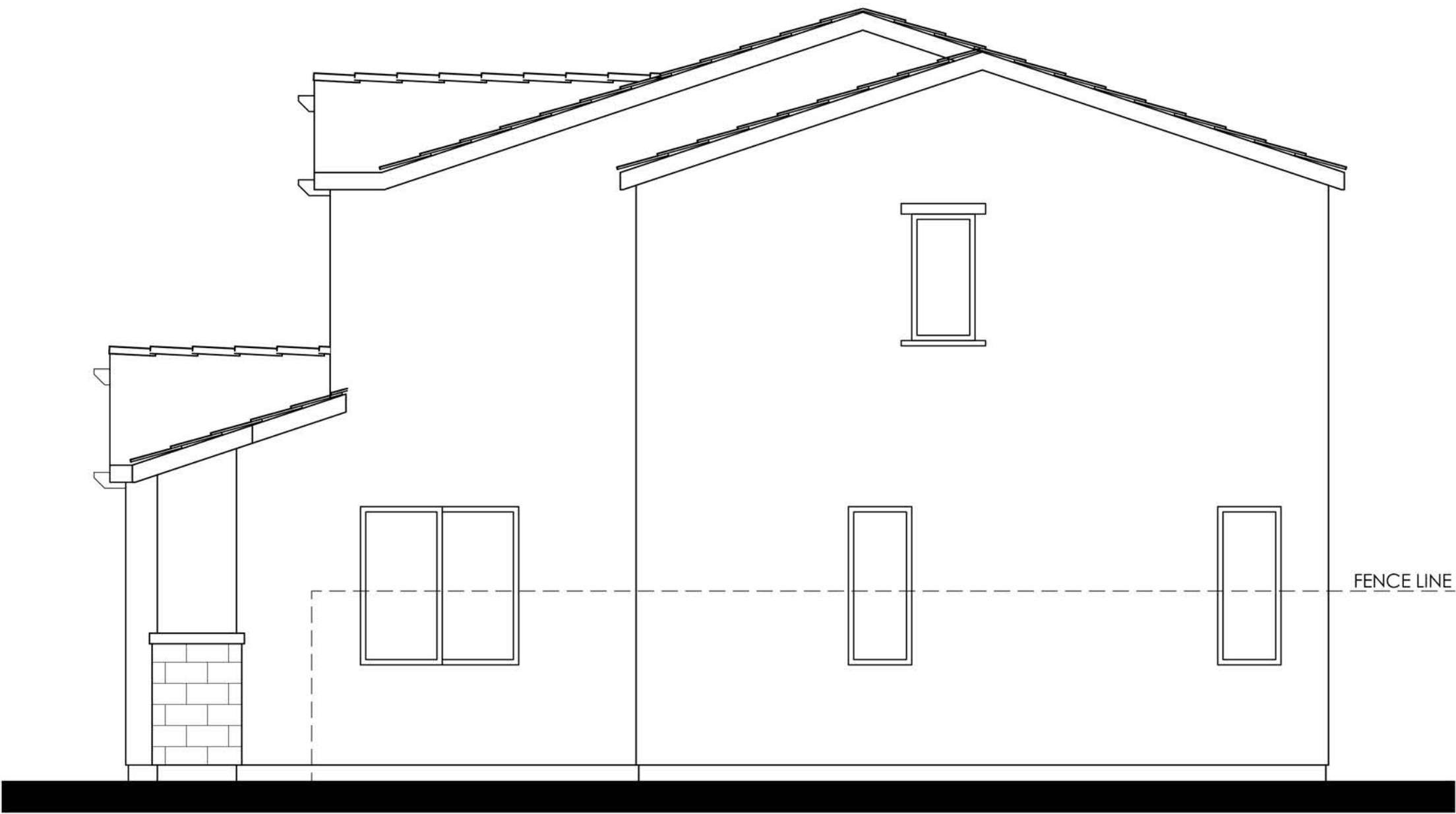
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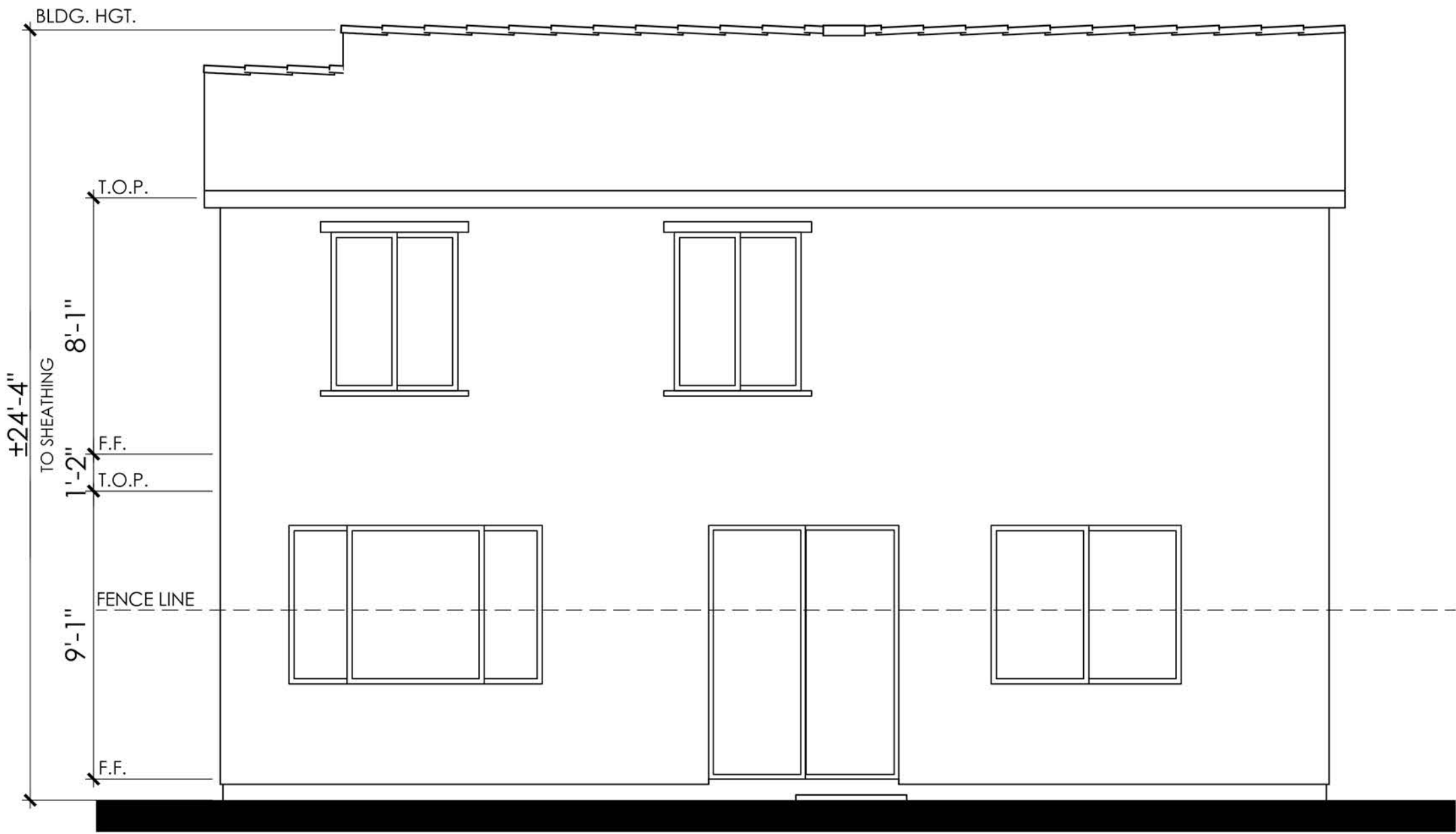
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FRONT

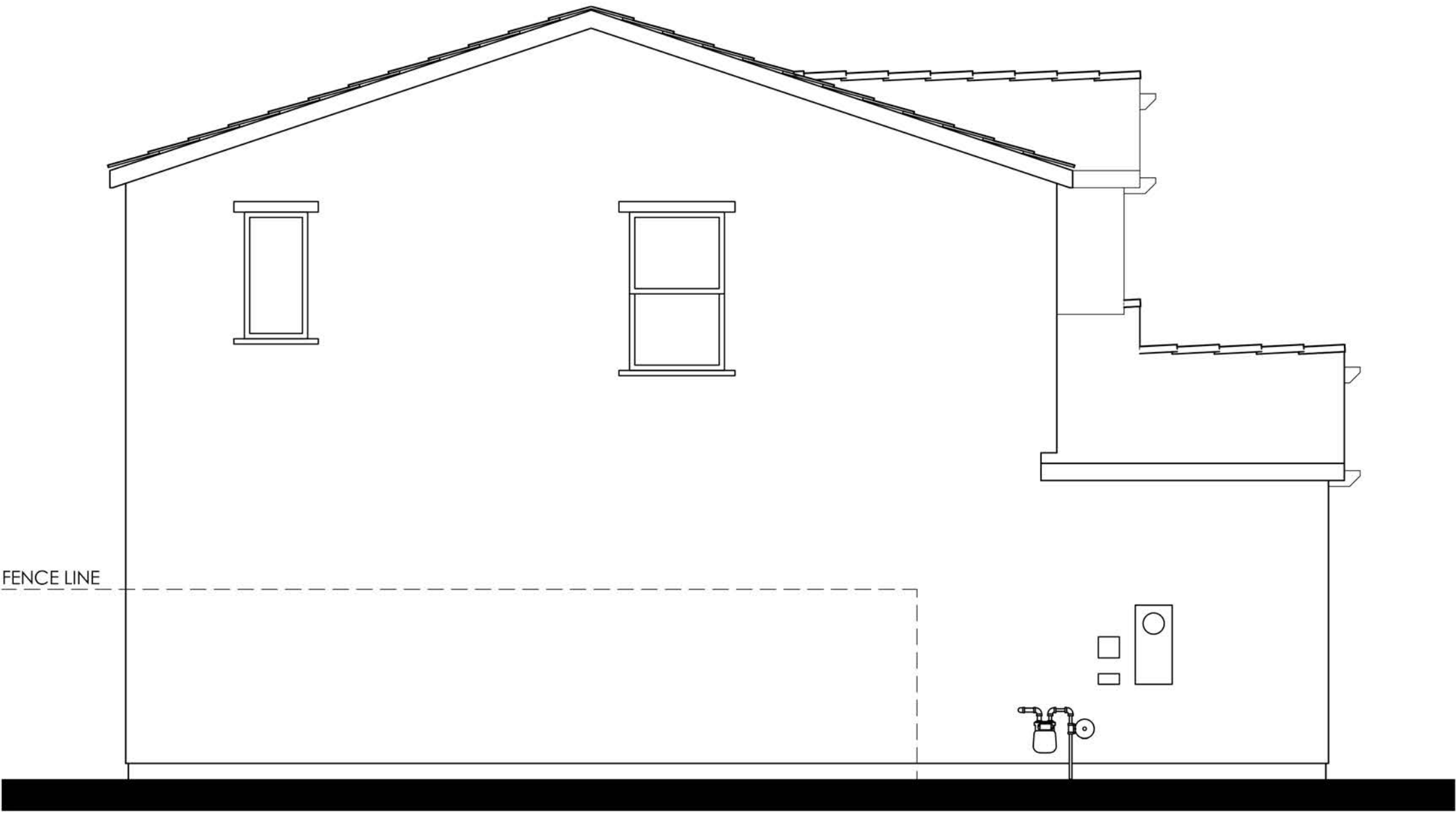


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 9

PLAN 1C (1765)

CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca

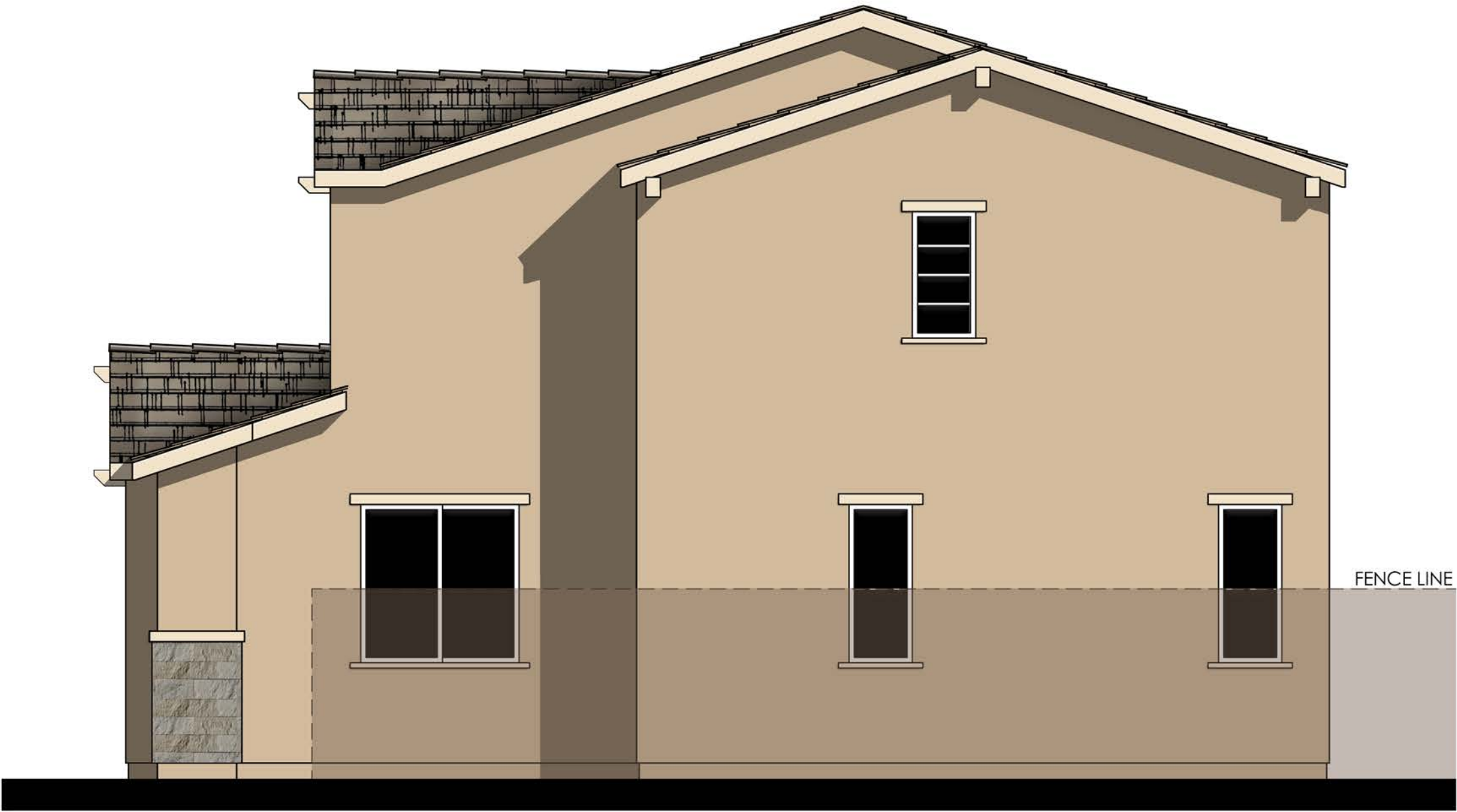
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45x90
HS 172

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RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 9

PLAN 1C (1765)
CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



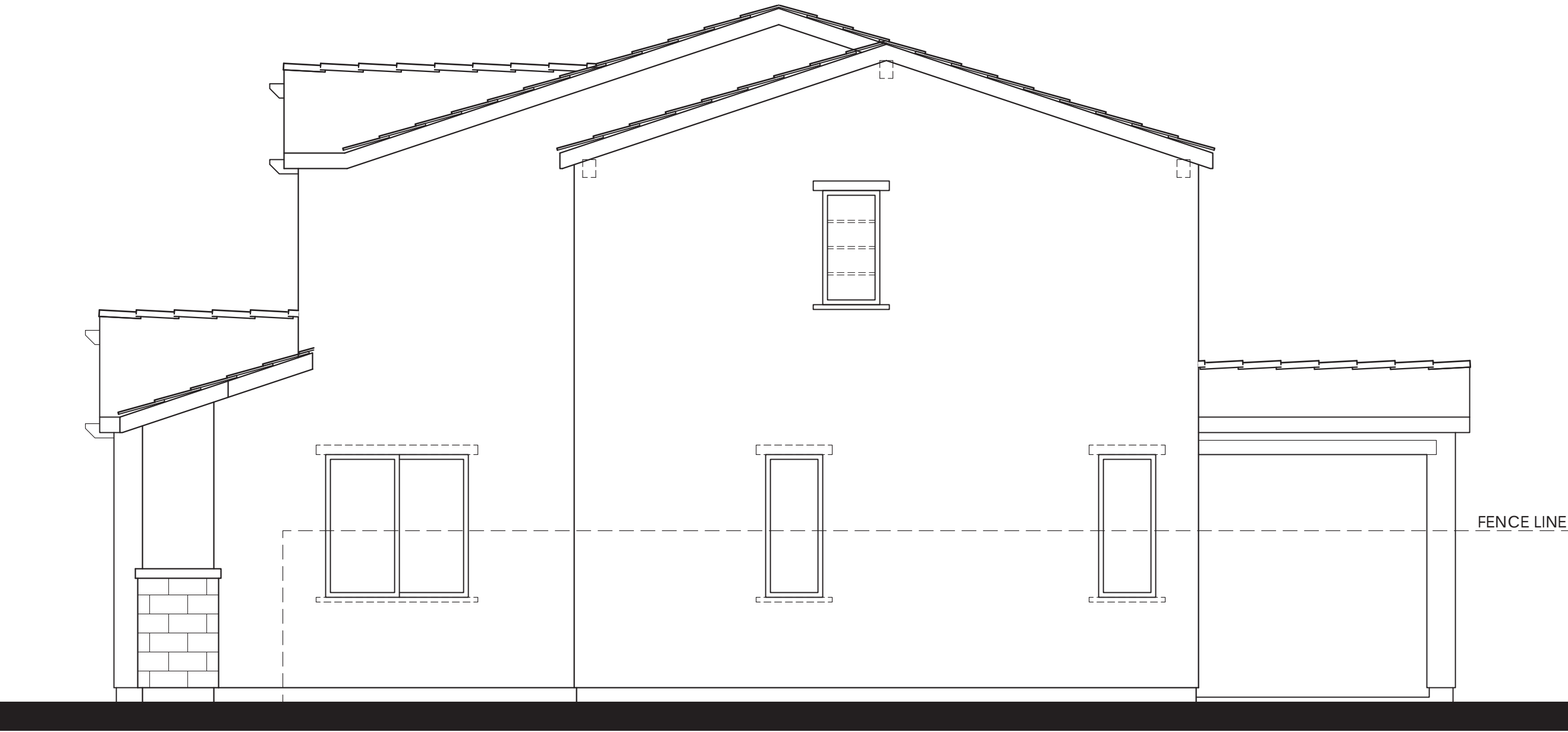
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CYAN AT THE PRESERVE
Rancho Cordova, Ca

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45x90
HS 172

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A-17

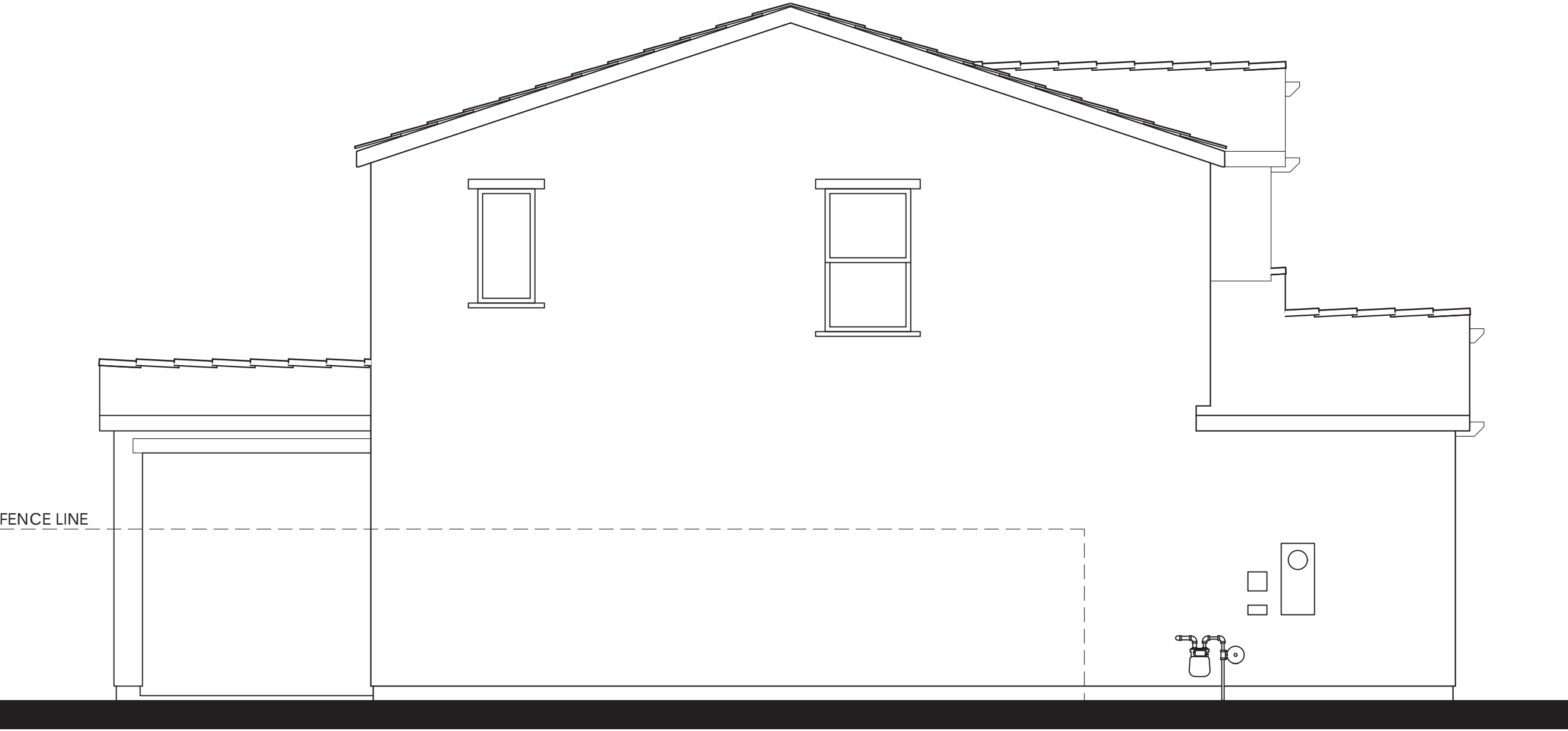
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#23016
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Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



LEFT

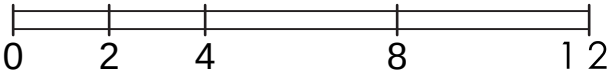


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1C OPT. PATIO (1765)
CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



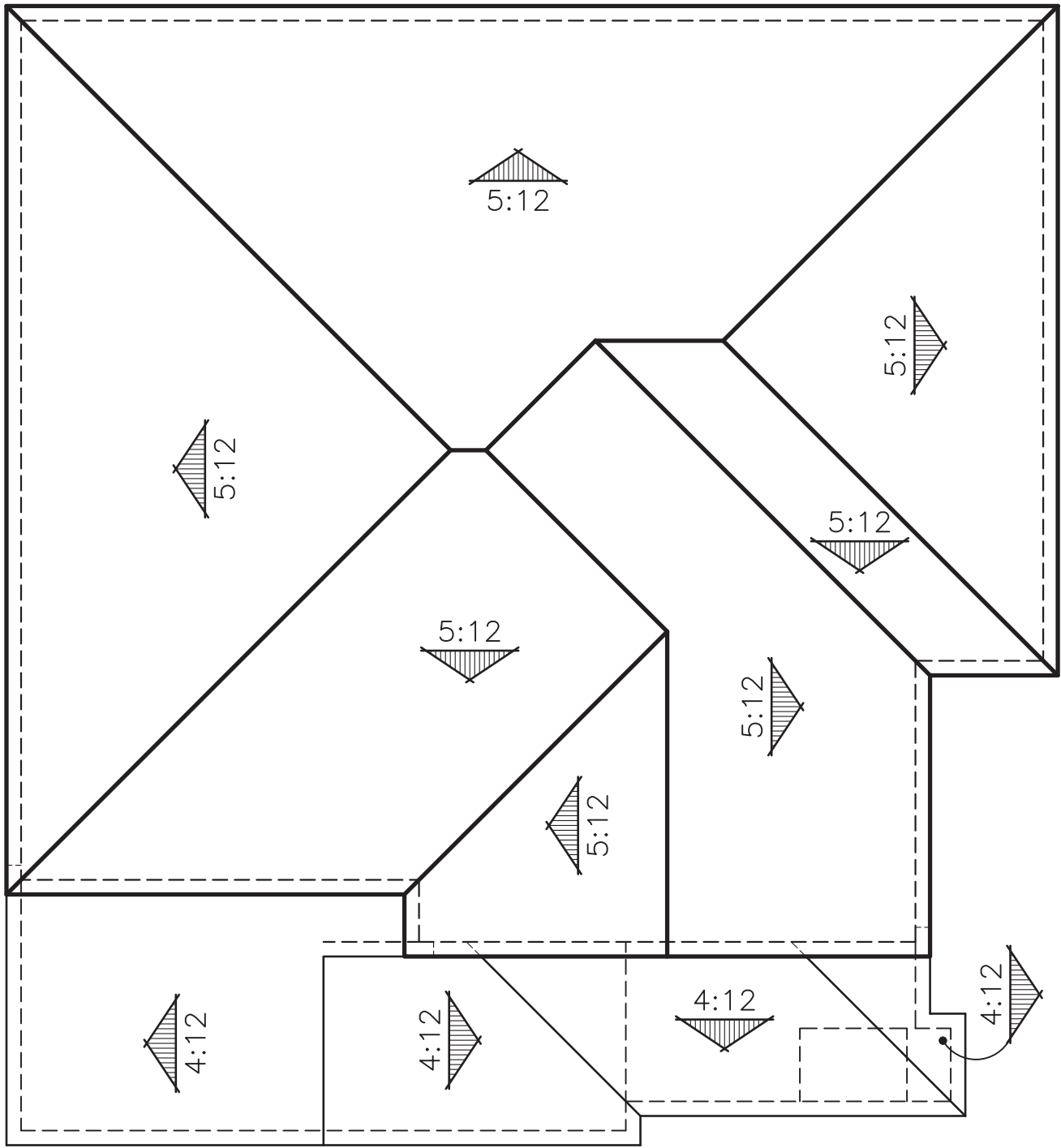
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45x90
HS 172

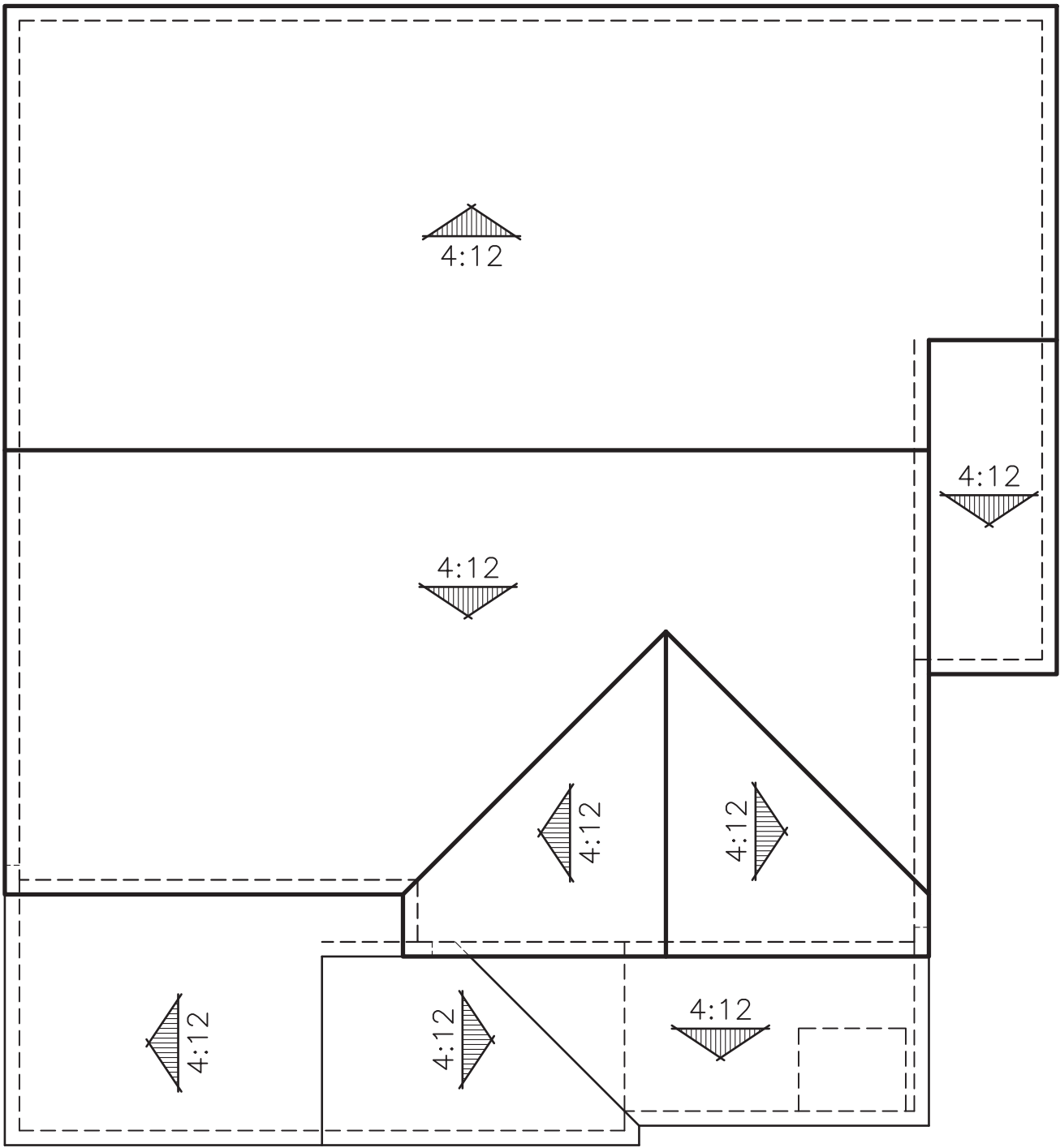
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A-18

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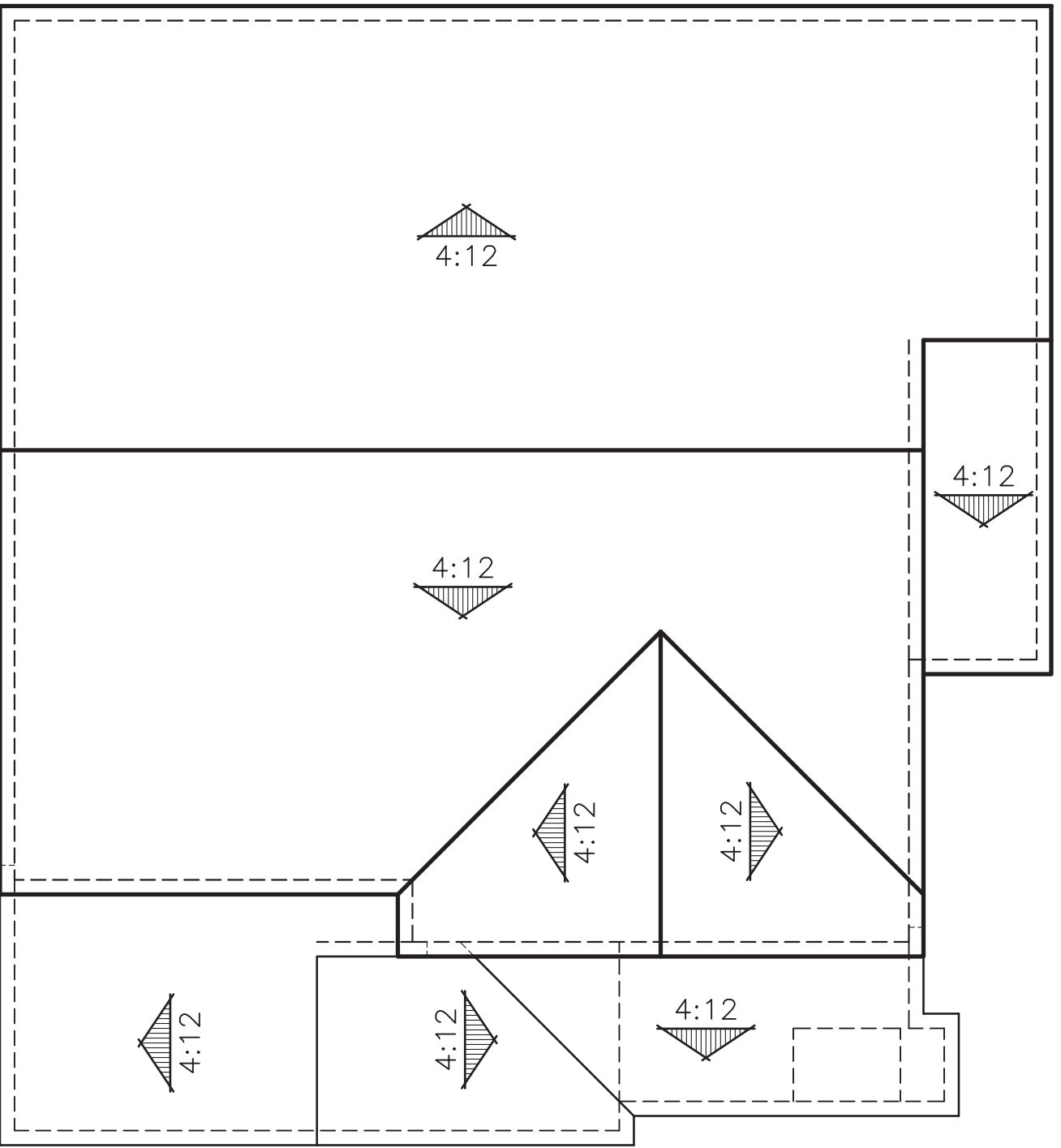
#23016



"A" SPANISH

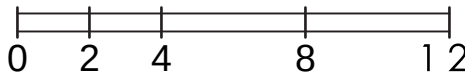


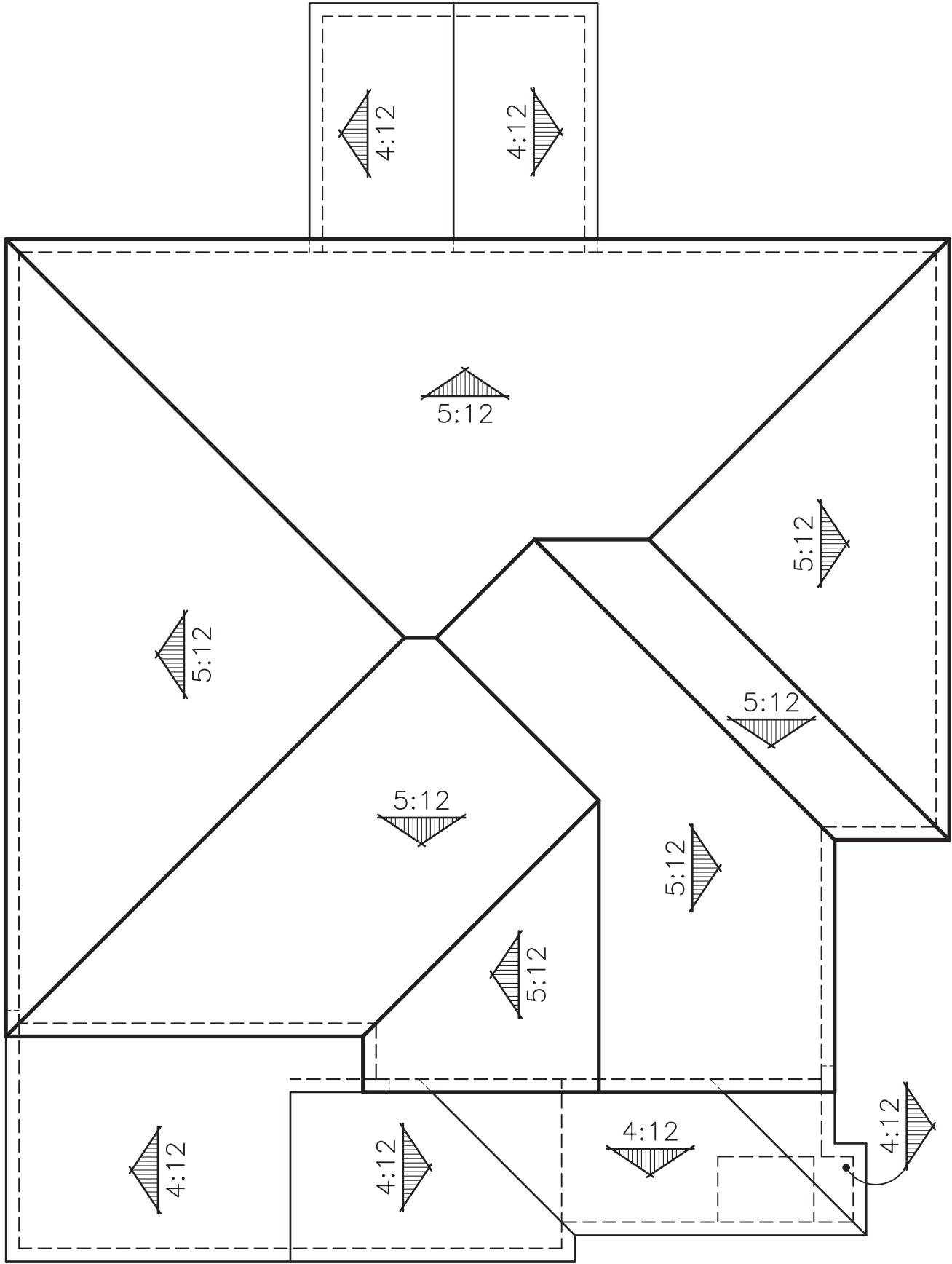
"B" CRAFTSMAN



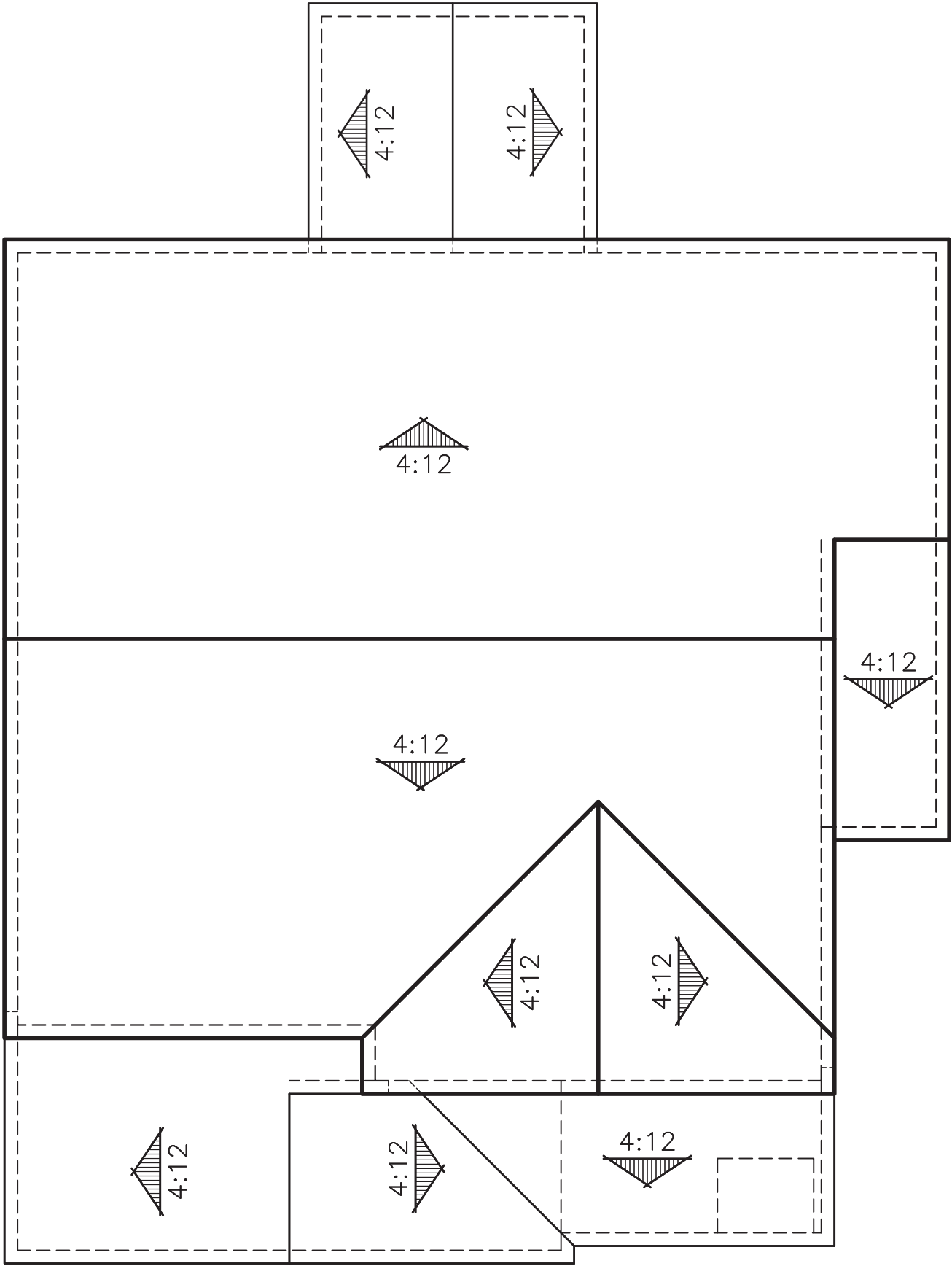
"C" CONTEMPORARY

ROOF PLANS
PLAN 1 (1765)

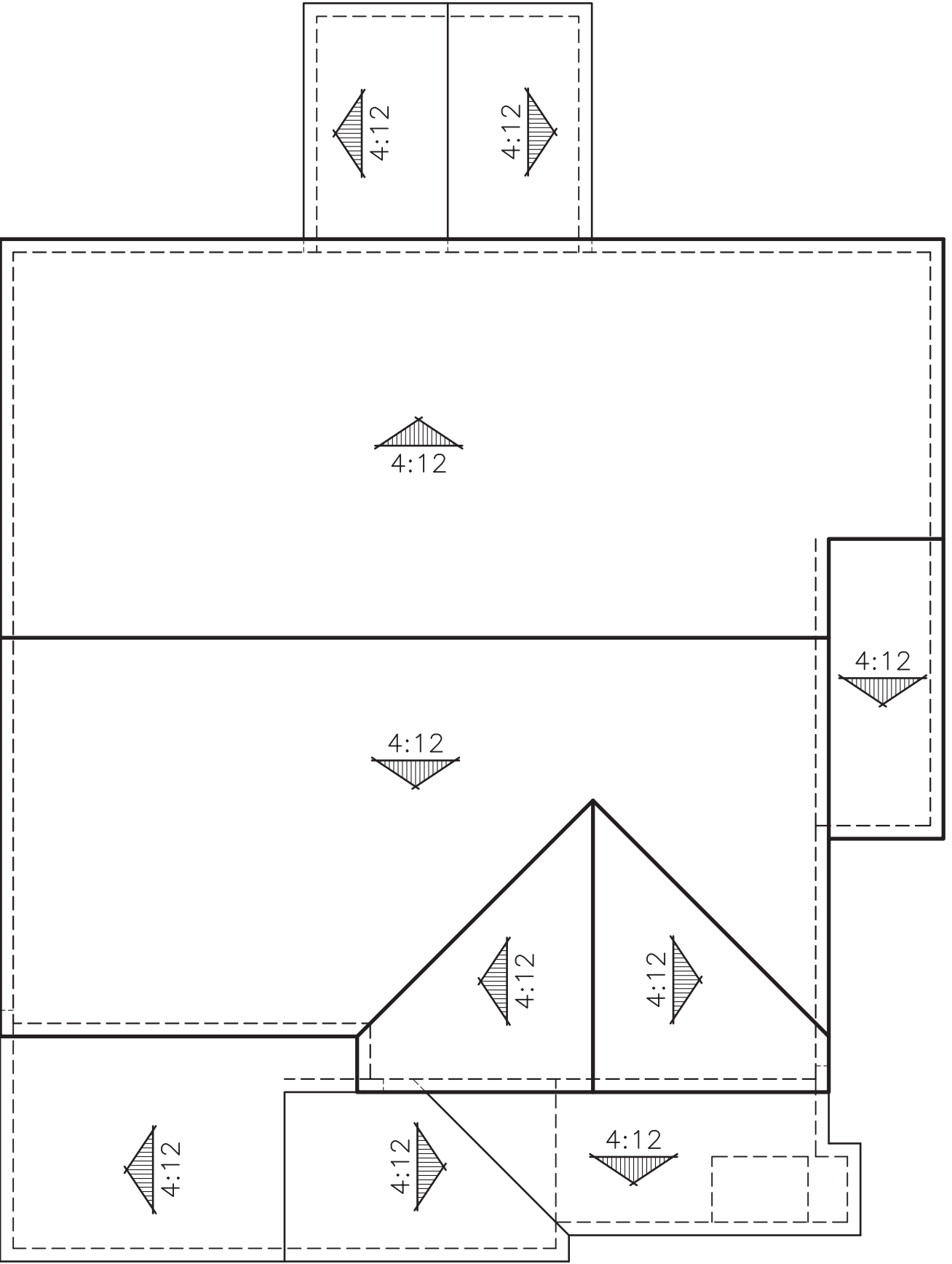




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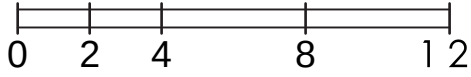


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 1 OPT. PATIO (1765)



EXTERIOR LIGHTS



YORKTOWN



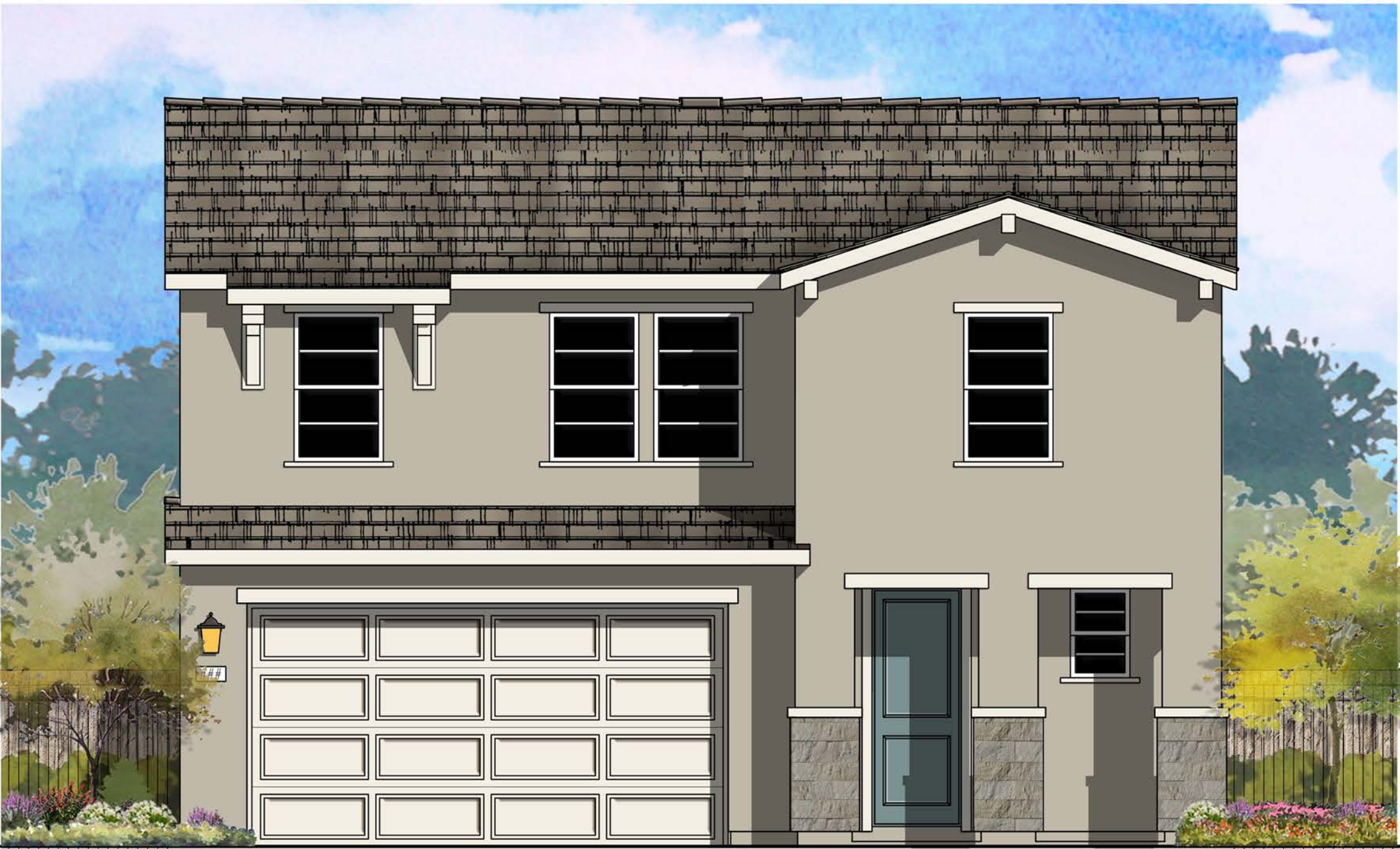
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"A" SPANISH



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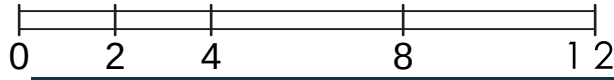
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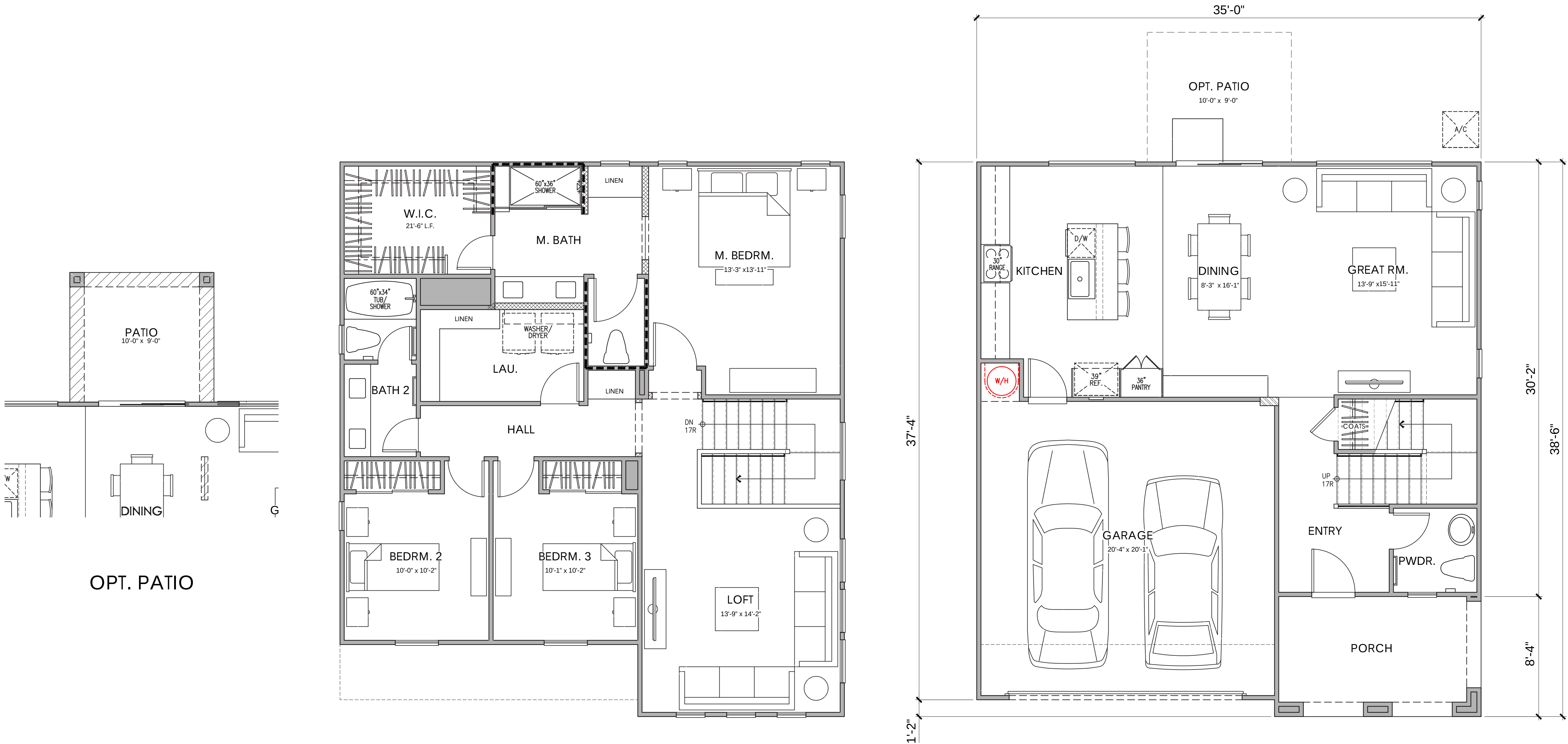


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"C" CONTEMPORARY

PLAN 2 (1941)
FRONT ELEVATIONS



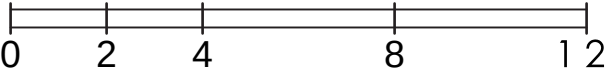


SECOND FLOOR PLAN

PLAN 2A (1941)
3 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

FIRST FLOOR PLAN

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	768 SQ. FT.
SECOND FLOOR AREA	1,173 SQ. FT.
TOTAL DWELLING	1,941 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	438 SQ. FT.
PORCH "A"	117 SQ. FT.
PORCH "B"	117 SQ. FT.
PORCH "C"	117 SQ. FT.
OPT. PATIO	90 SQ. FT.

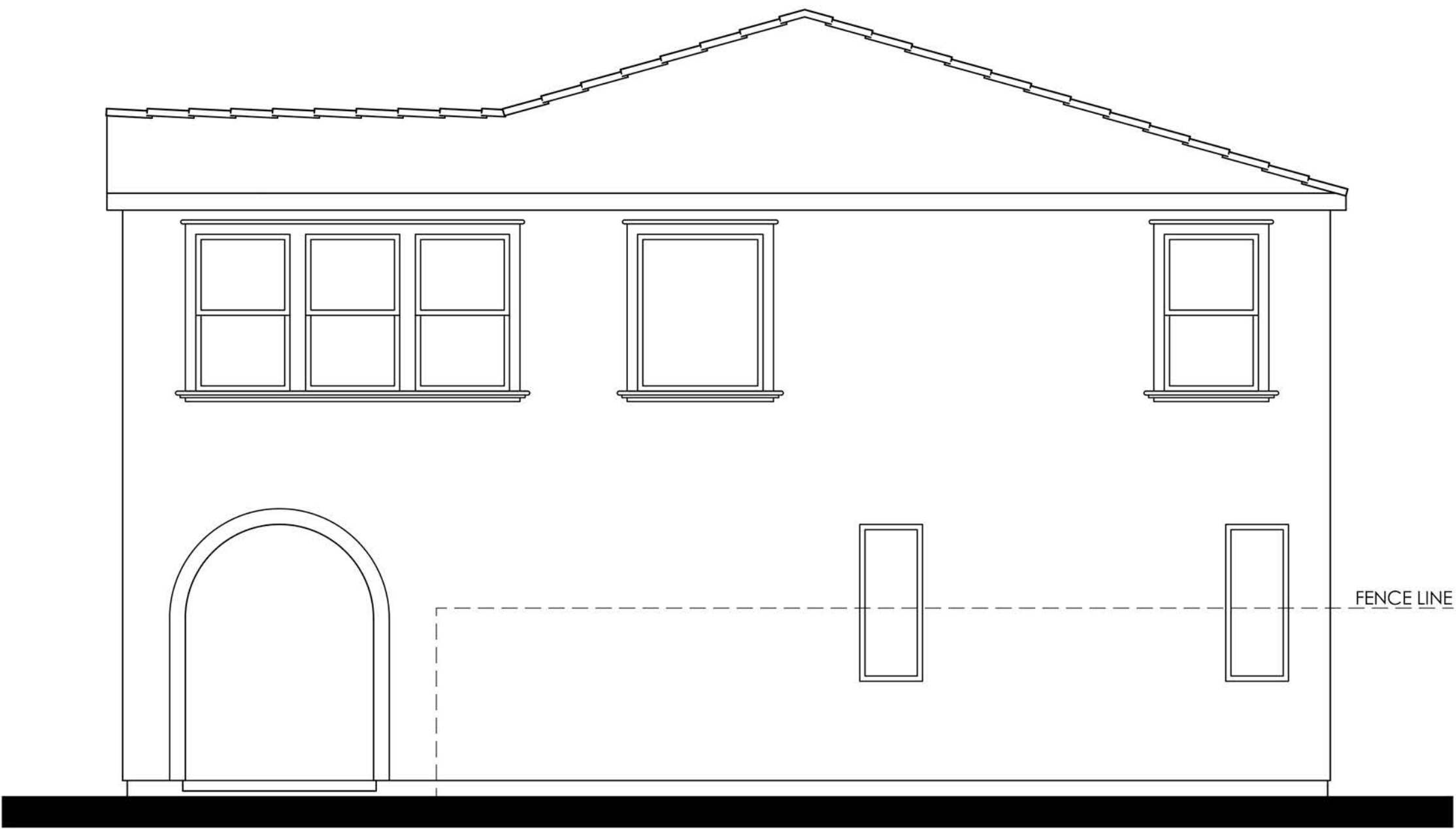




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

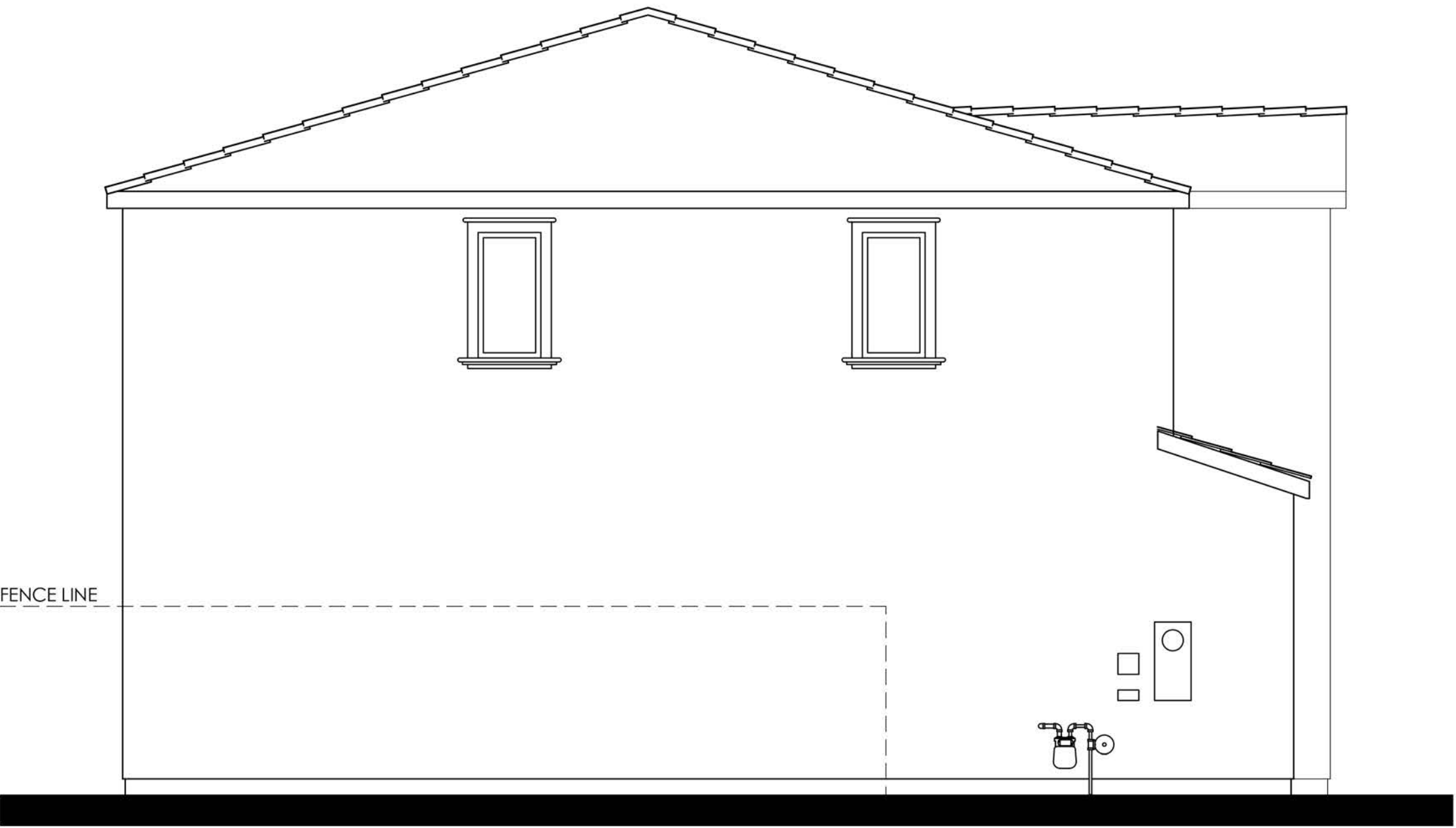


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

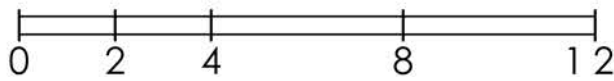


REAR



LEFT

COLOR SCHEME 1
PLAN 2A (1941)
SPANISH ELEVATIONS



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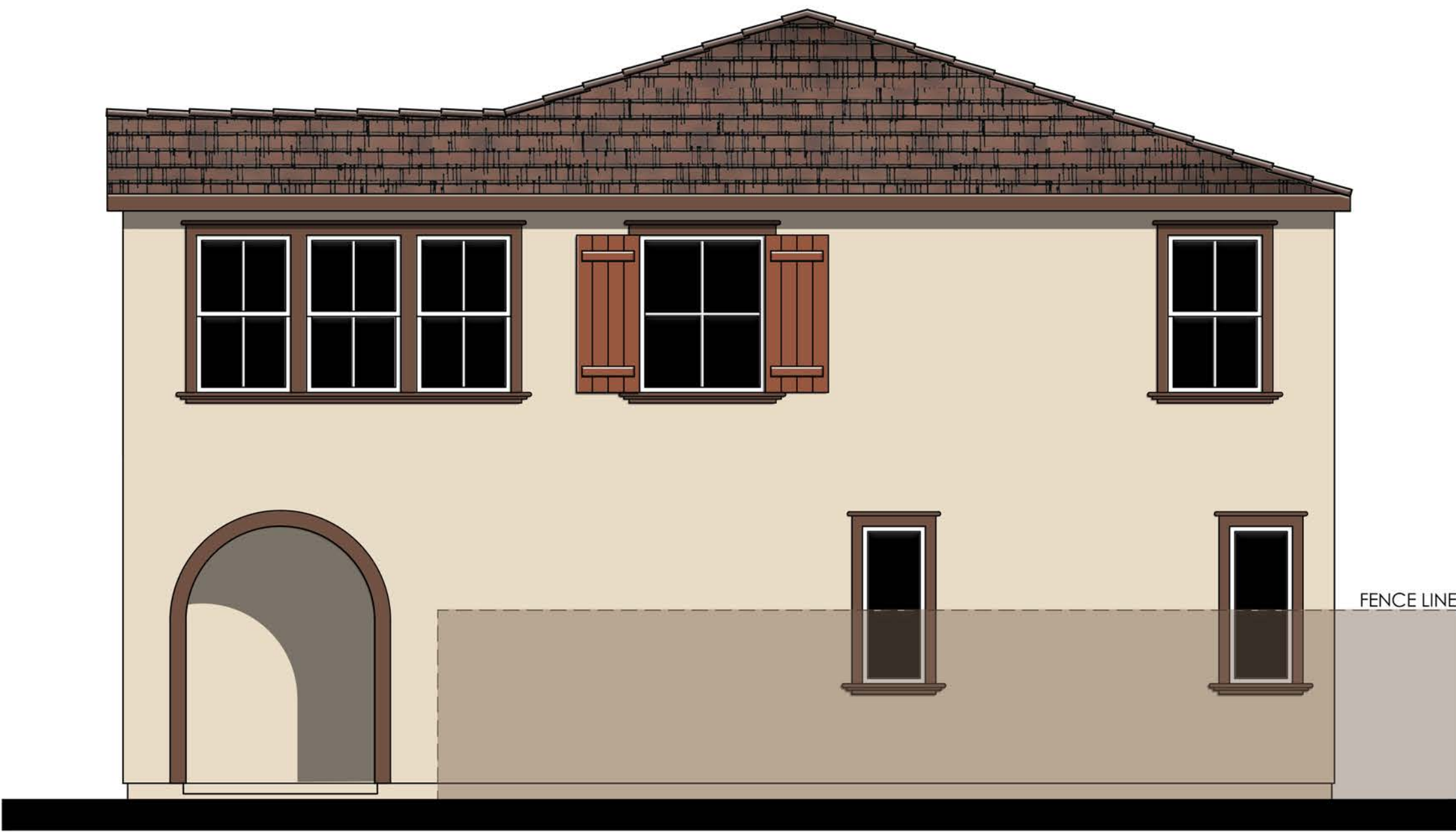
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RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



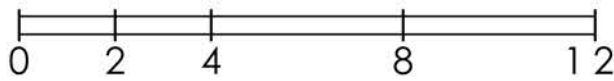
REAR

COLOR SCHEME 1

PLAN 2A (1941)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
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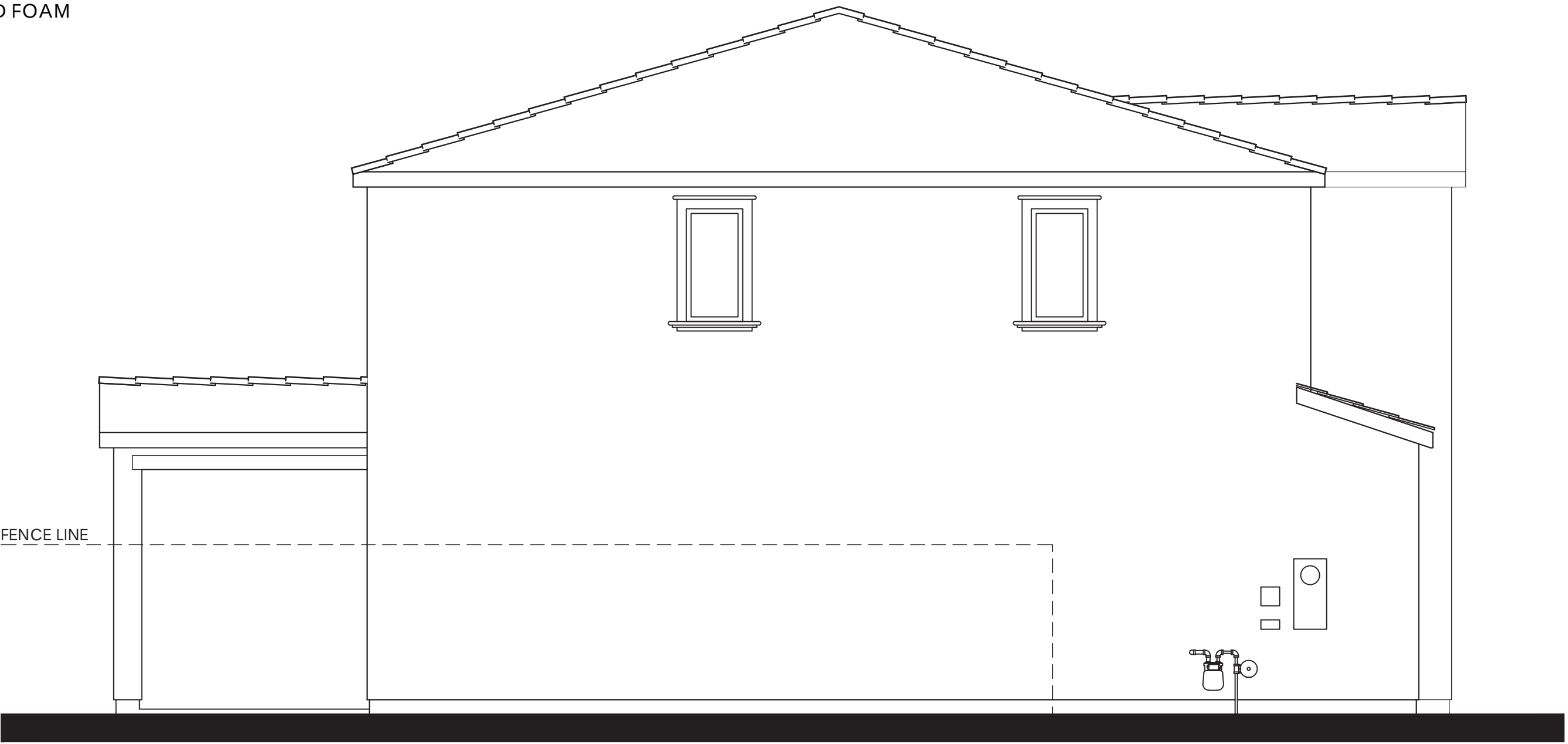
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Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



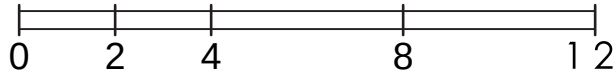
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 2A OPT. PATIO (1941)
SPANISH ELEVATIONS



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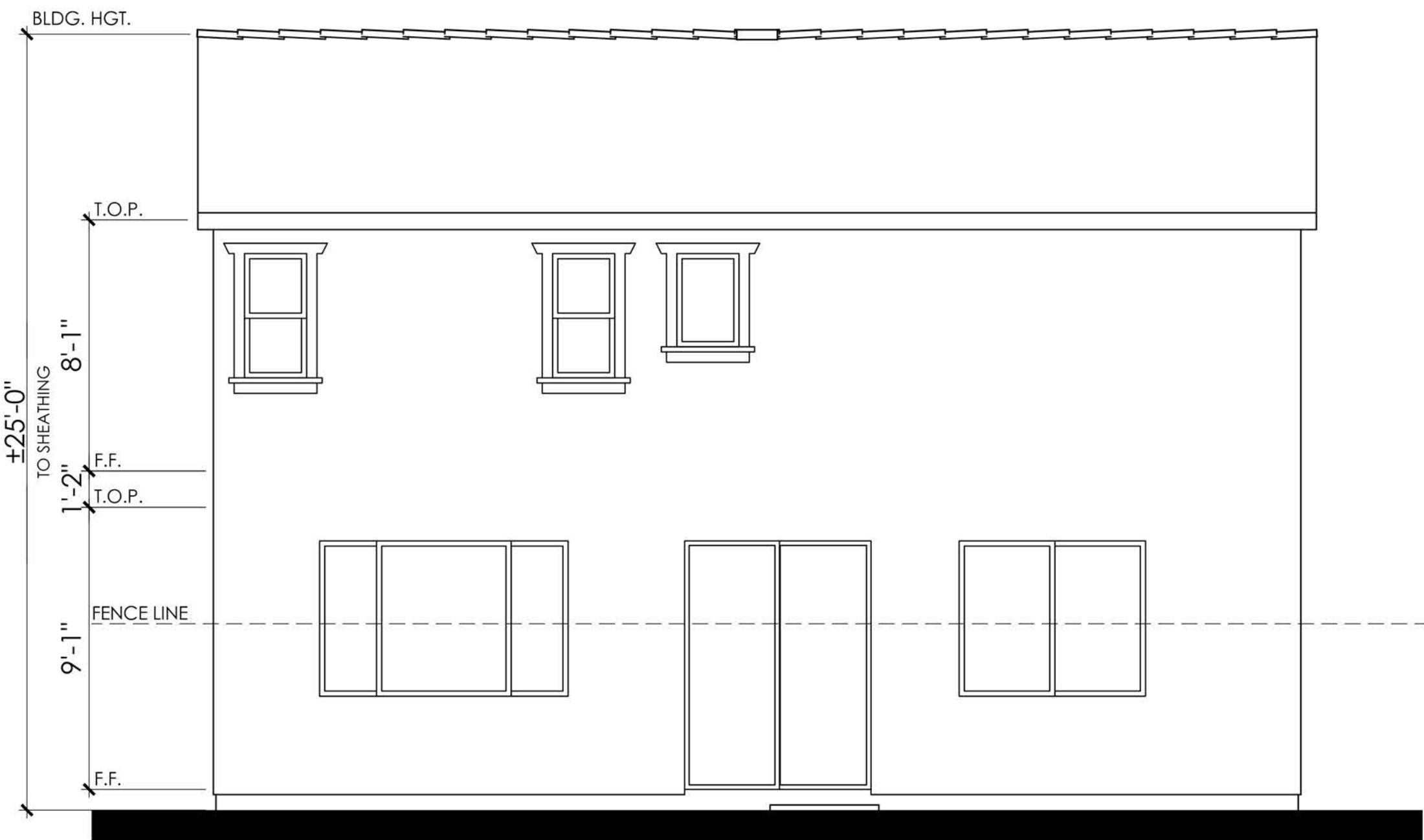
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FRONT

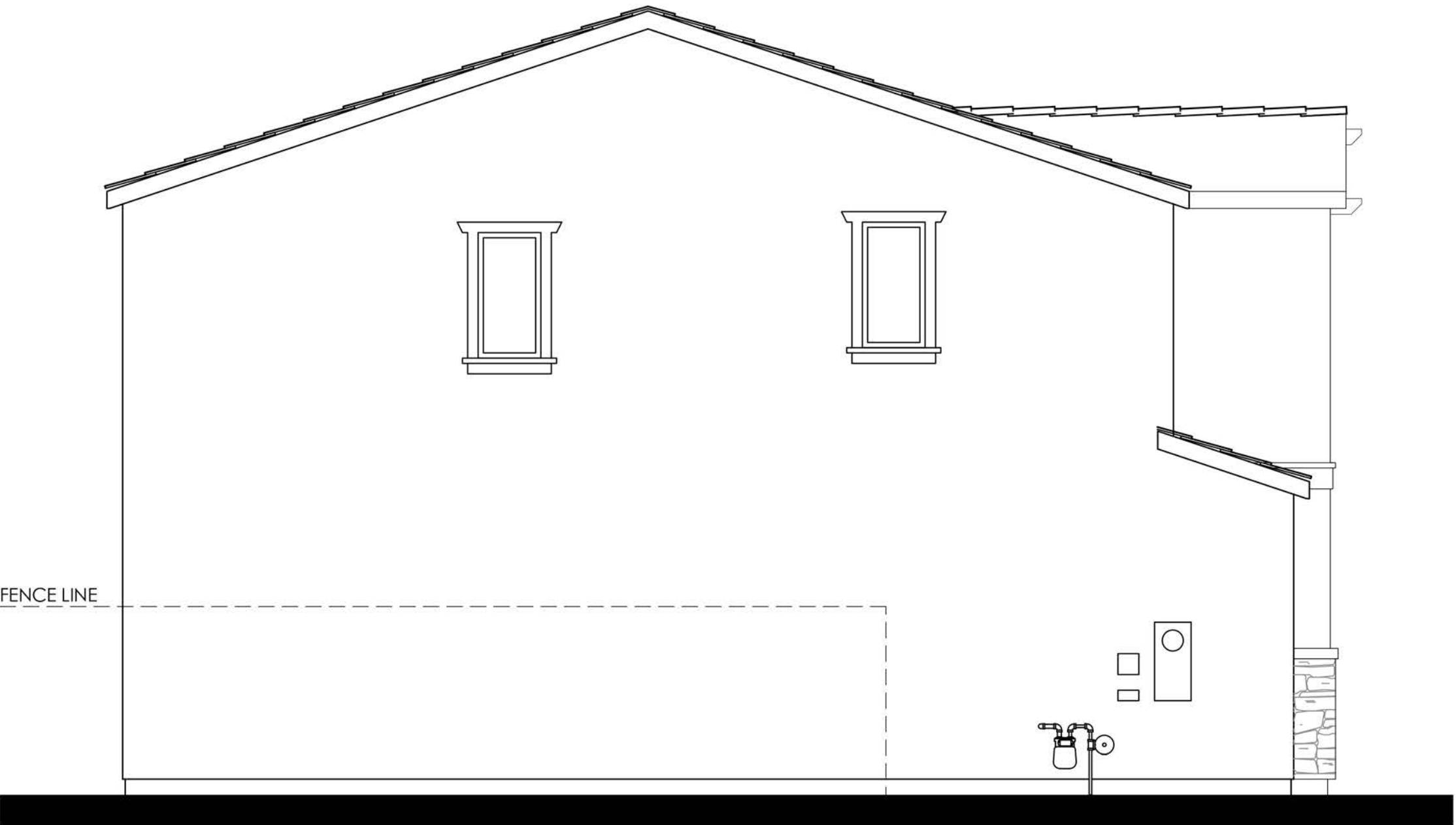


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
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| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |

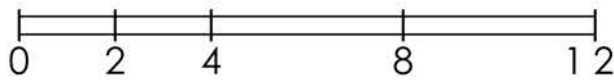


REAR



LEFT

COLOR SCHEME 4
PLAN 2B (1941)
CRAFTSMAN ELEVATIONS



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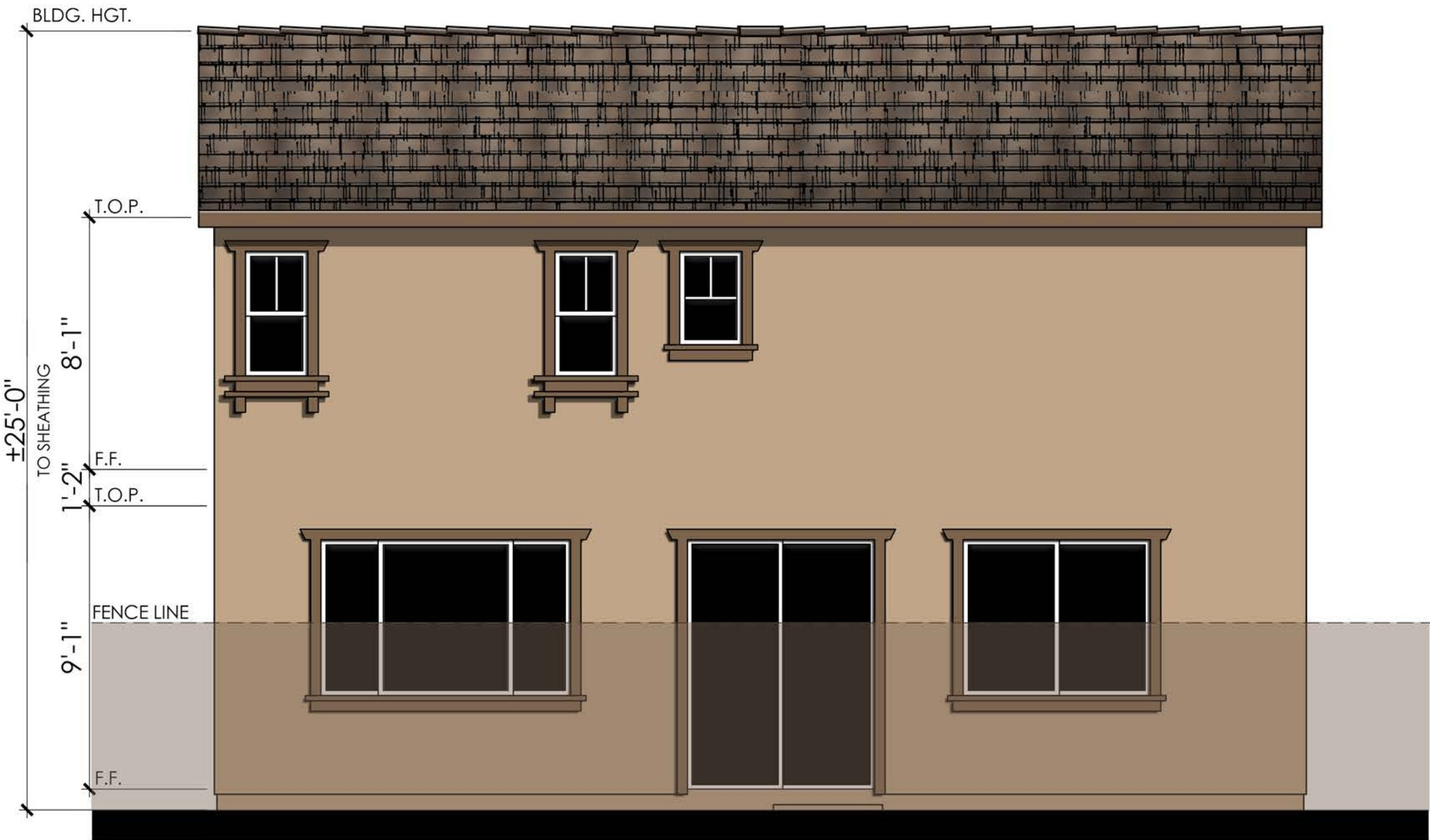
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RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



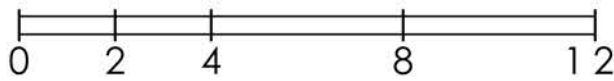
REAR

COLOR SCHEME 4

PLAN 2B (1941)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
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Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |

RIGHT



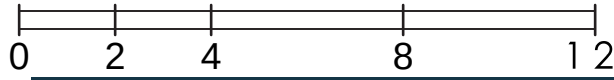
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 2B OPT. PATIO (1941)
CRAFTSMAN ELEVATIONS



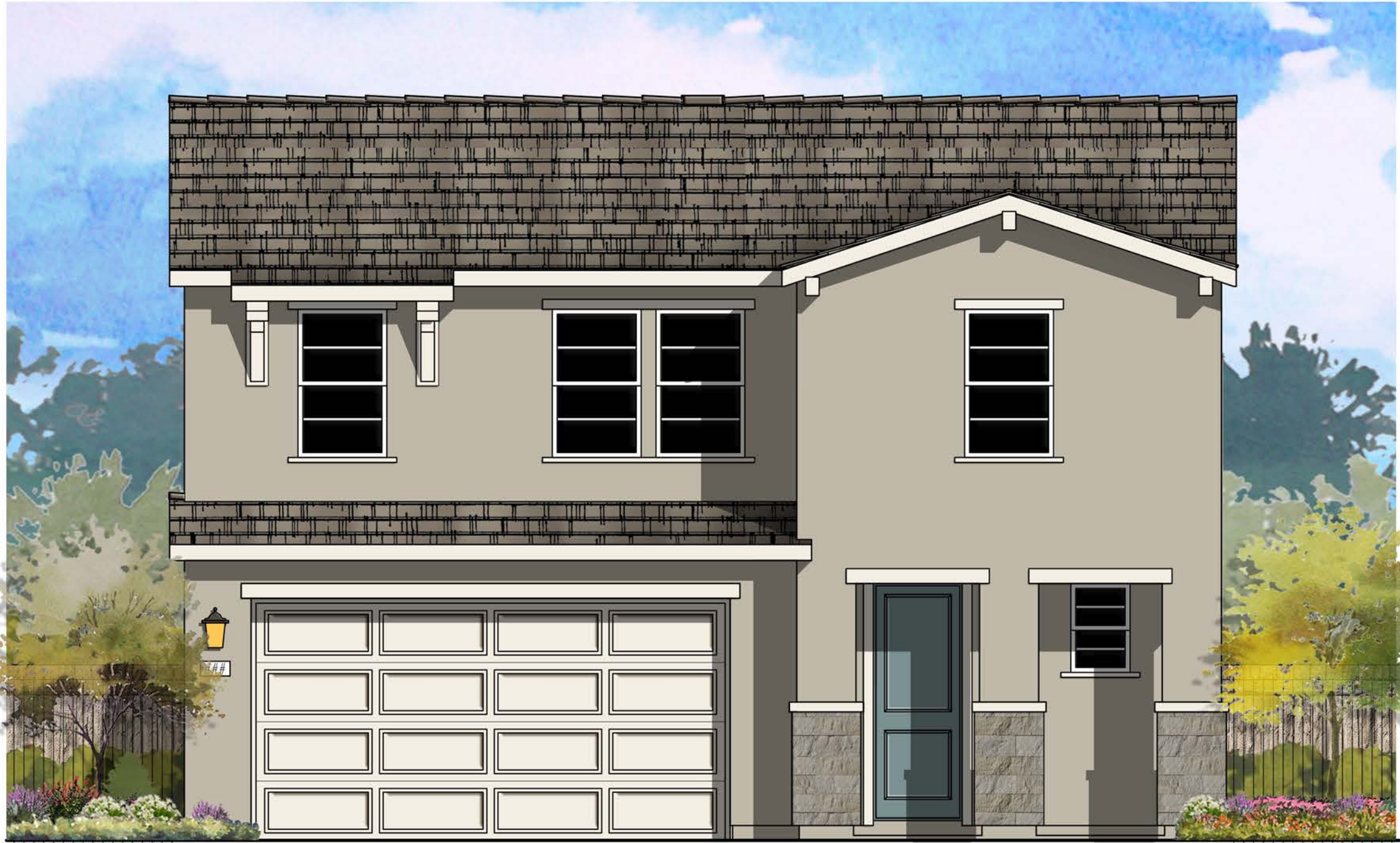
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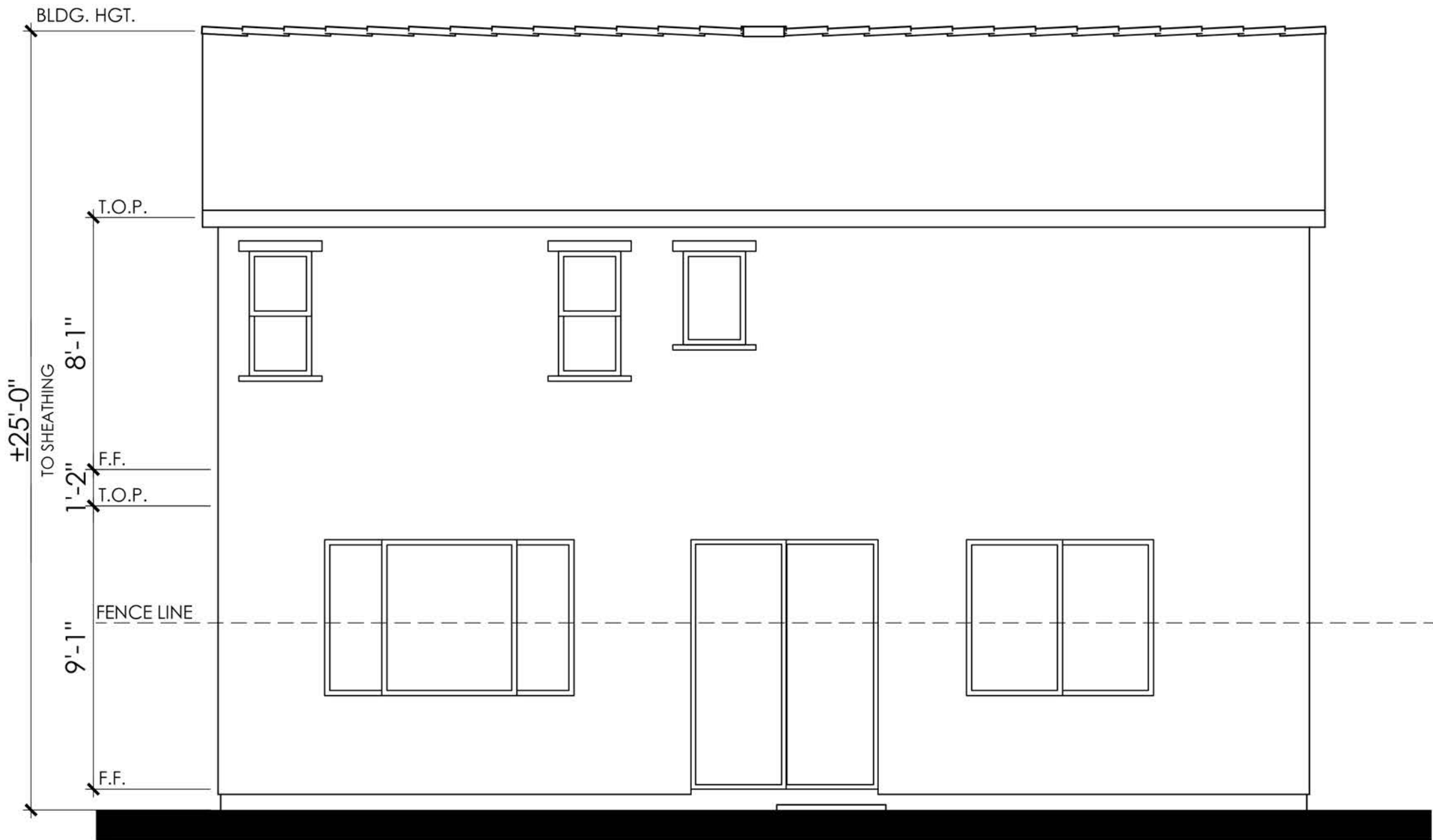
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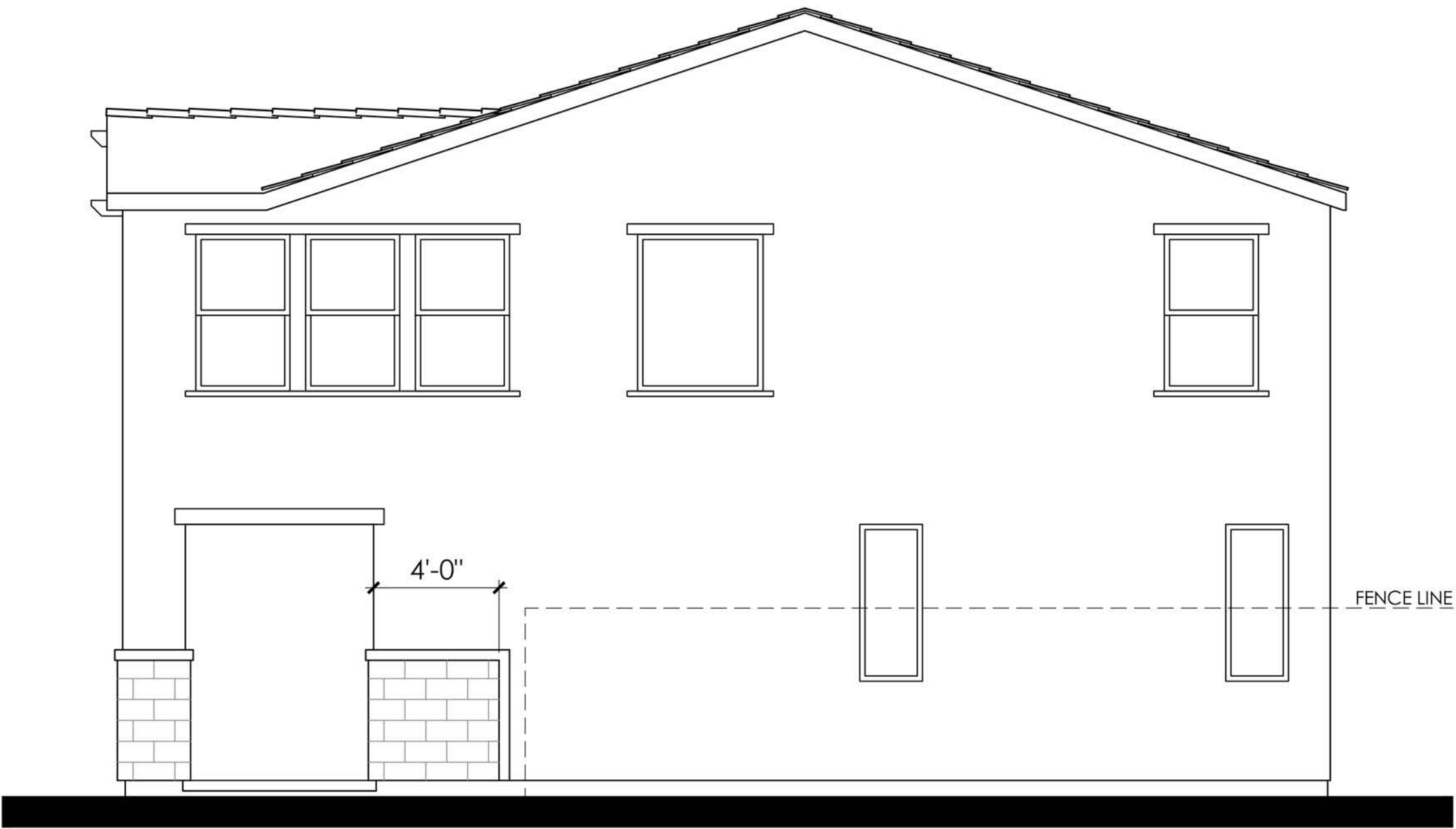
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Refer to landscape drawings for wall, tree, and shrub locations

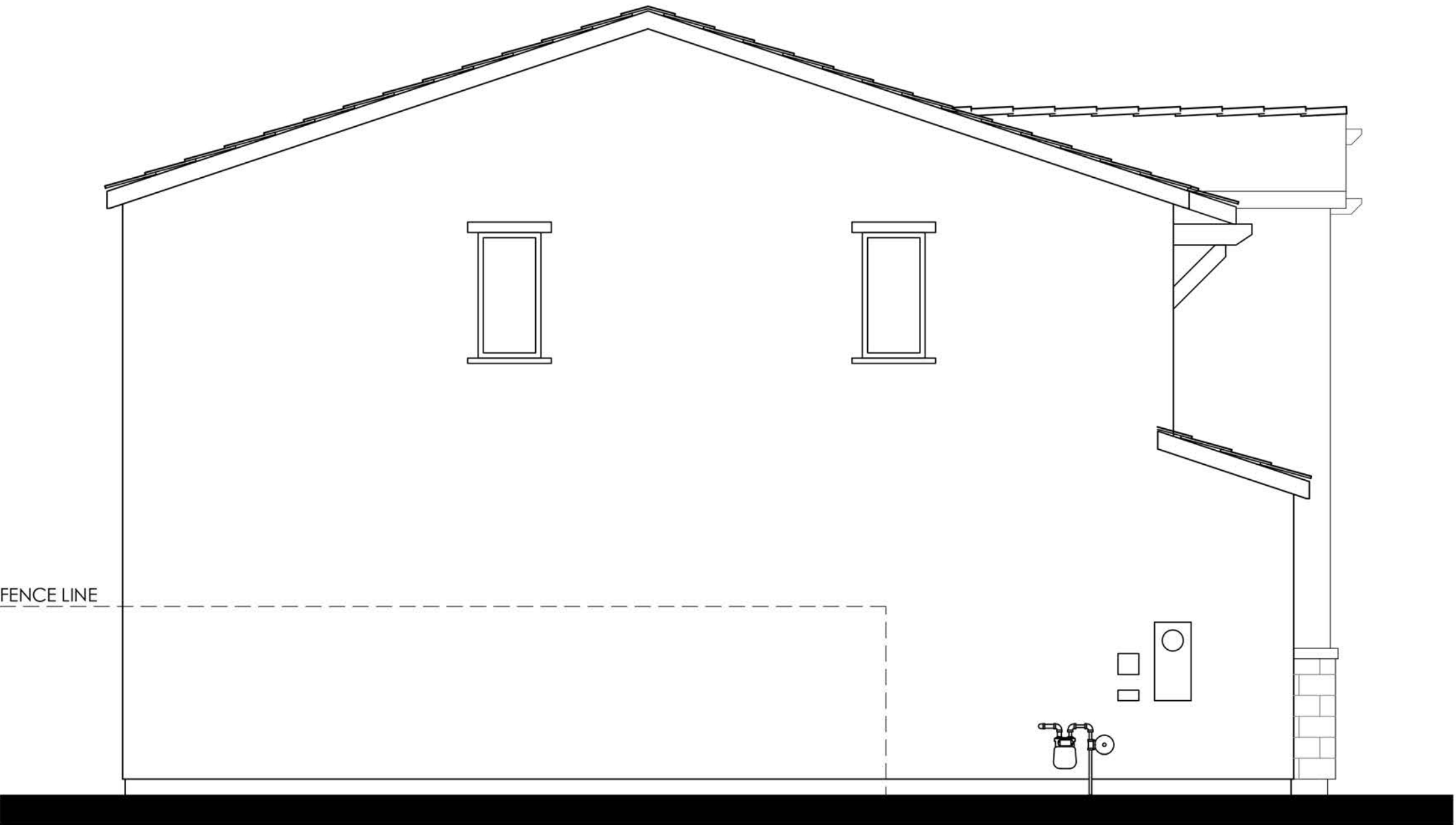
FRONT



REAR



RIGHT



LEFT

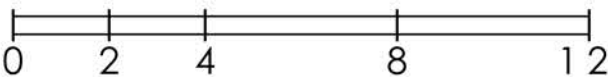
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(WHERE OCCURS)
- | | |
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| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

COLOR SCHEME 7

PLAN 2C (1941)

CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



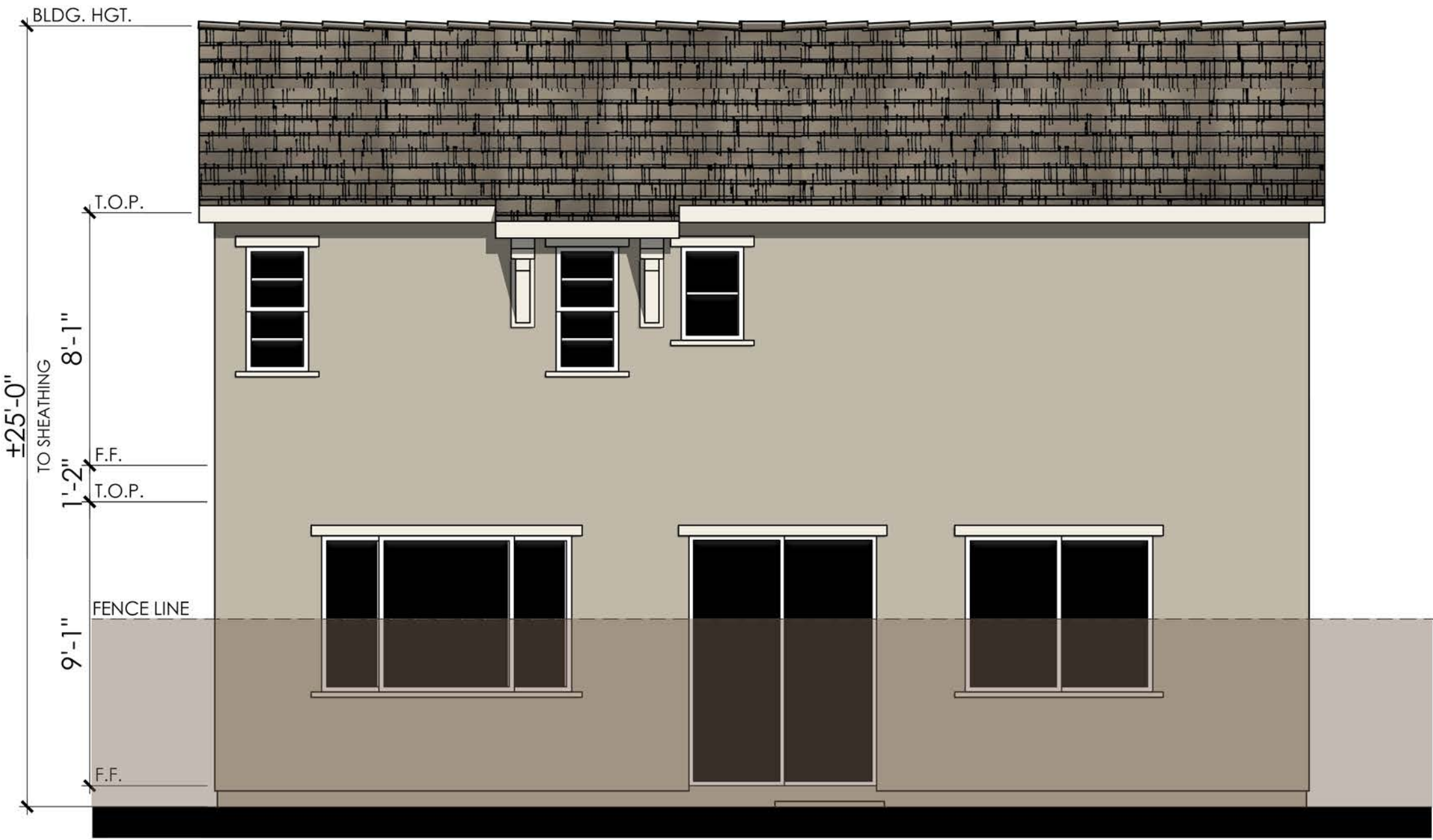
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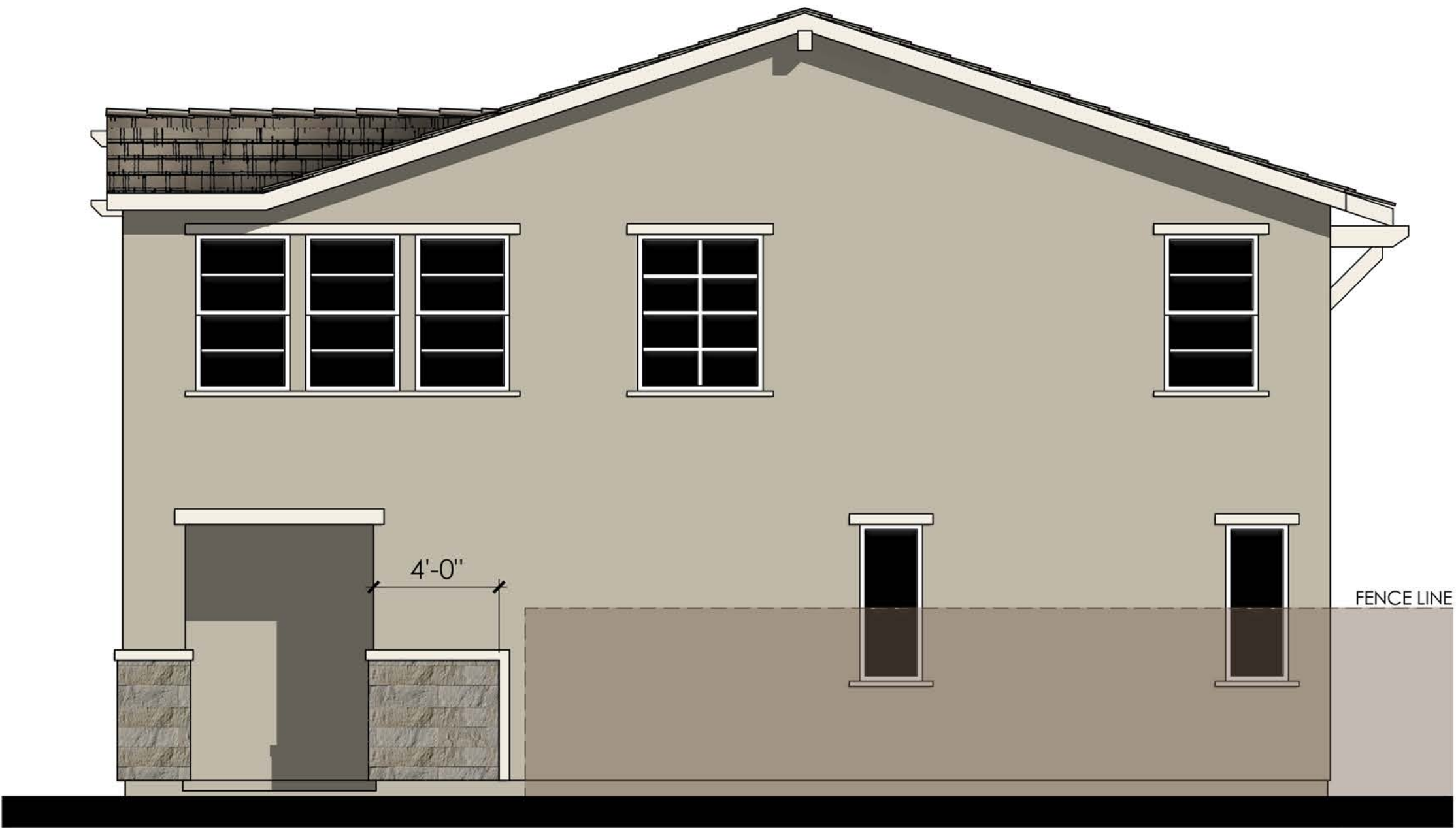
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REAR



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

COLOR SCHEME 7

PLAN 2C (1941)

CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
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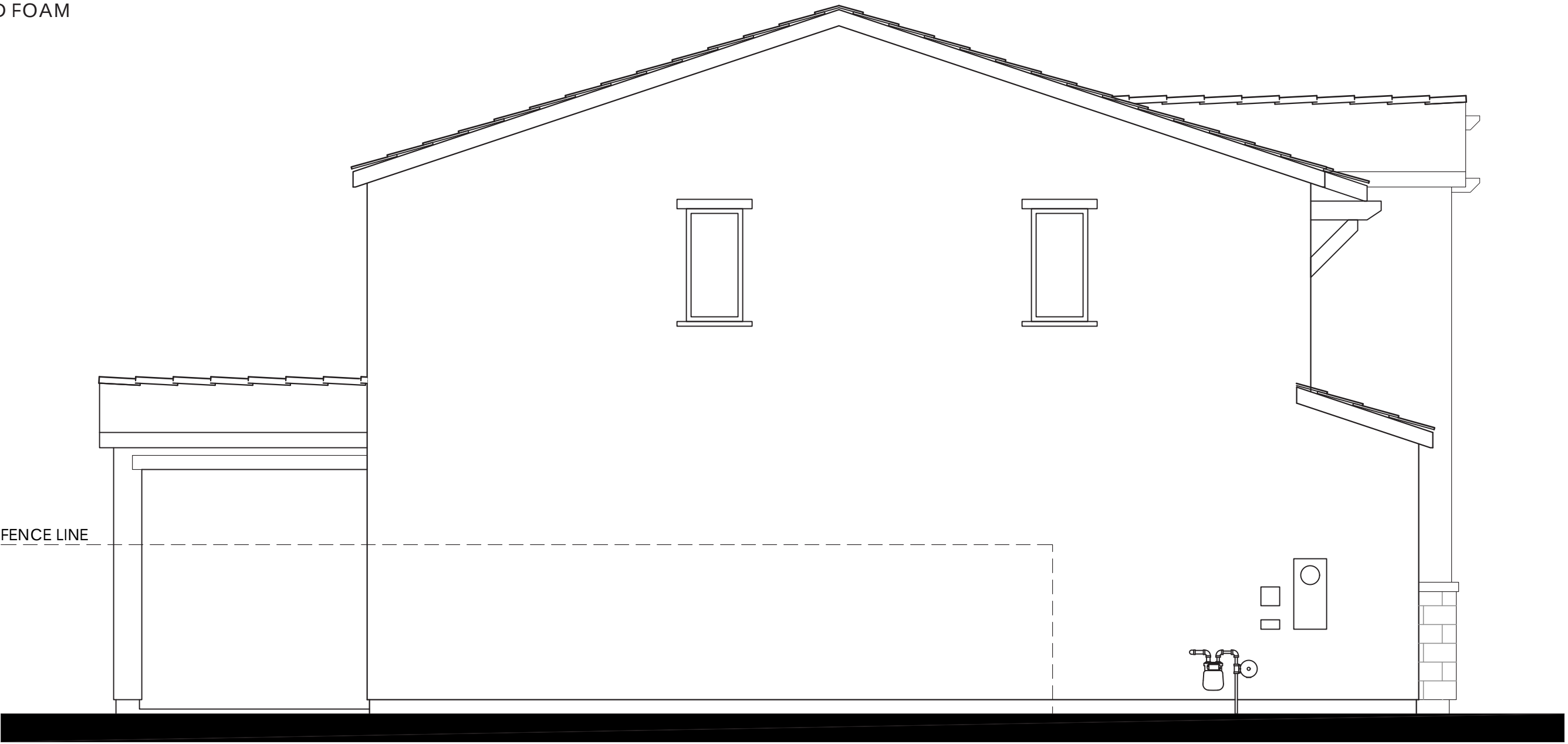
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Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

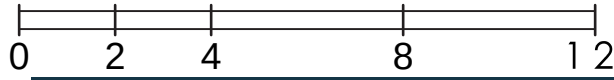
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(WHERE OCCURS)
- | | |
|------------------|------------------------|
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| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 2C OPT. PATIO (1941)
CONTEMPORARY ELEVATIONS



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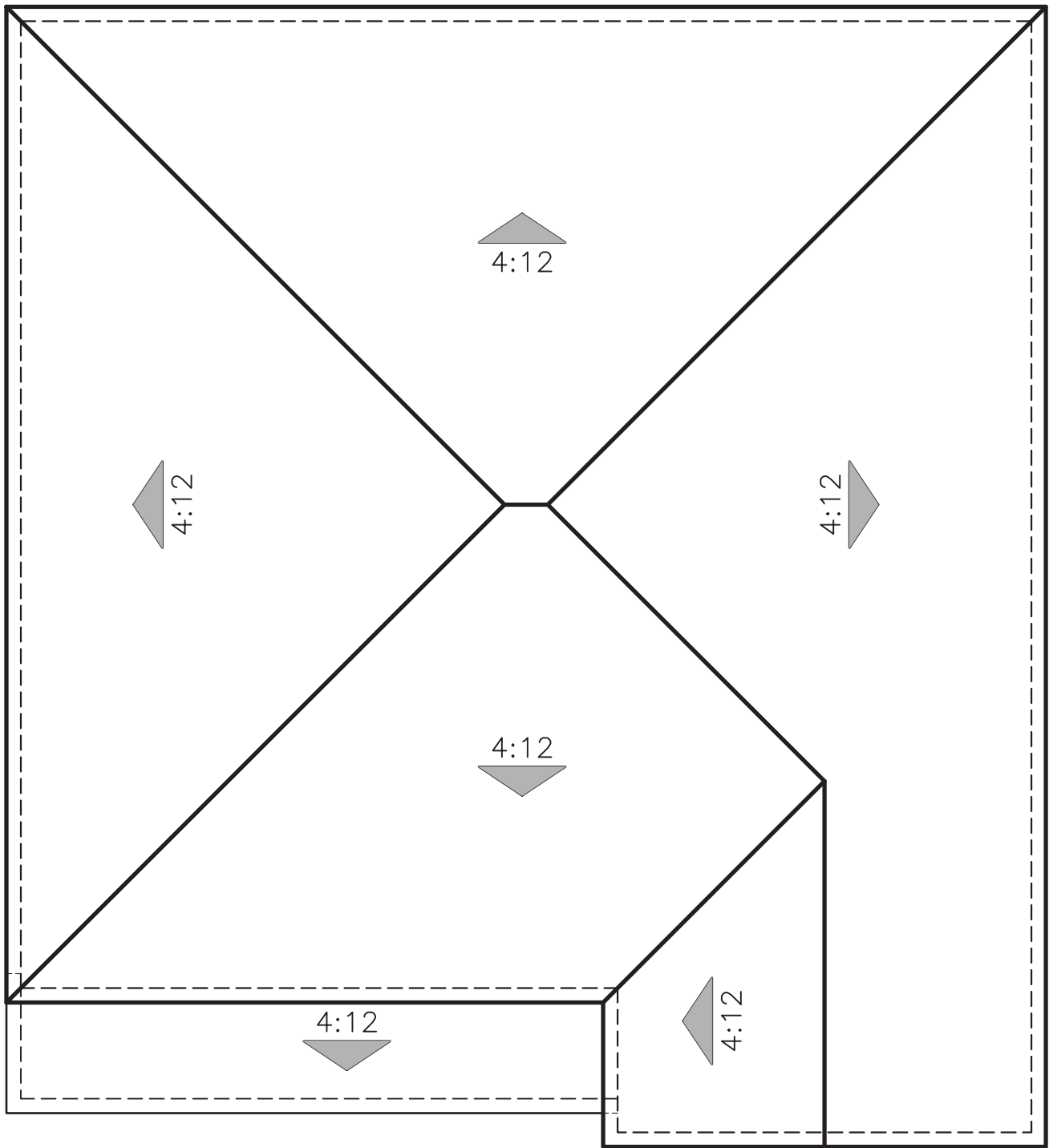
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
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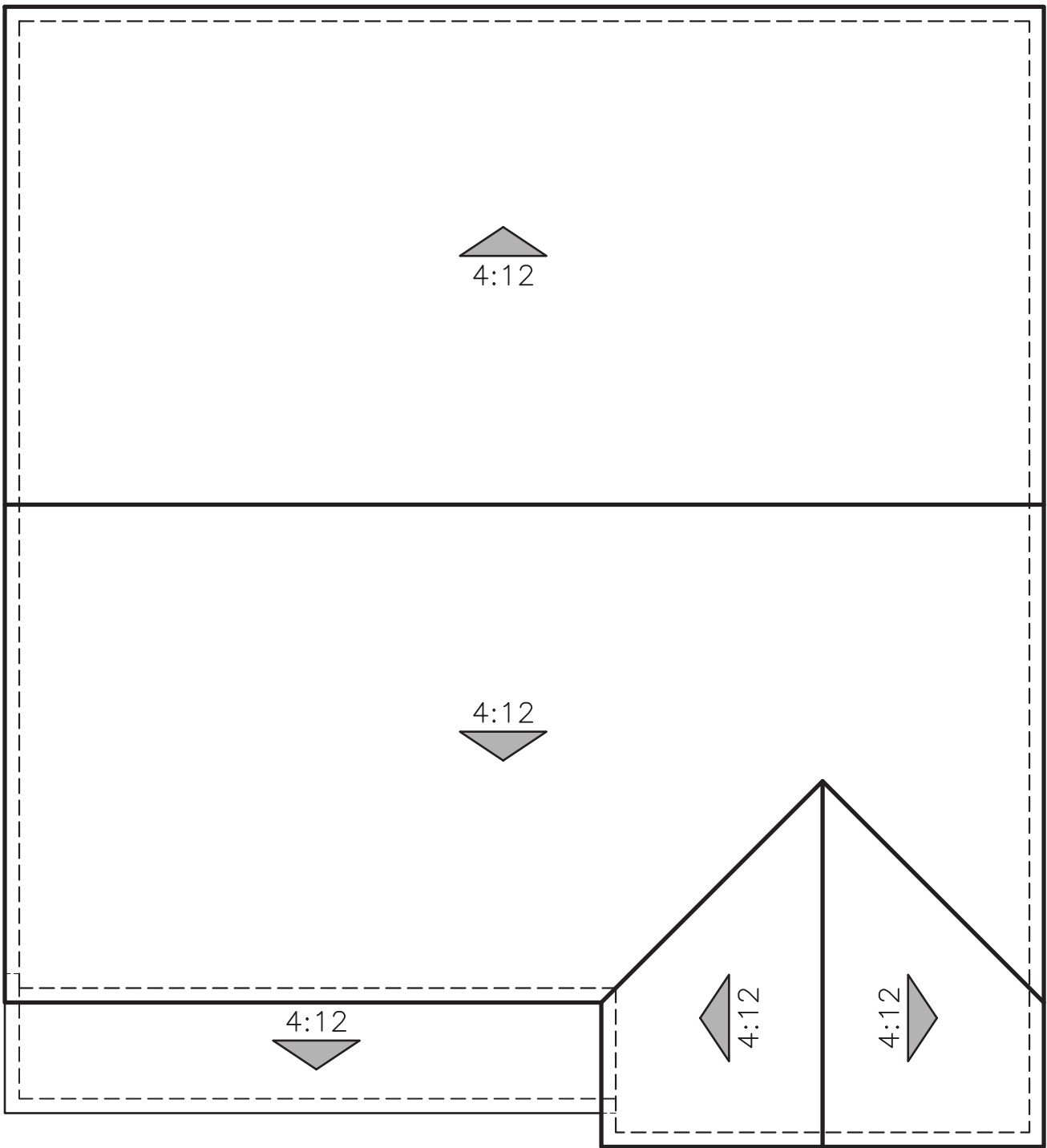
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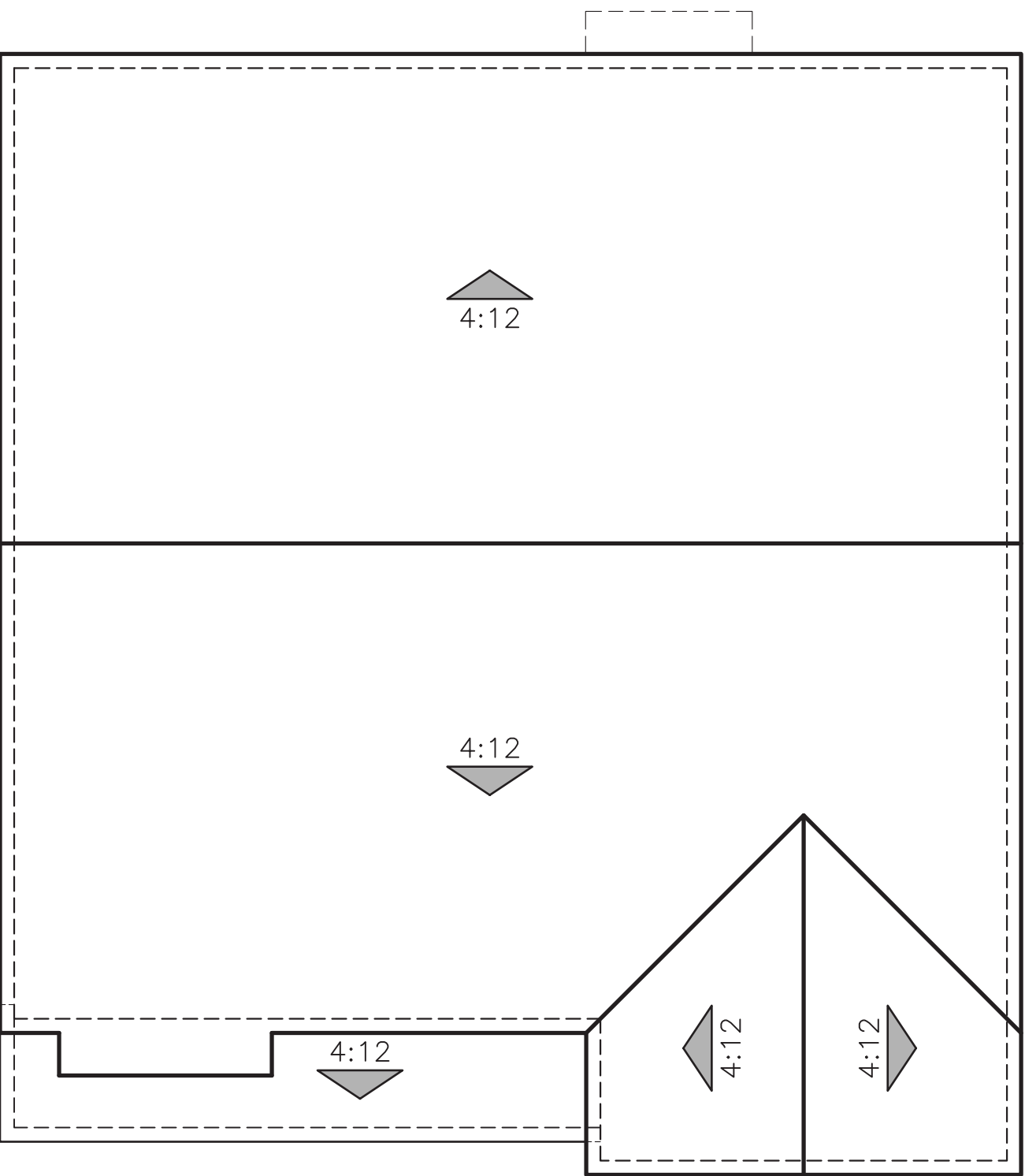
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"A" SPANISH

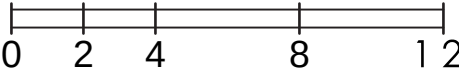


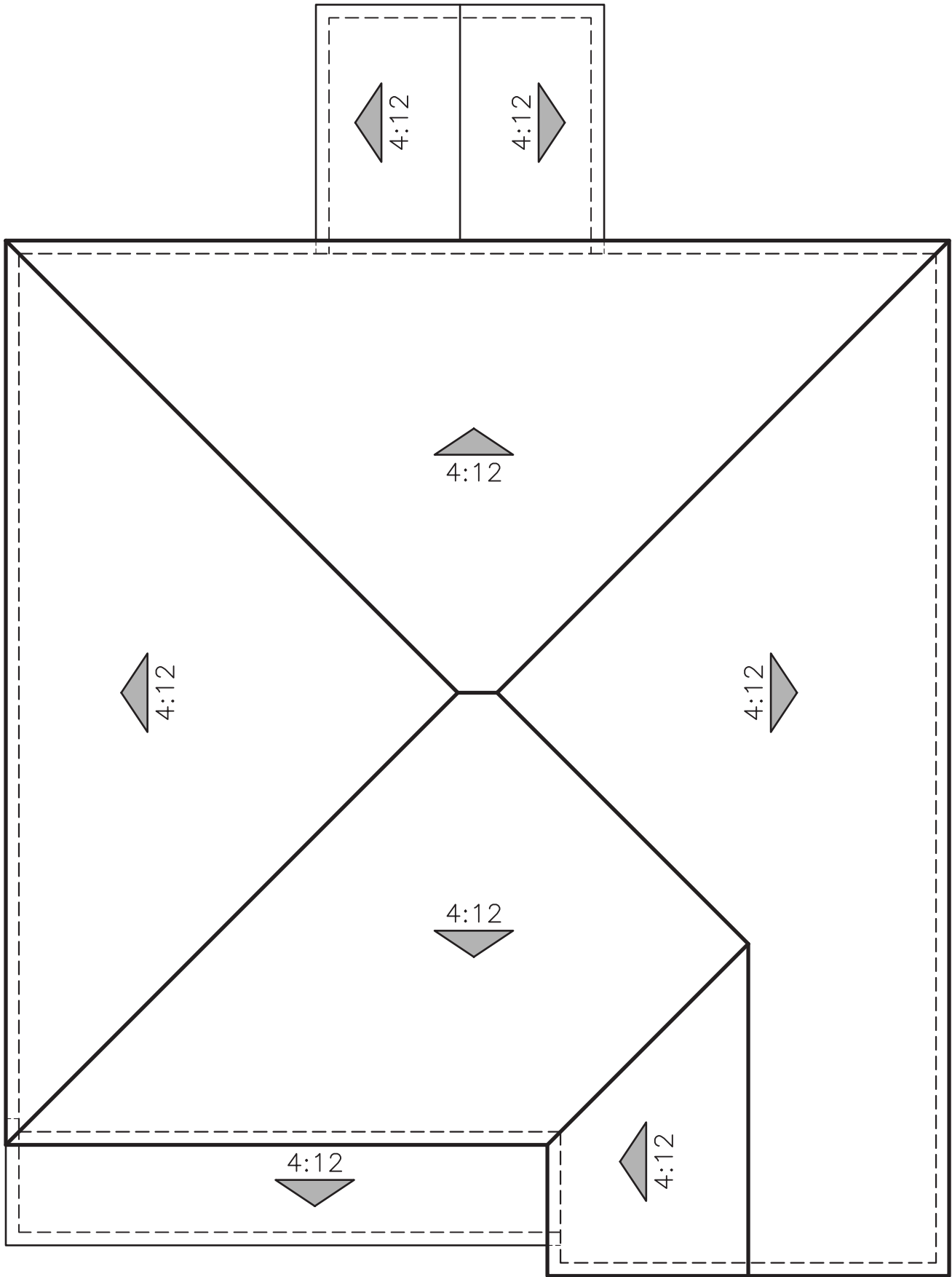
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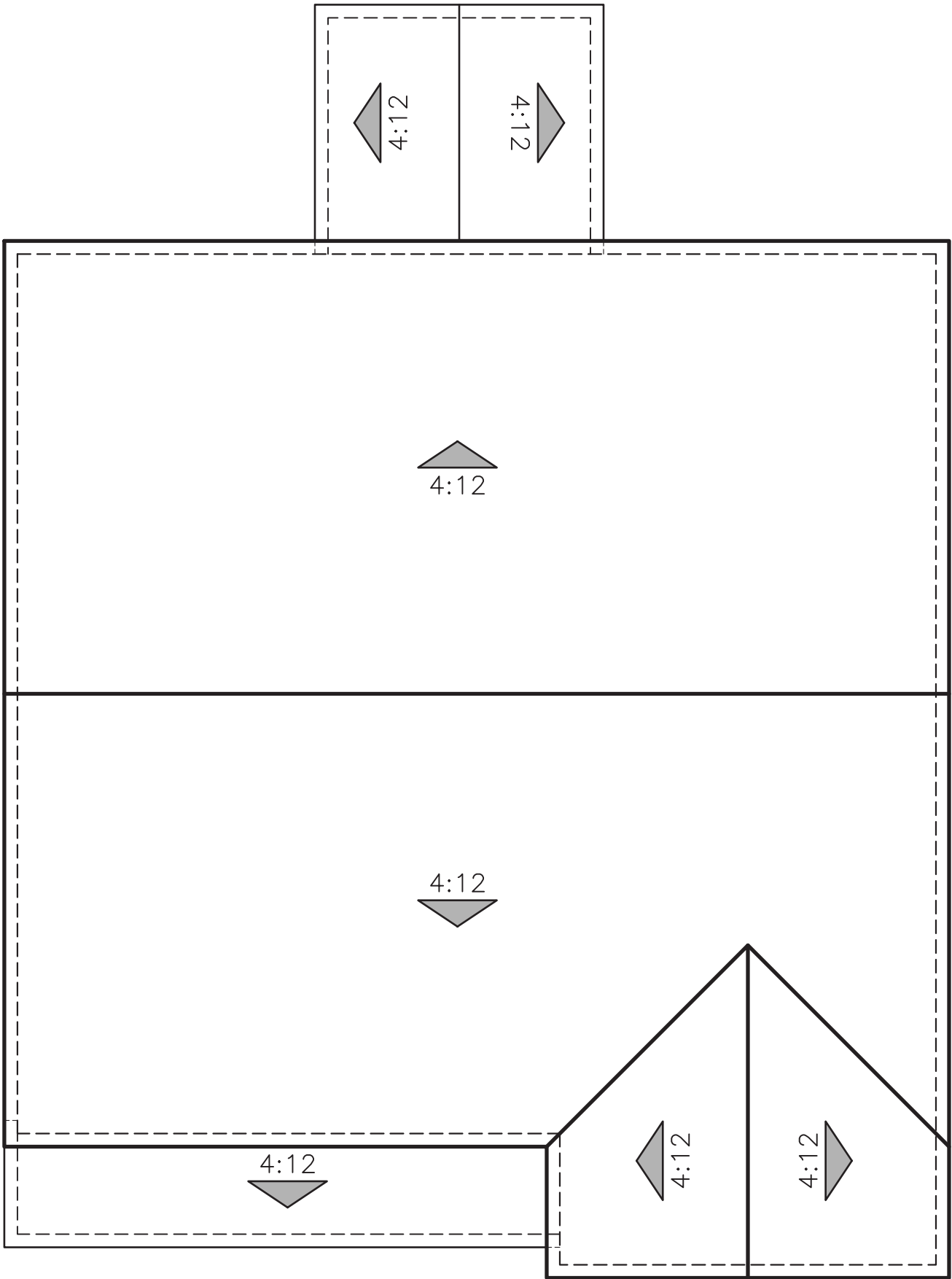
"C" CONTEMPORARY

ROOF PLANS
PLAN 2 (1941)

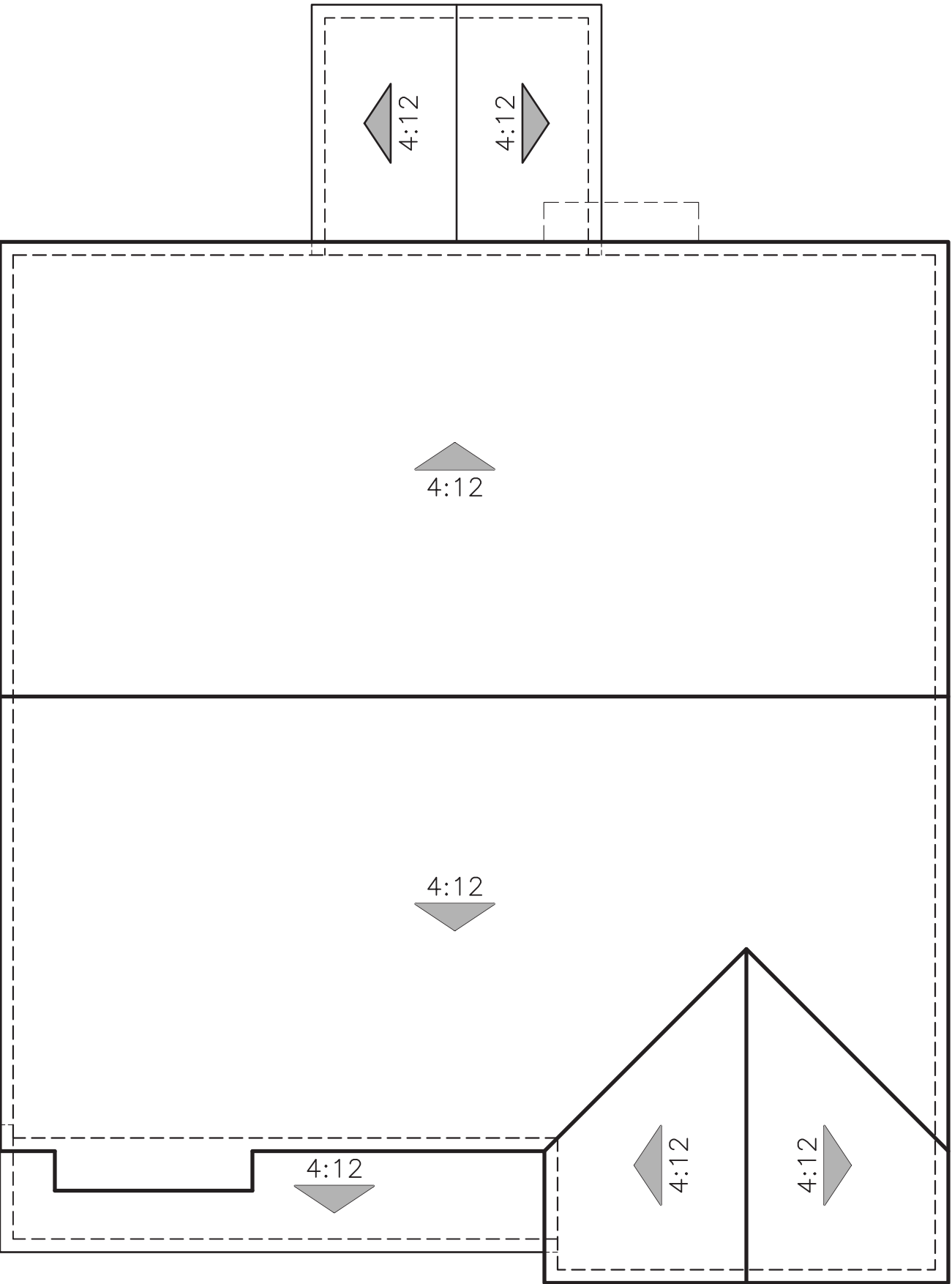




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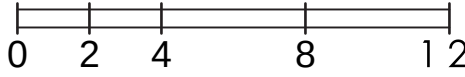


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 2 OPT. PATIO (1941)



EXTERIOR LIGHTS



YORKTOWN



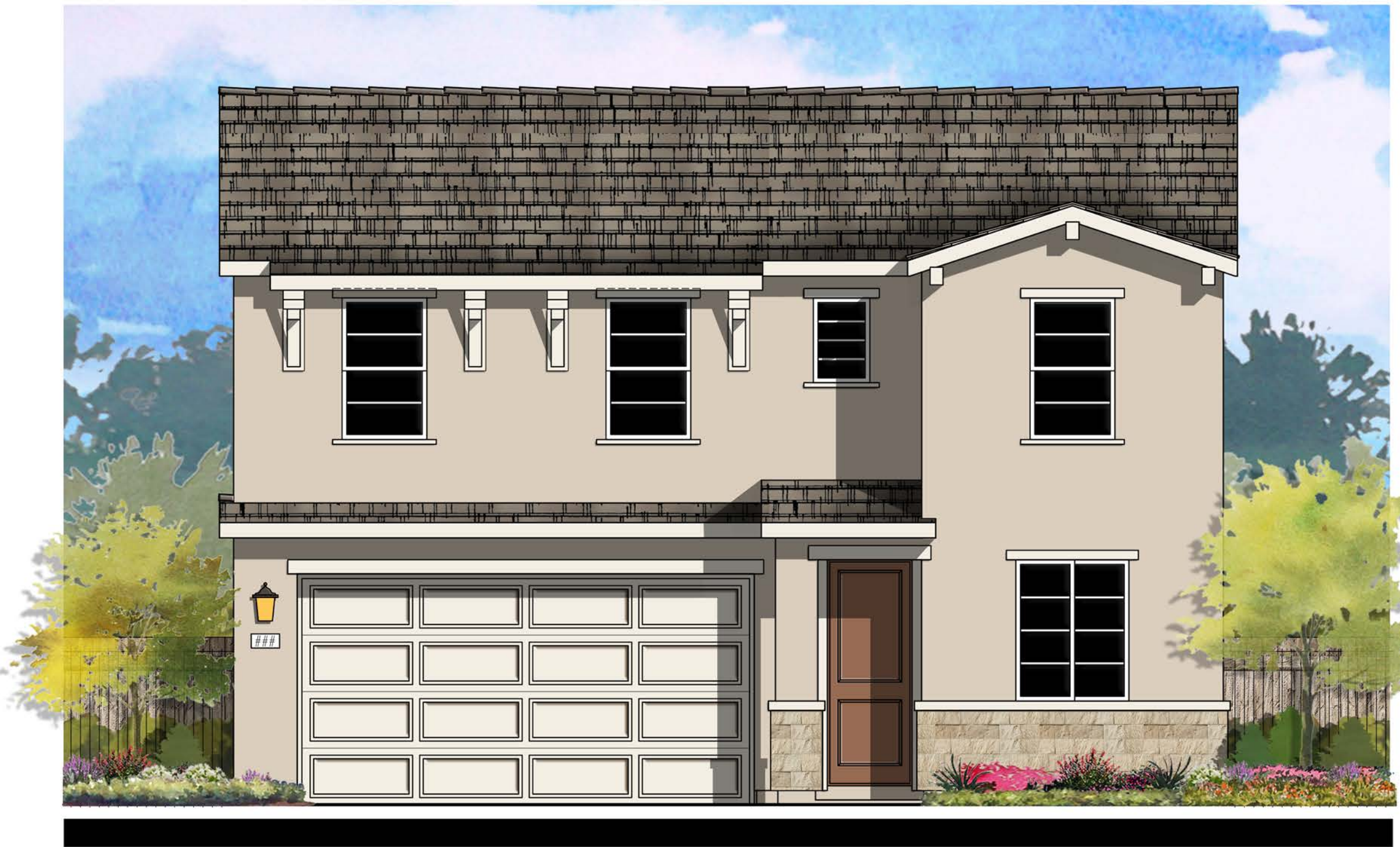
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"A" SPANISH



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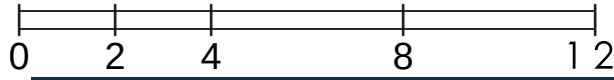
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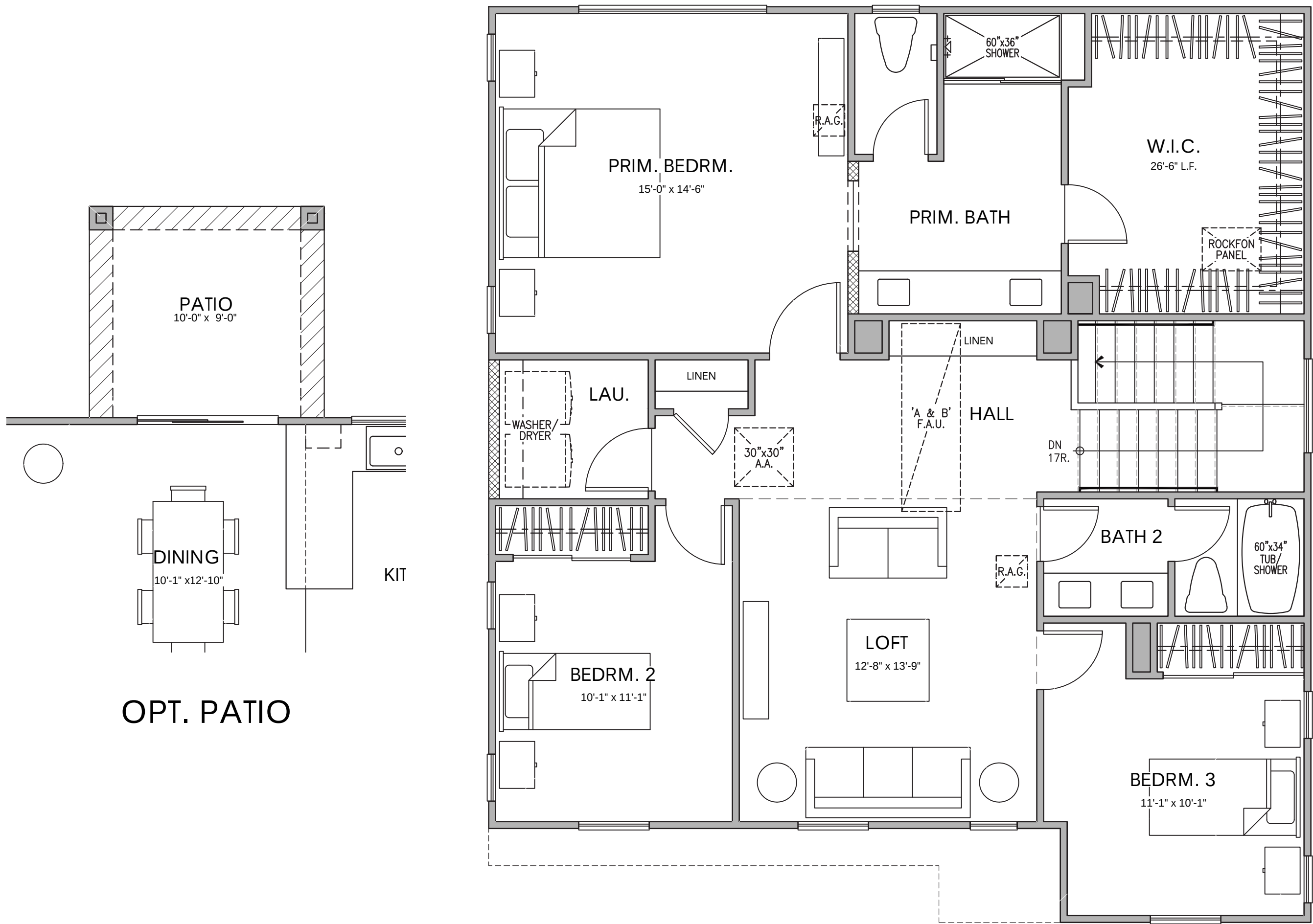


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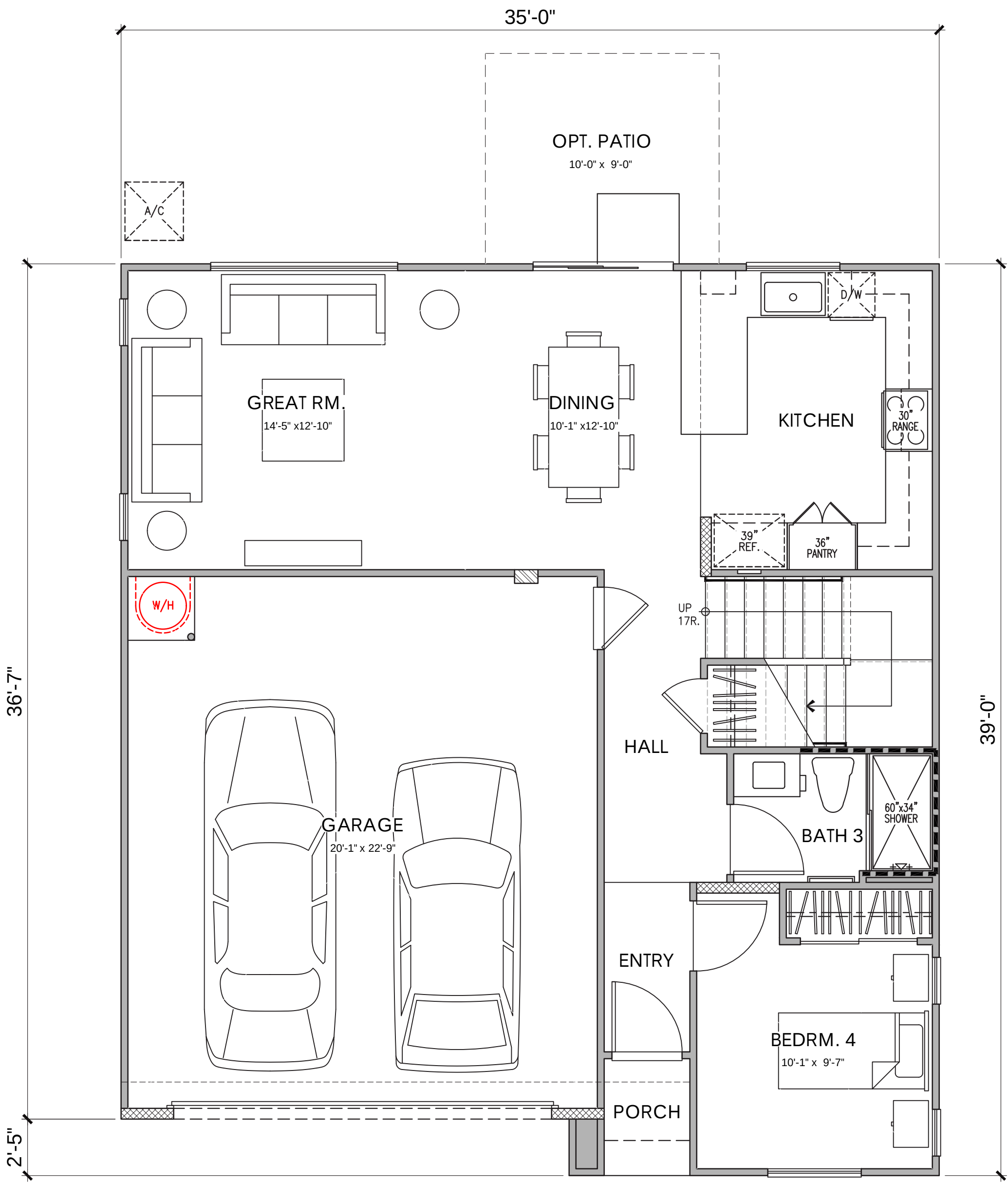
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PLAN 3 (2018)
FRONT ELEVATIONS





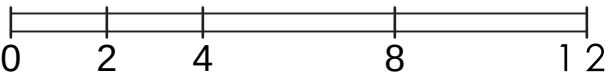
SECOND FLOOR PLAN

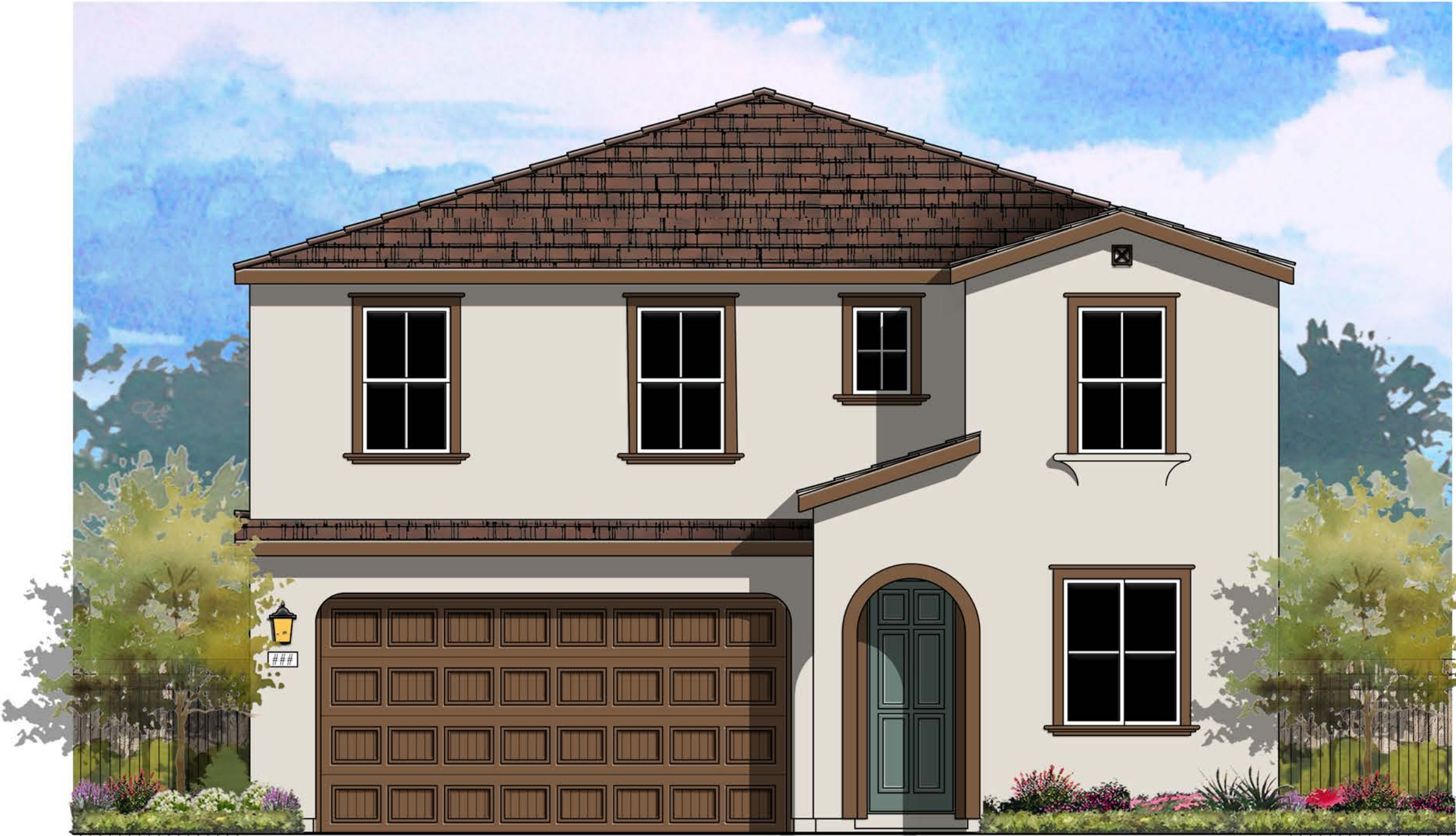


FIRST FLOOR PLAN

PLAN 3A (2018)
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	823 SQ. FT.
SECOND FLOOR AREA	1,195 SQ. FT.
TOTAL DWELLING	2,018 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	474 SQ. FT.
PORCH "A", "B" & "C"	22 SQ. FT.
OPT. PATIO	90 SQ. FT.





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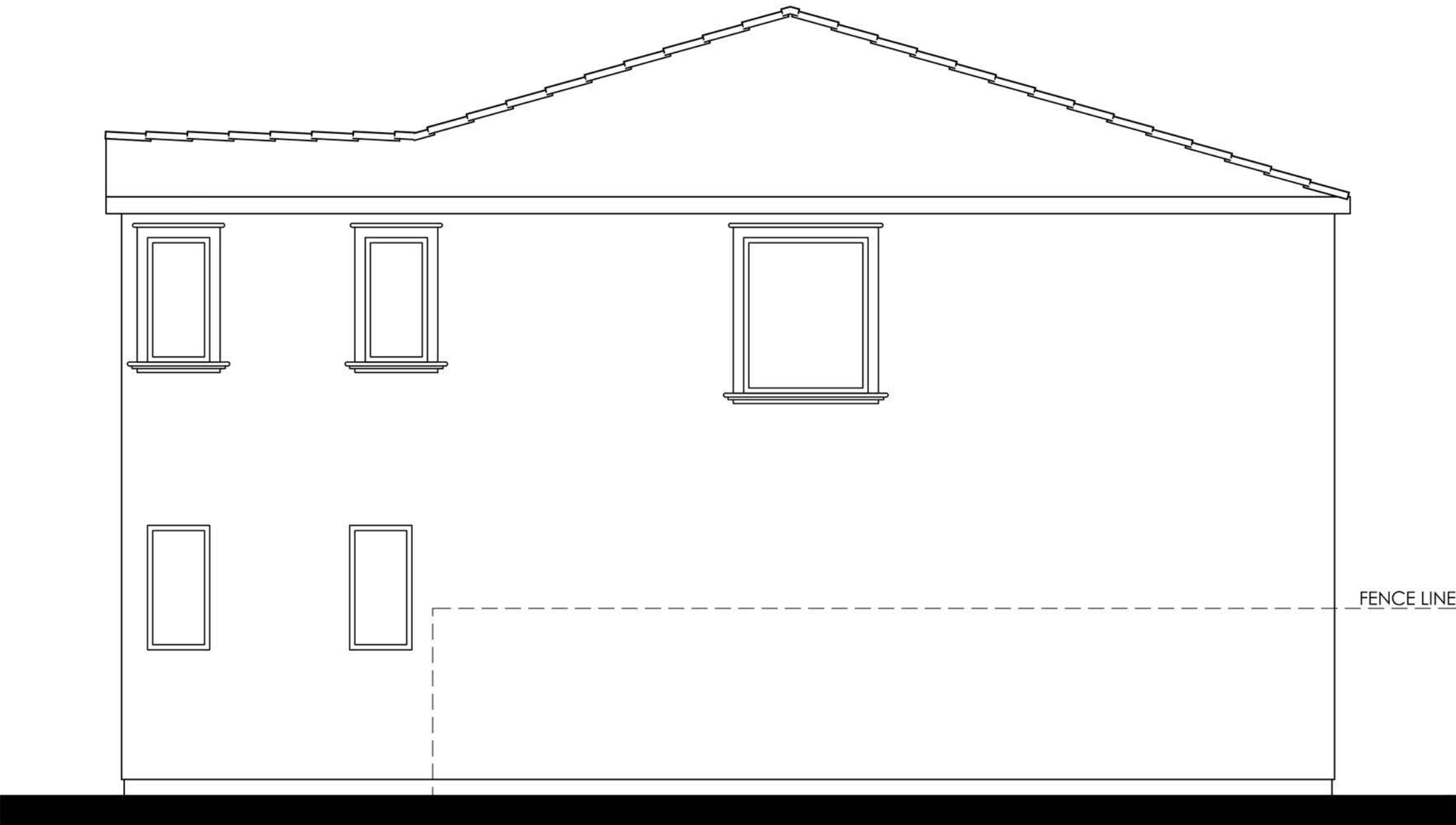
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

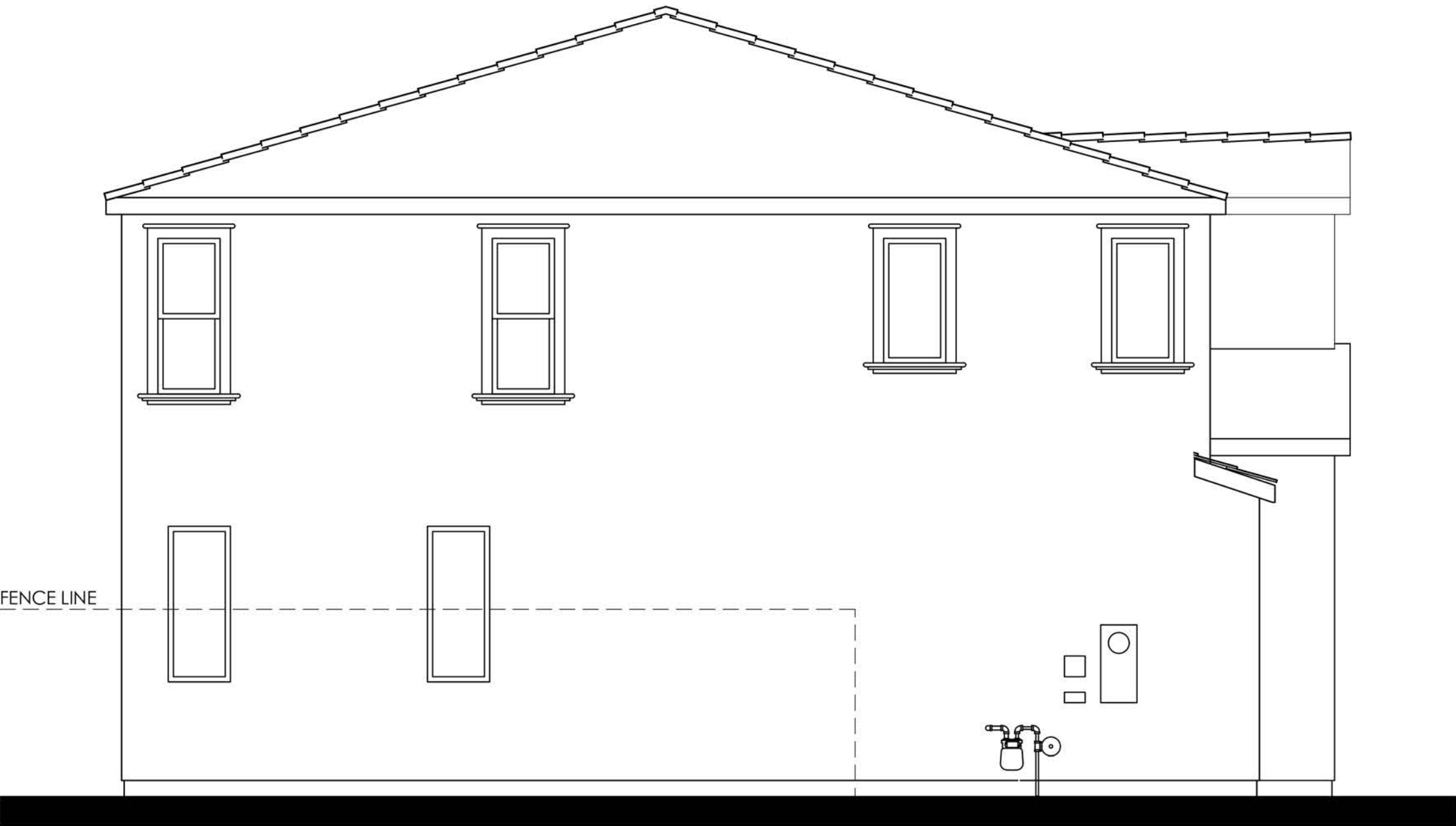


REAR

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

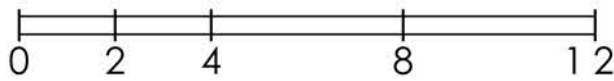


RIGHT



LEFT

COLOR SCHEME 2
PLAN 3A (2018)
SPANISH ELEVATIONS



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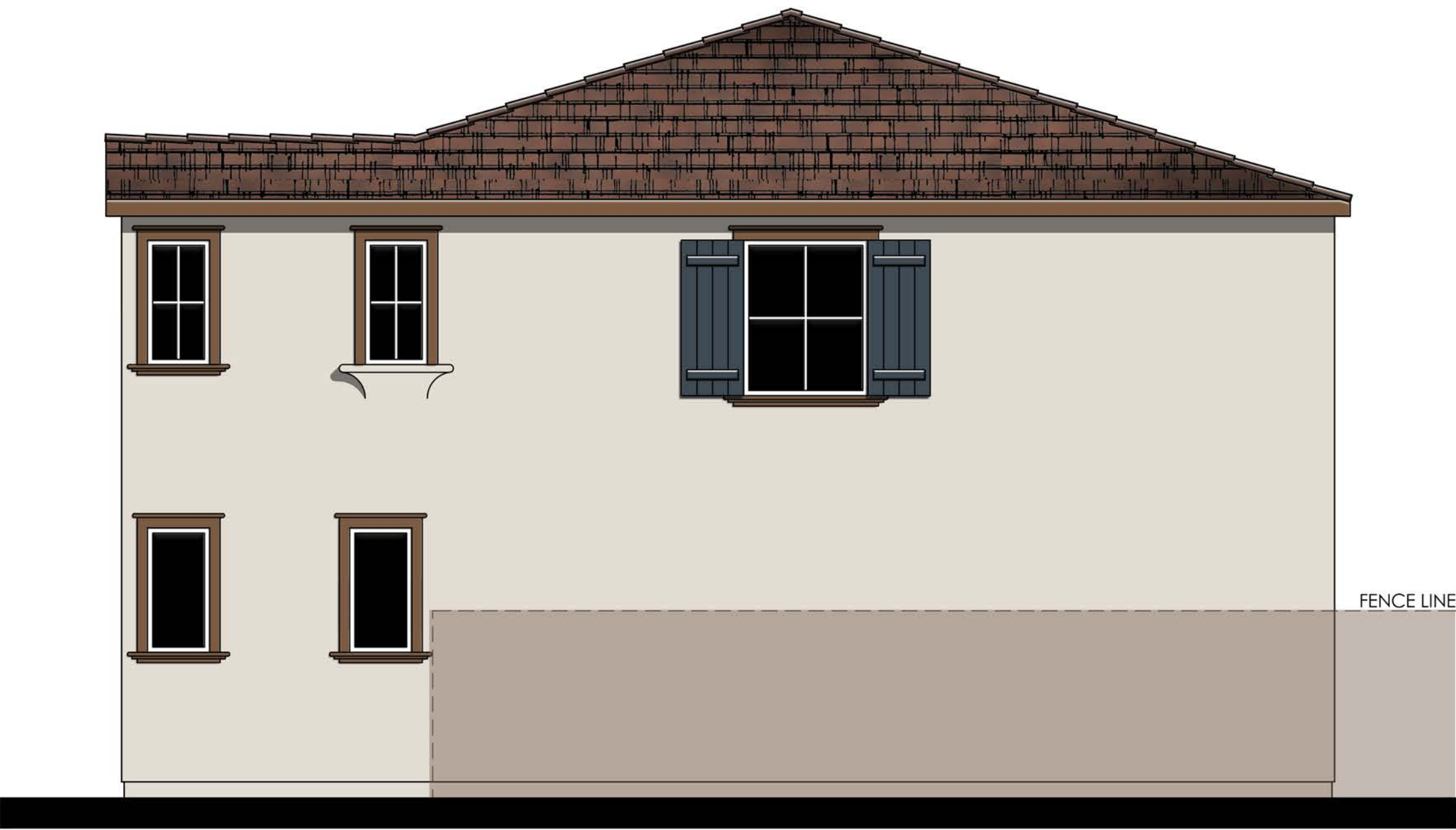
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Rancho Cordova, Ca

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HS 172

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A-36

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#23016



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



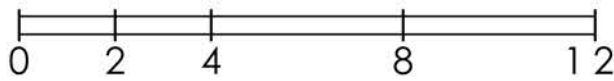
REAR

COLOR SCHEME 2

PLAN 3A (2018)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



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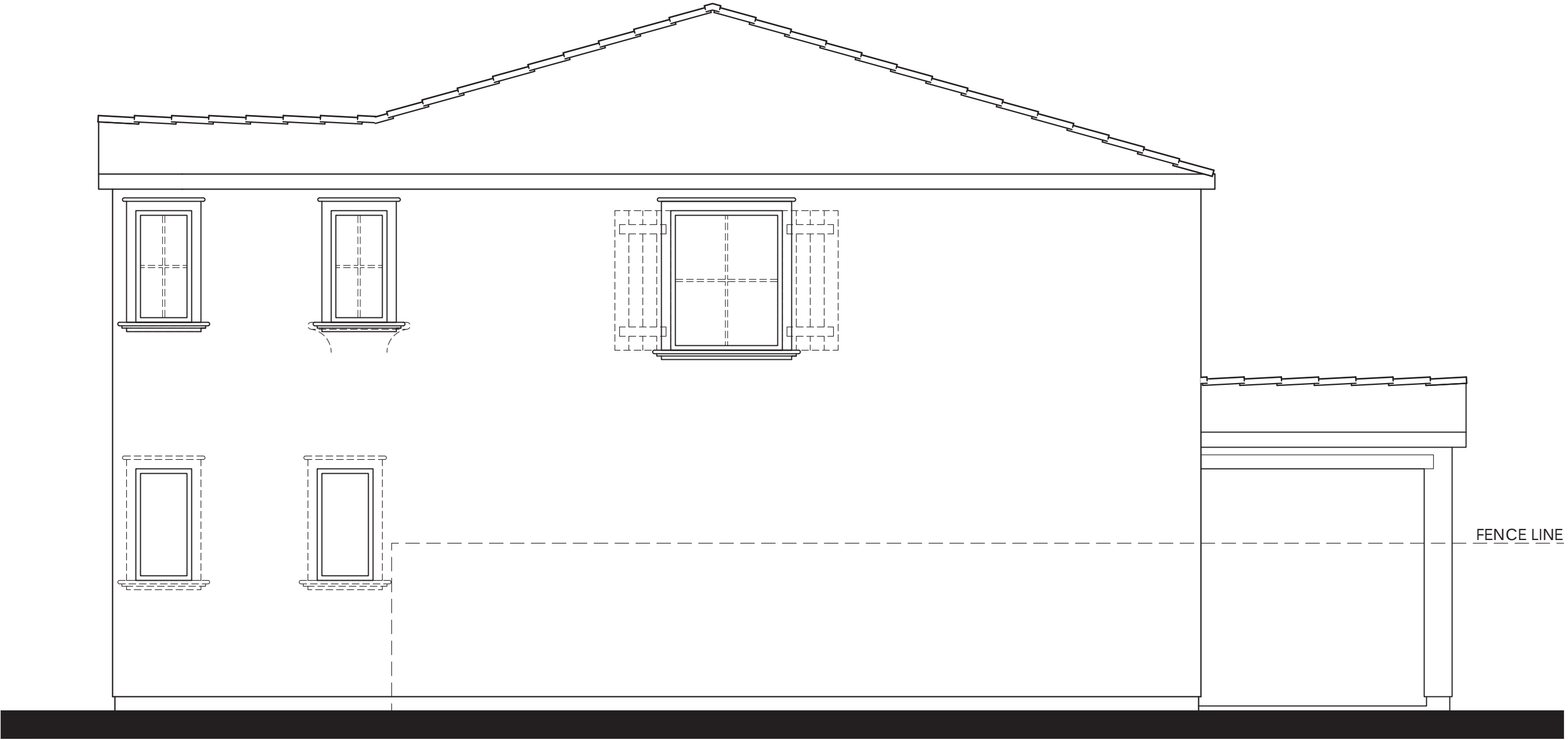
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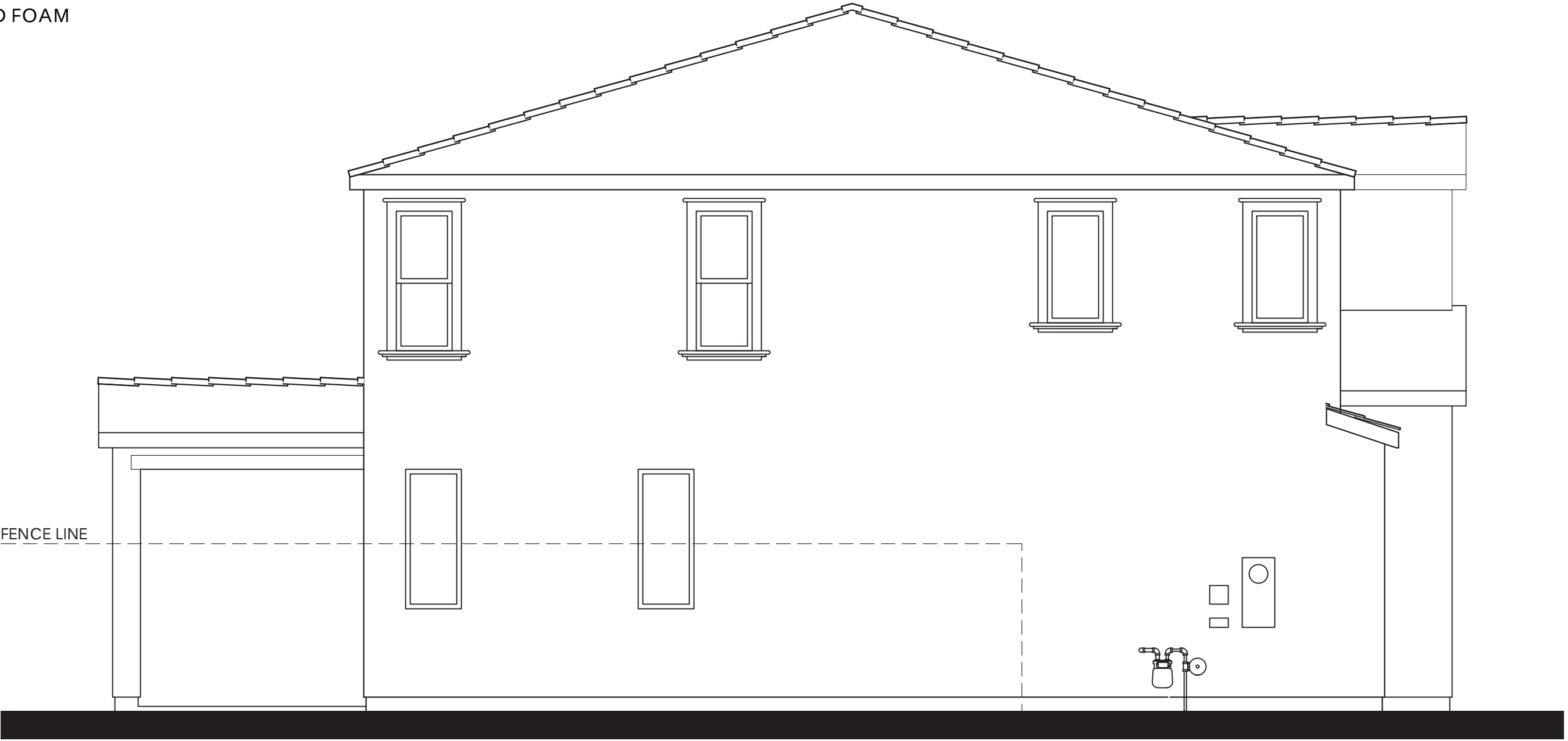
Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

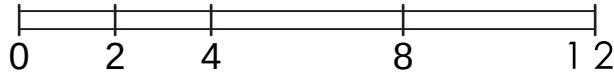
RIGHT



LEFT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

PLAN 3A OPT. PATIO (2018)
SPANISH ELEVATIONS



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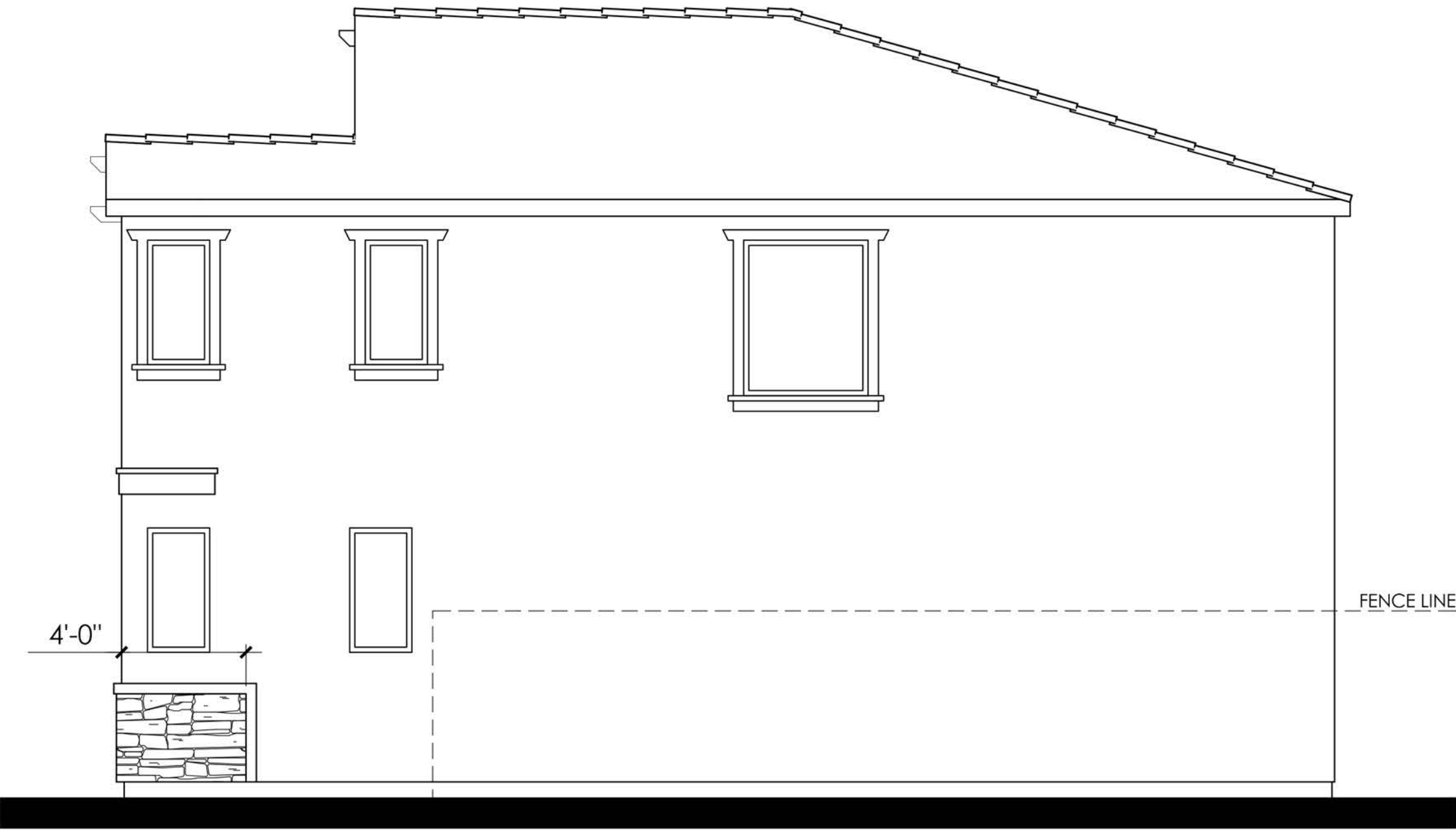
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FRONT

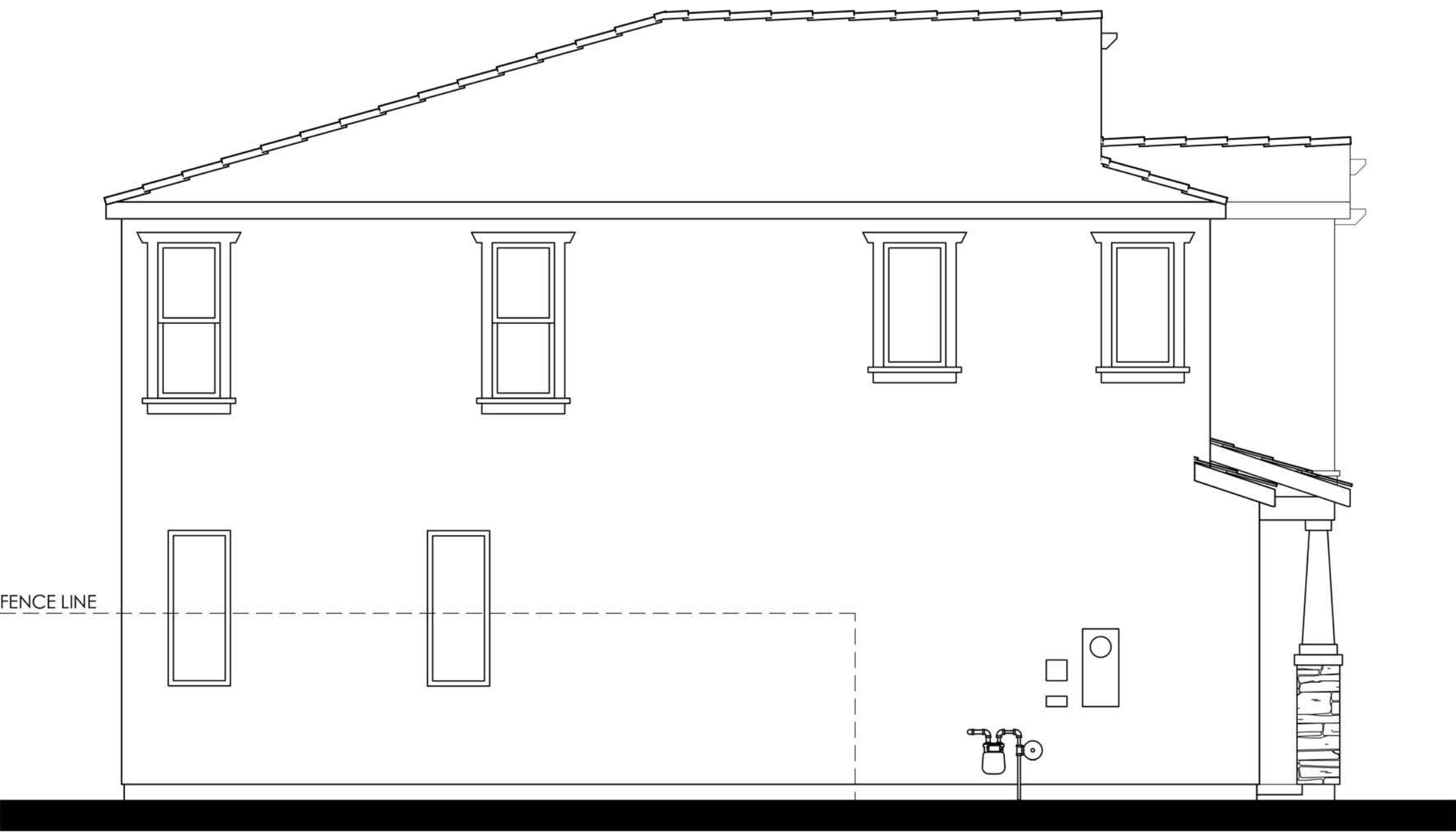


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |

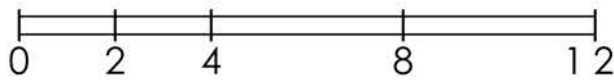


REAR



LEFT

COLOR SCHEME 5
PLAN 3B (2018)
CRAFTSMAN ELEVATIONS



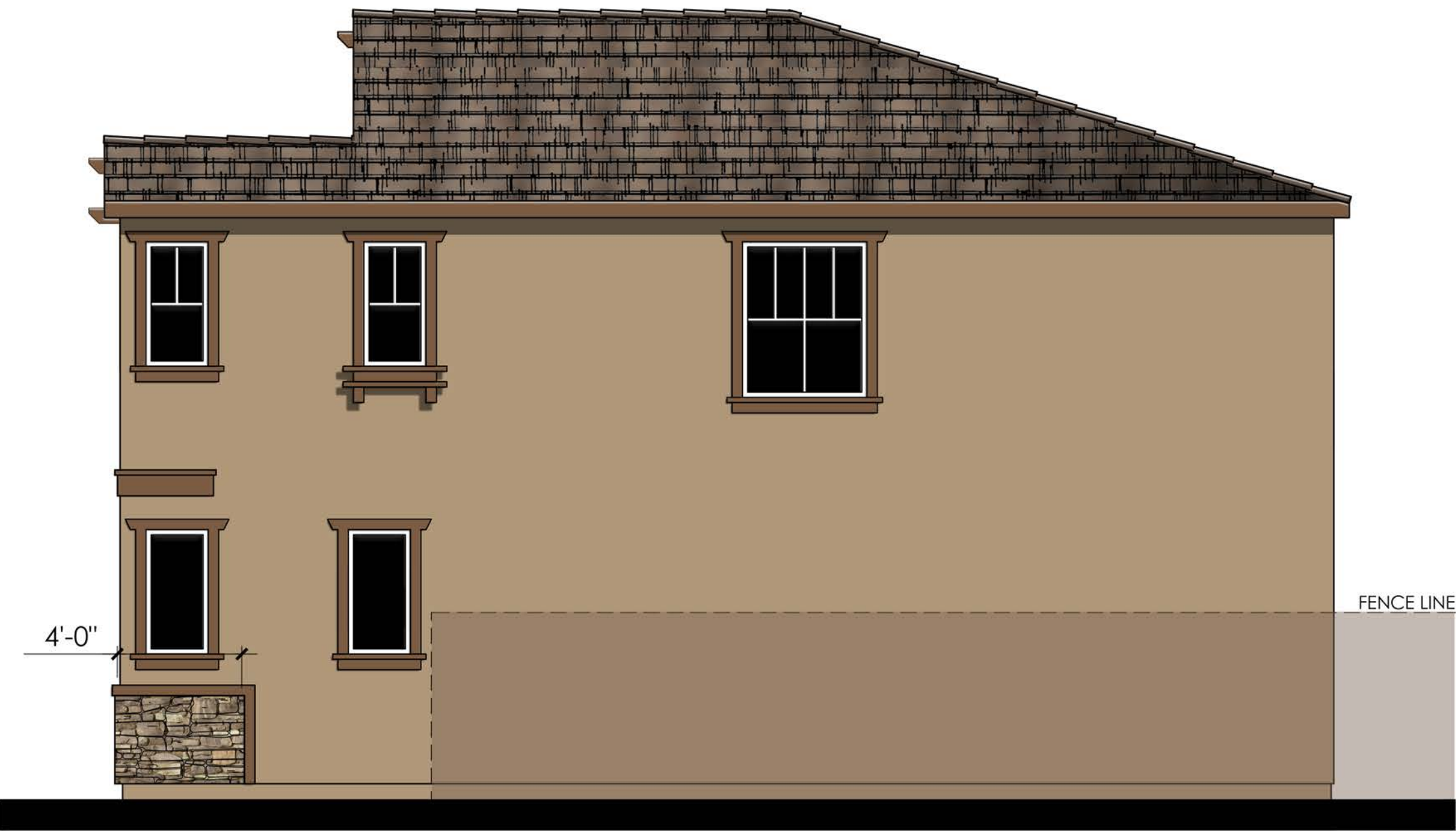
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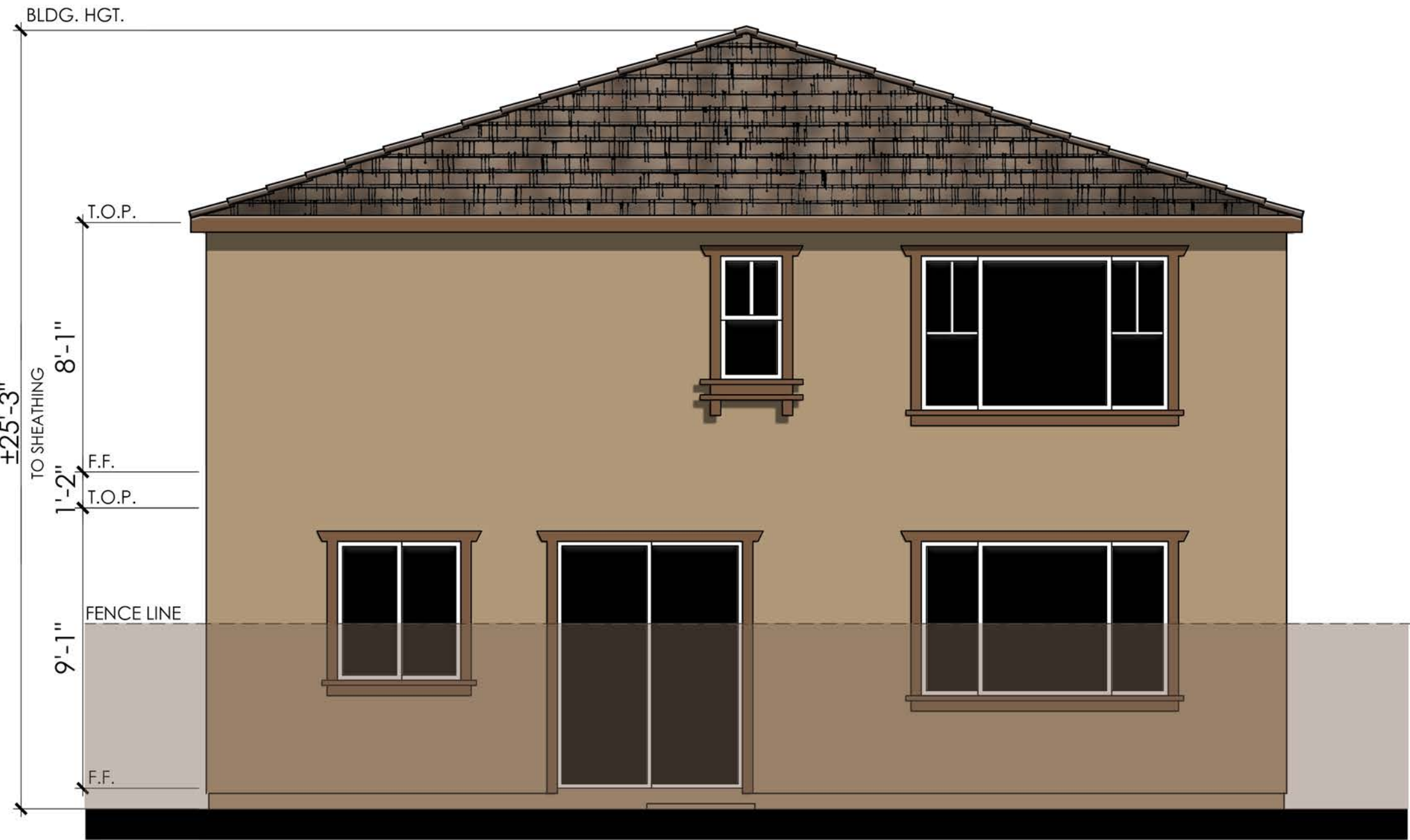
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RIGHT

- IALS LEGEND**
(CURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



REAR

COLOR SCHEME 5

PLAN 3B (2018)
CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
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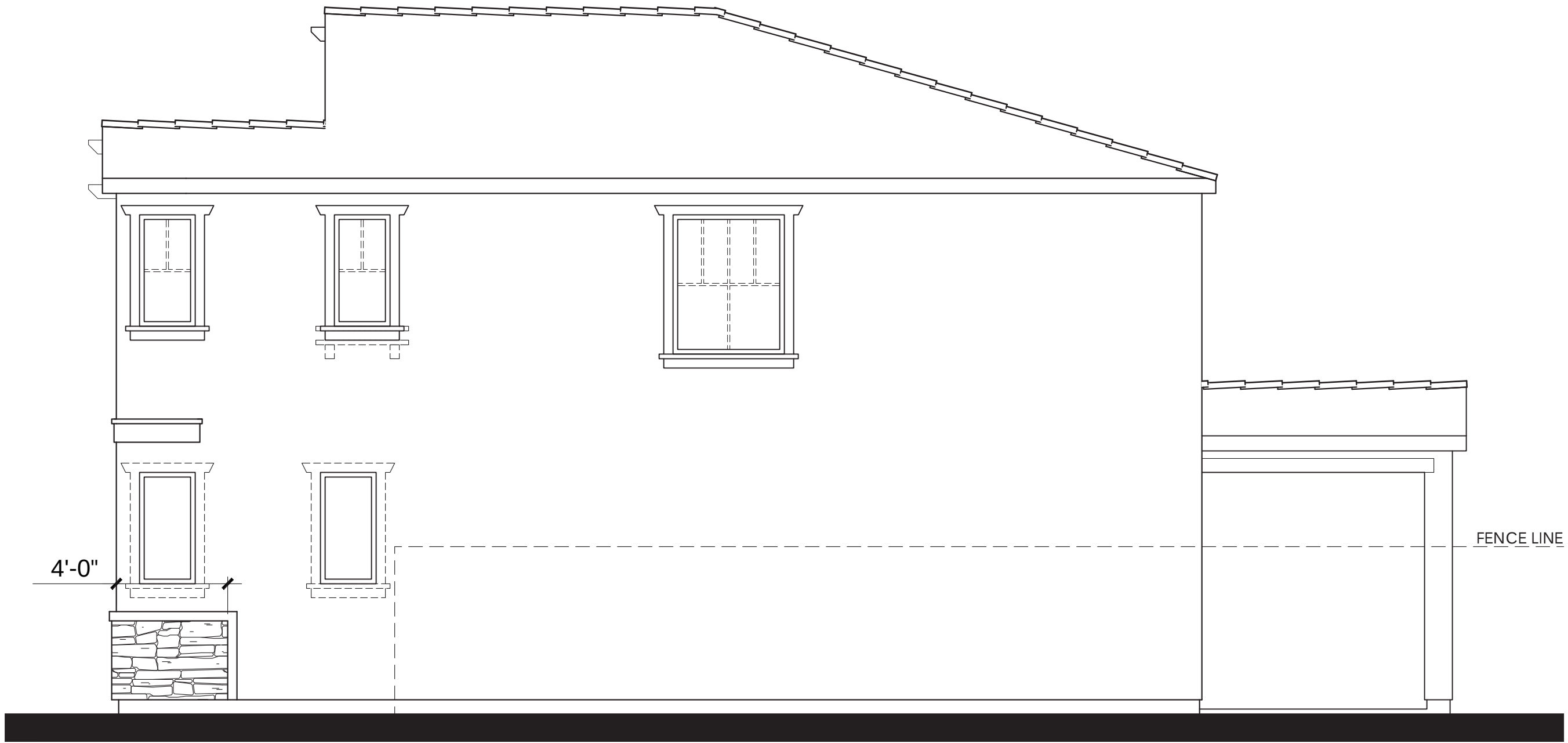
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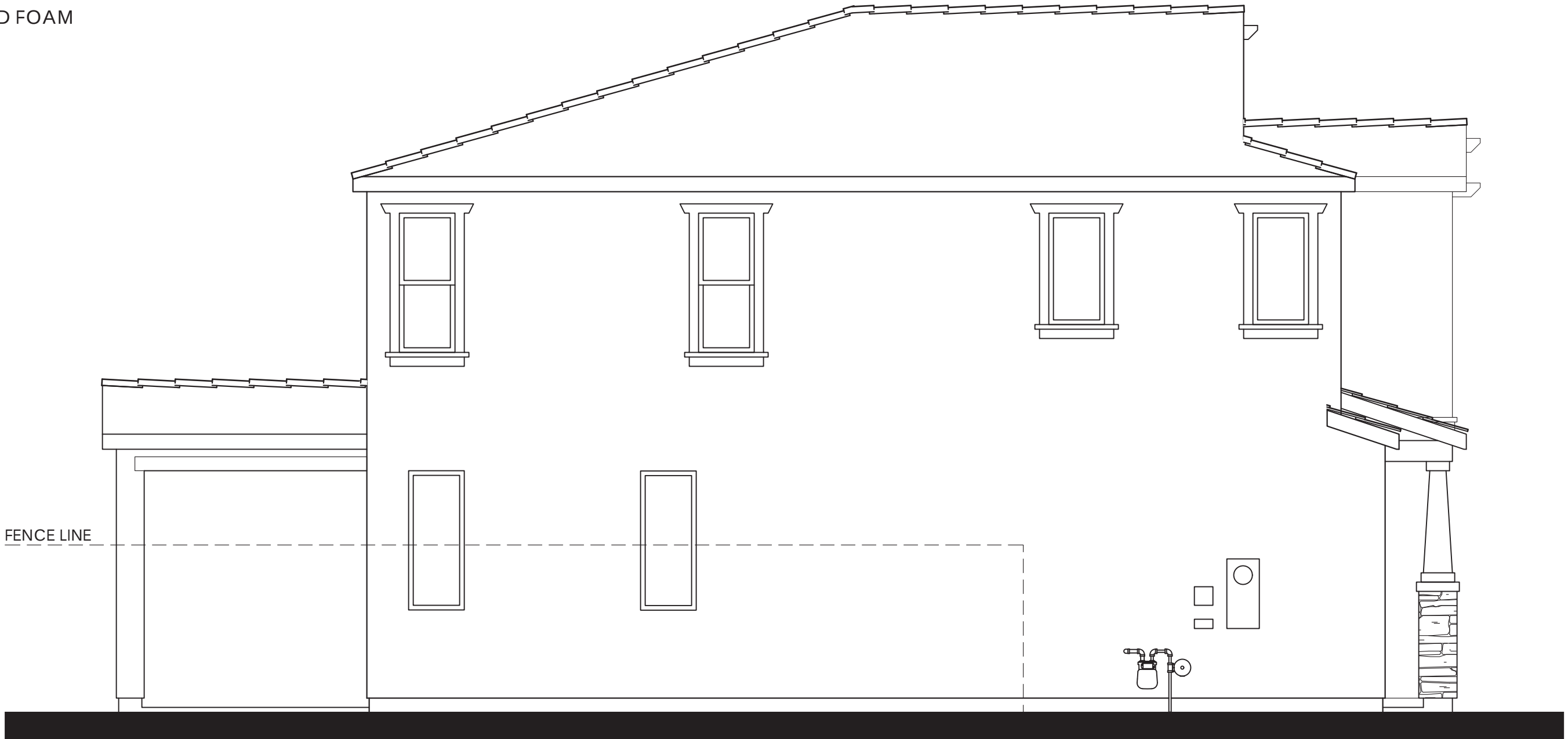
Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

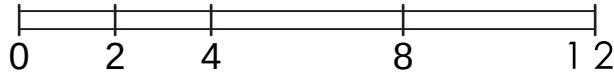
RIGHT



LEFT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |

PLAN 3B OPT. PATIO (2018)
CRAFTSMAN ELEVATIONS



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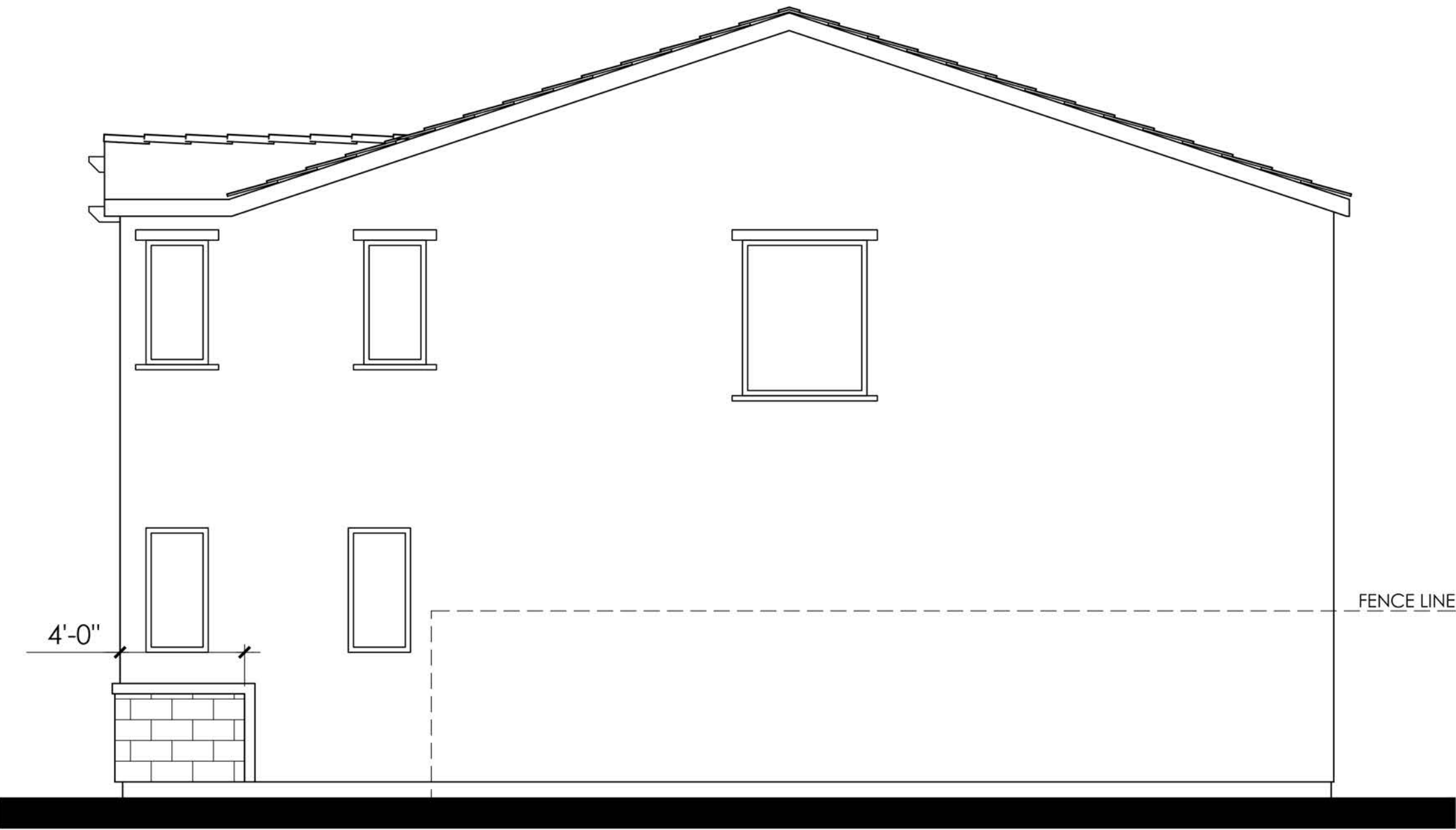
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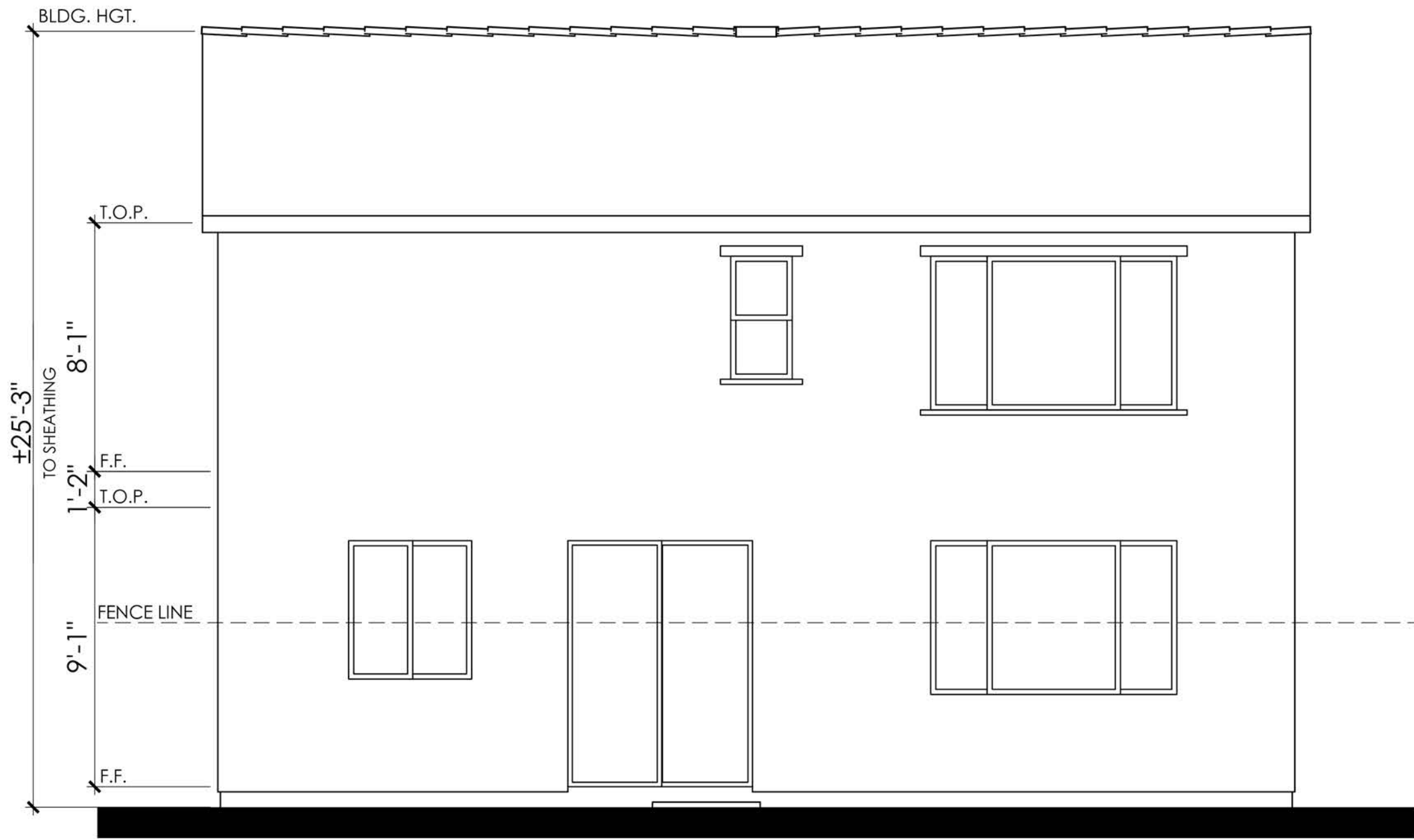
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FRONT



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

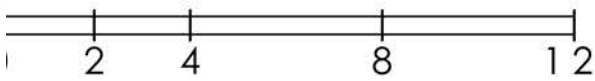


LEFT

COLOR SCHEME 8

PLAN 3C (2018)

CONTEMPORARY ELEVATIONS



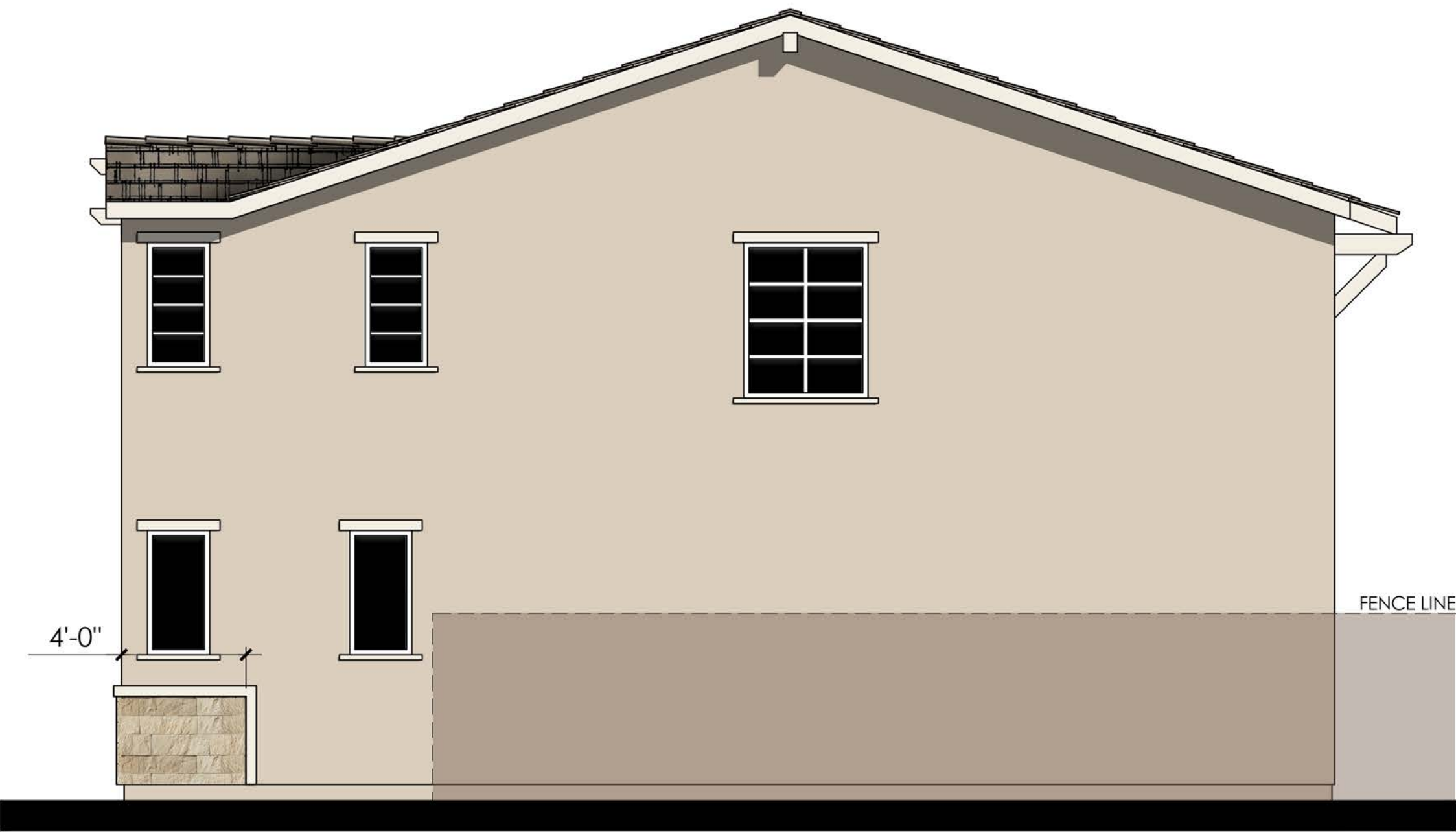
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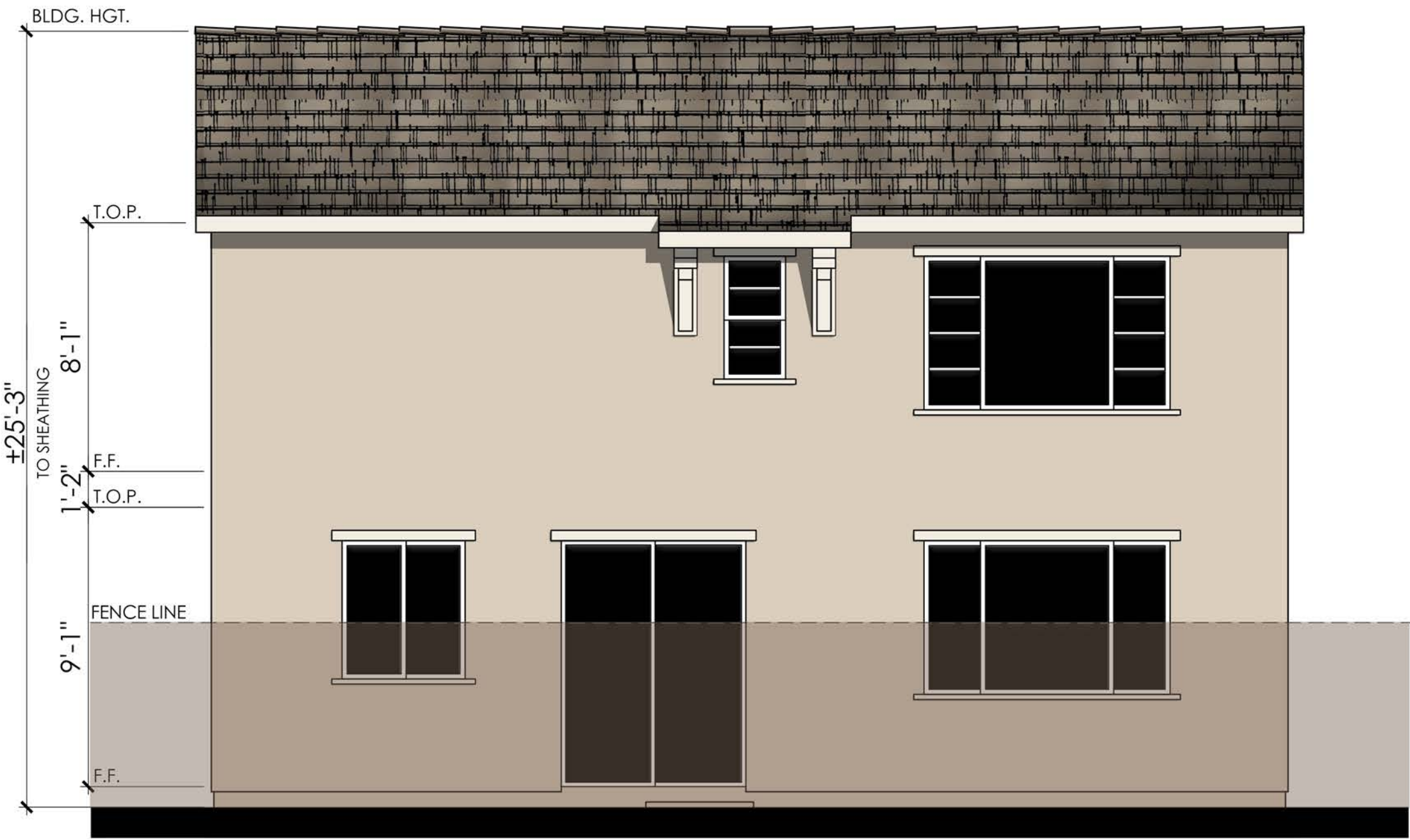
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RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



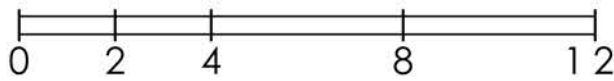
REAR

COLOR SCHEME 8

PLAN 3C (2018)

CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
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Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

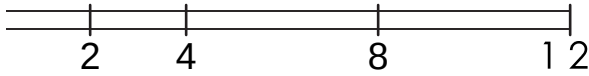
RIGHT



LEFT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

PLAN 3C OPT. PATIO (2018)
CONTEMPORARY ELEVATIONS



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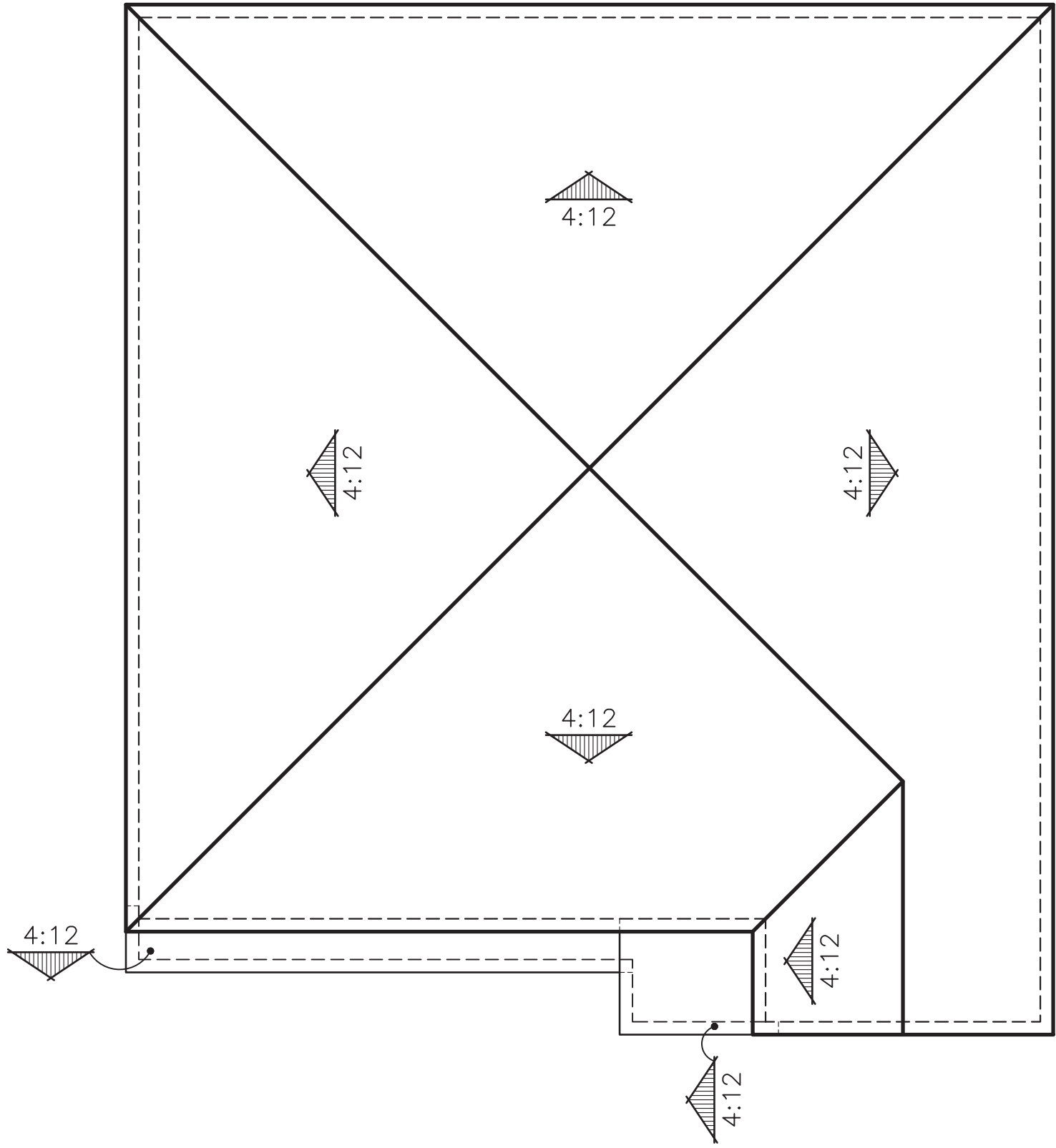
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

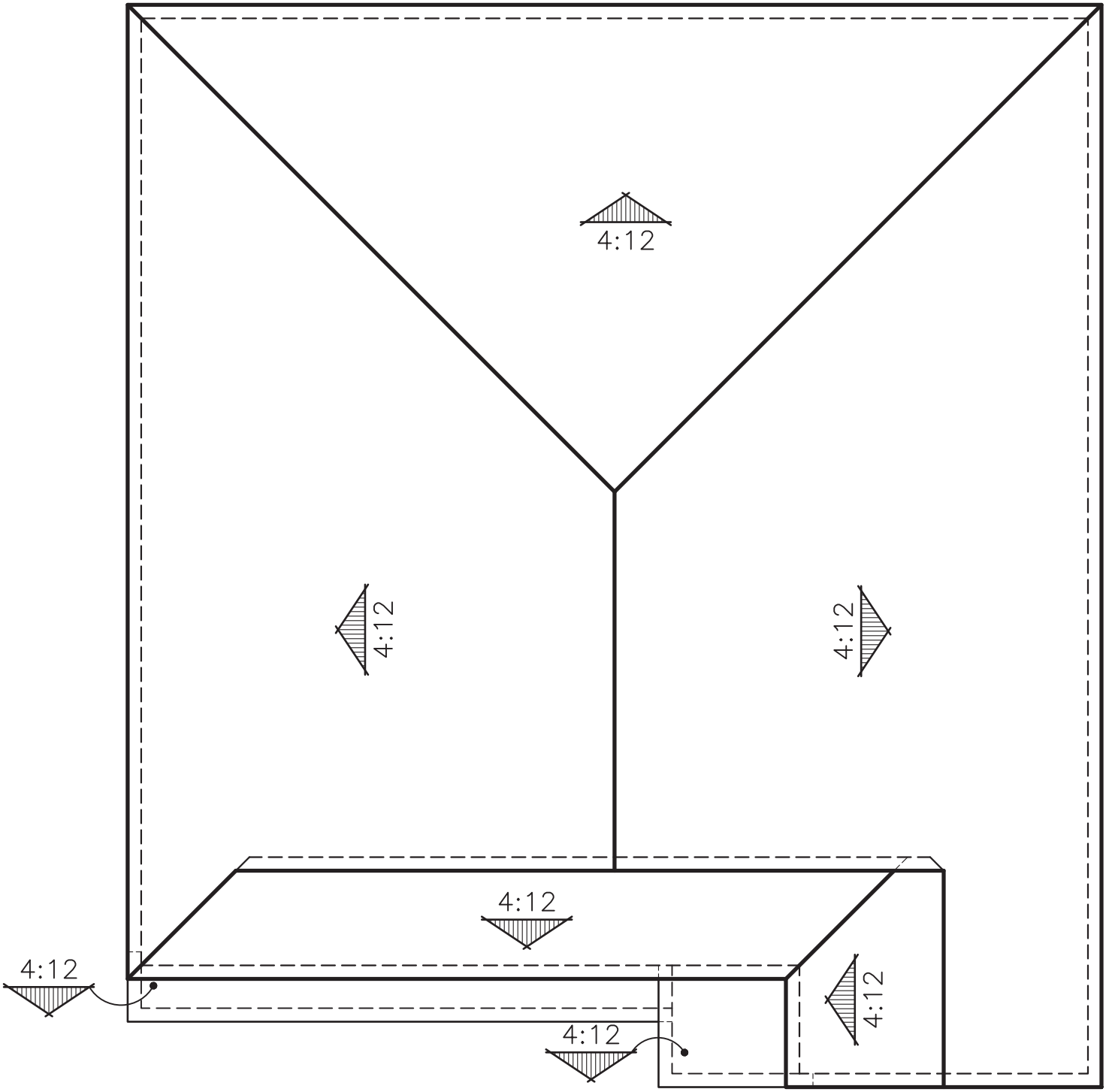
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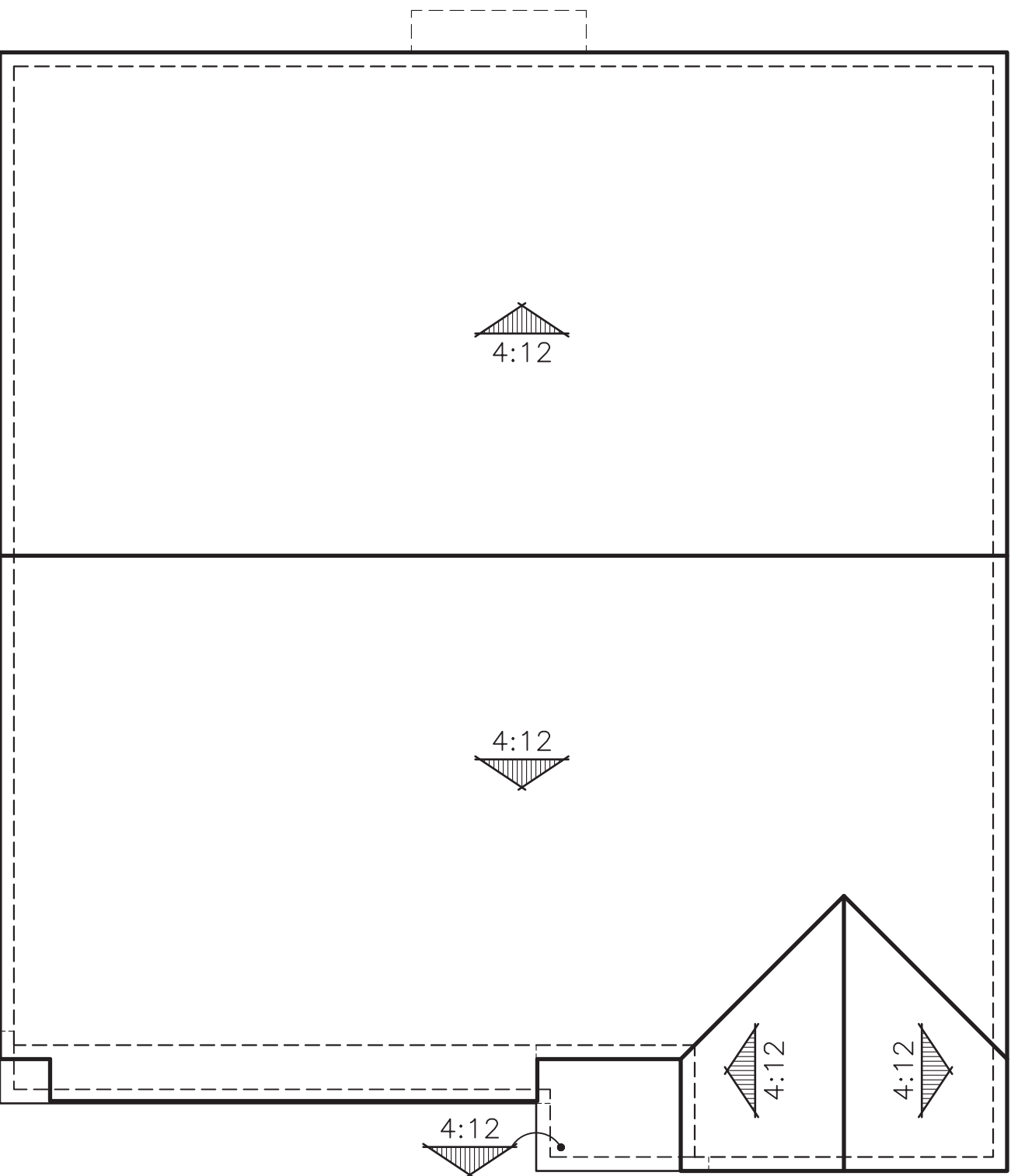
#23016



"A" SPANISH

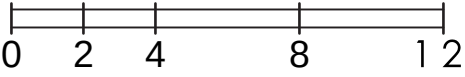


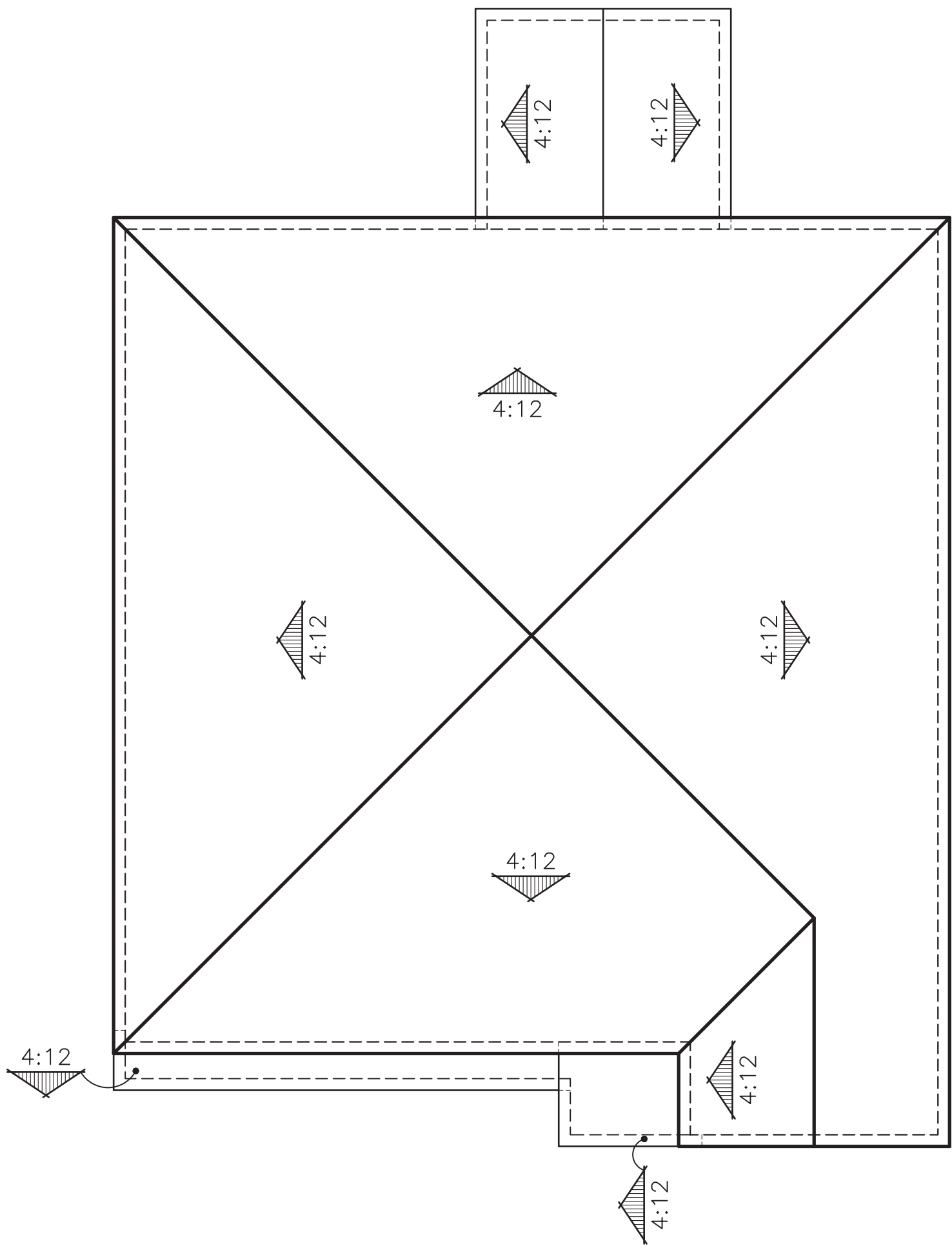
"B" CRAFTSMAN



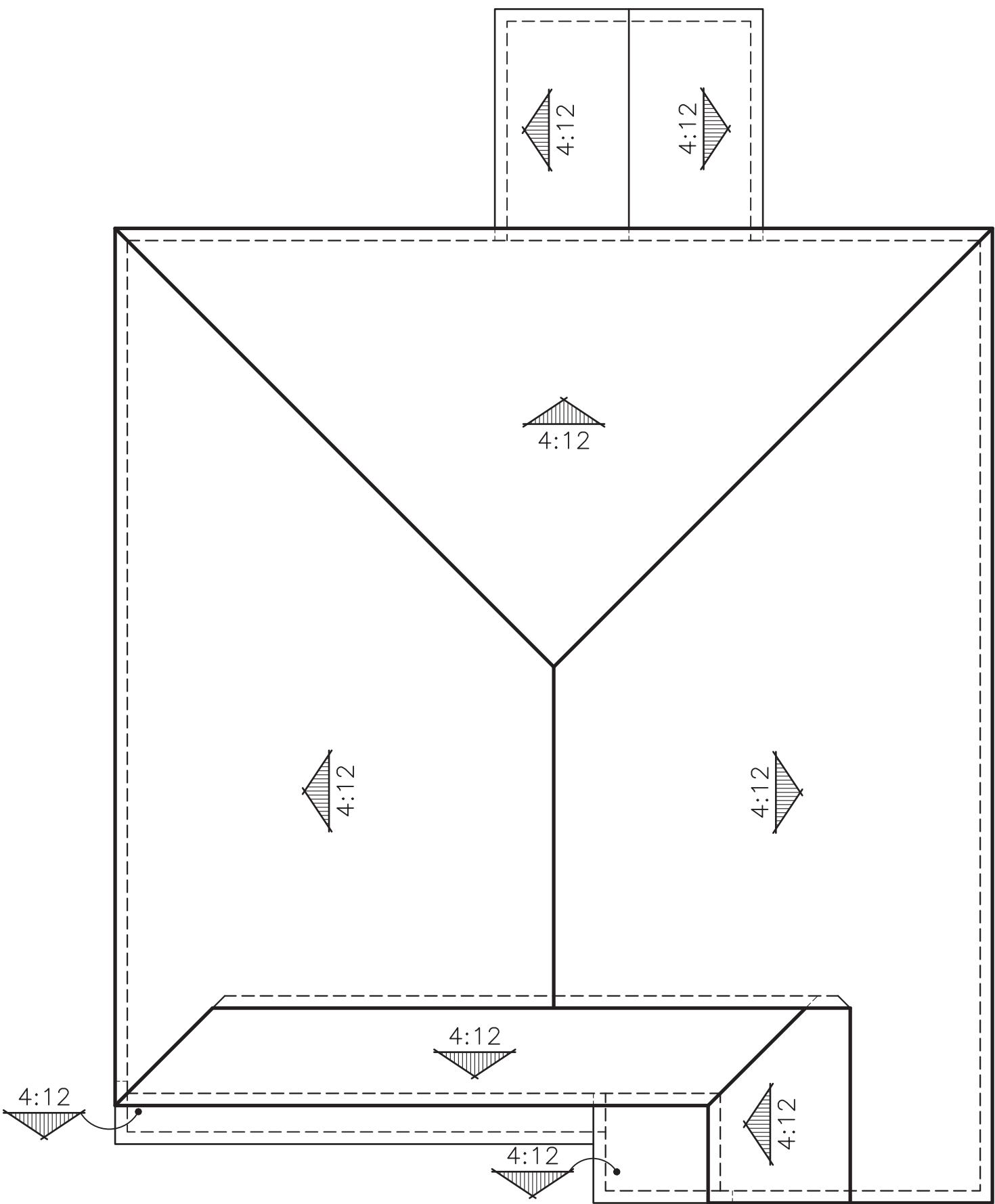
"C" CONTEMPORARY

ROOF PLANS
PLAN 3 (2018)

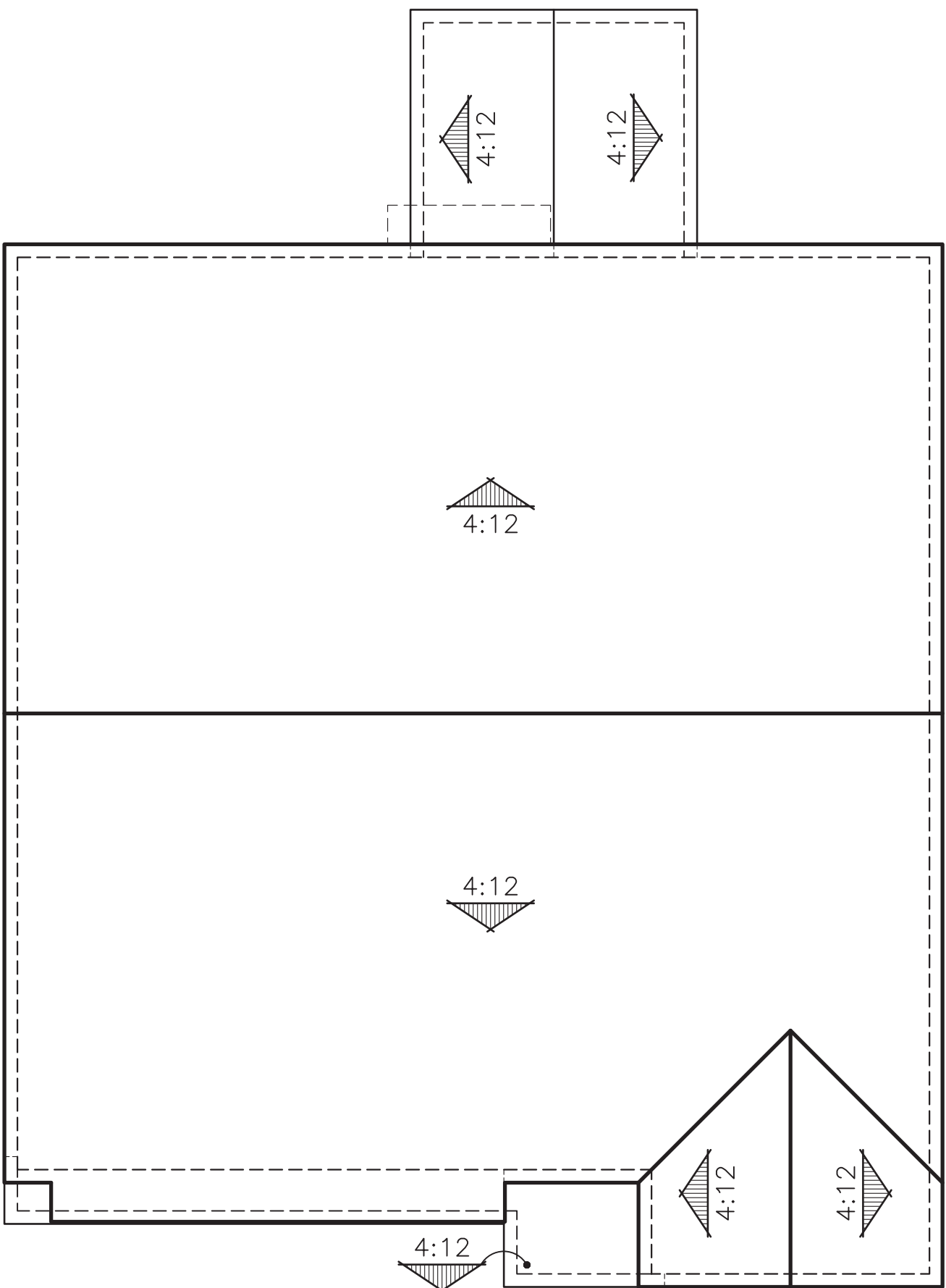




"A" SPANISH

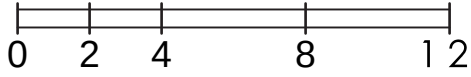


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 3 OPT. PATIO (2018)



EXTERIOR LIGHTS



YORKTOWN



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"A" SPANISH



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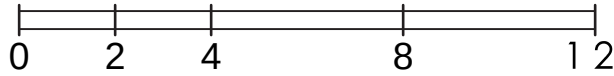
"B" CRAFTSMAN

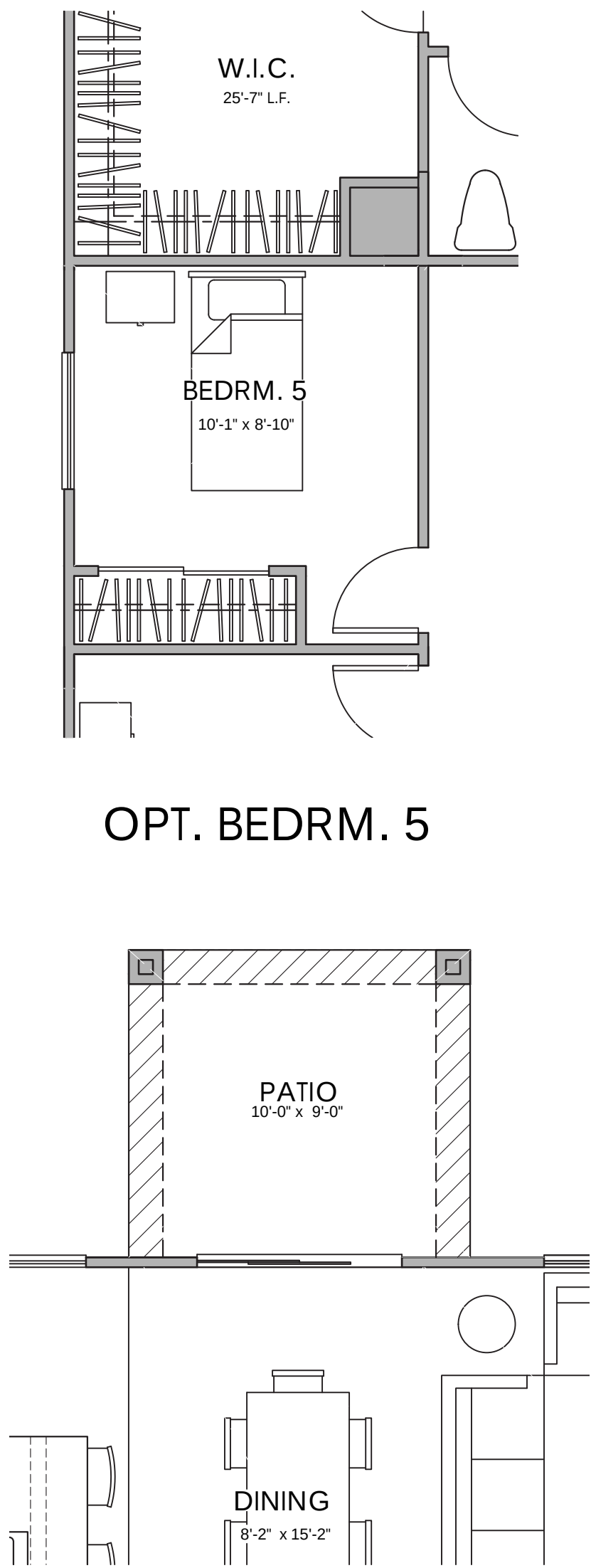


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"C" CONTEMPORARY

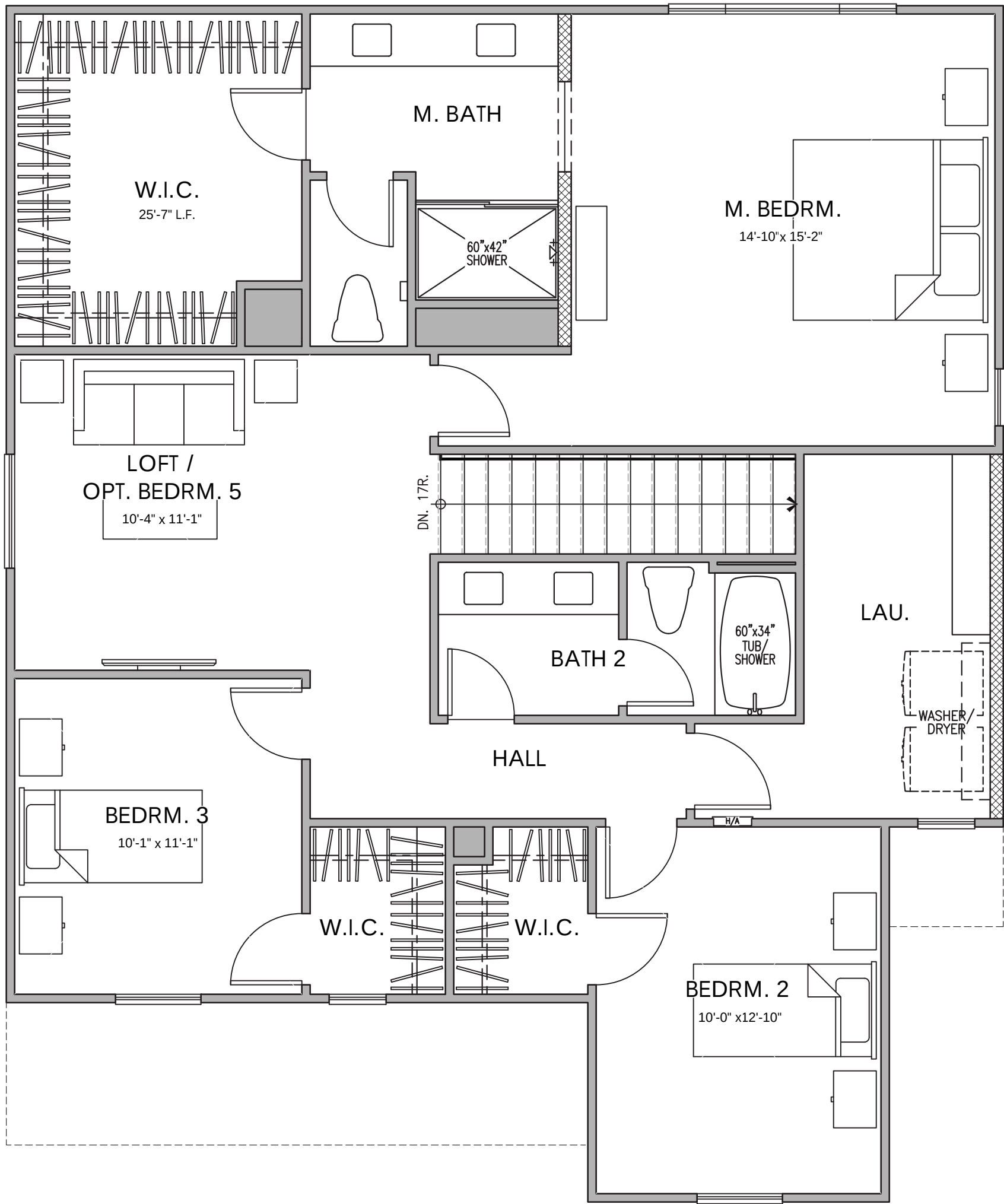
PLAN 4 (2179)
FRONT ELEVATIONS





OPT. BEDRM. 5

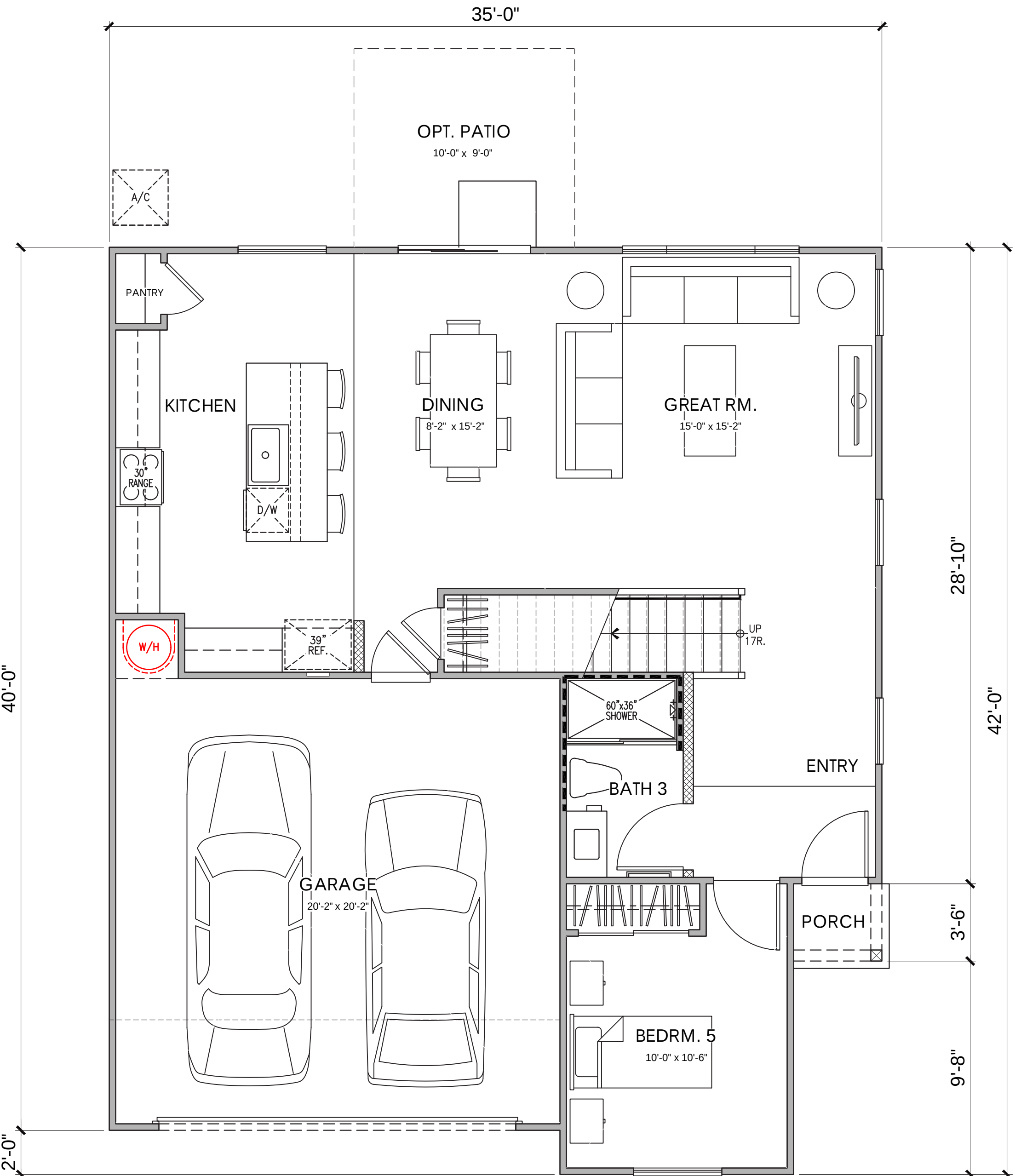
OPT. PATIO



SECOND FLOOR PLAN

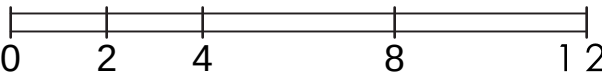
PLAN 4A (2179)

4 BEDROOM, 3 BATH, LOFT/ OPT. BEDRM. 5
FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	949 SQ. FT.
SECOND FLOOR AREA	1,230 SQ. FT.
TOTAL DWELLING	2,179 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	426 SQ. FT.
PORCH "A", "B" & "C"	14 SQ. FT.
OPT. PATIO	90 SQ. FT.

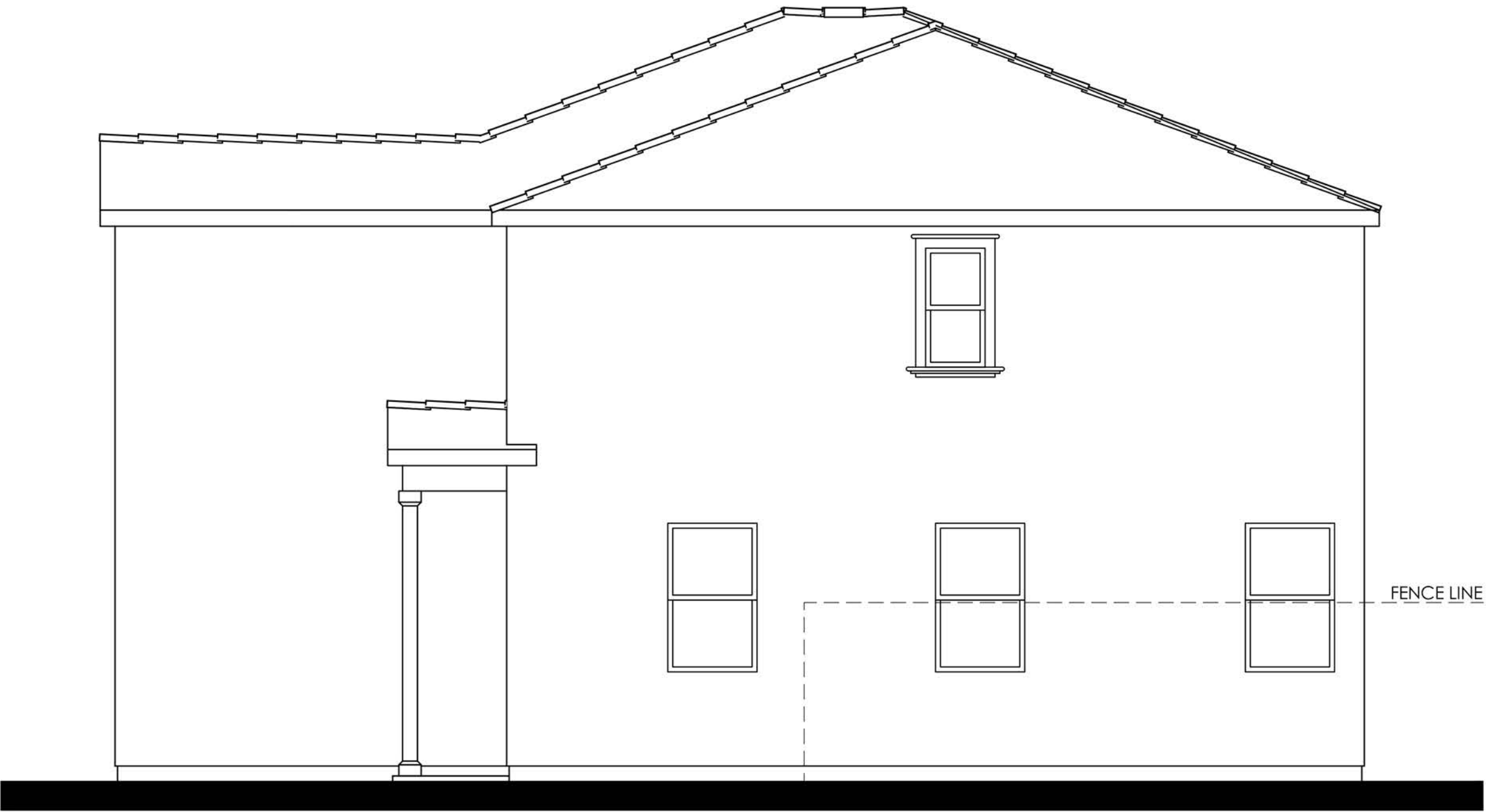




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

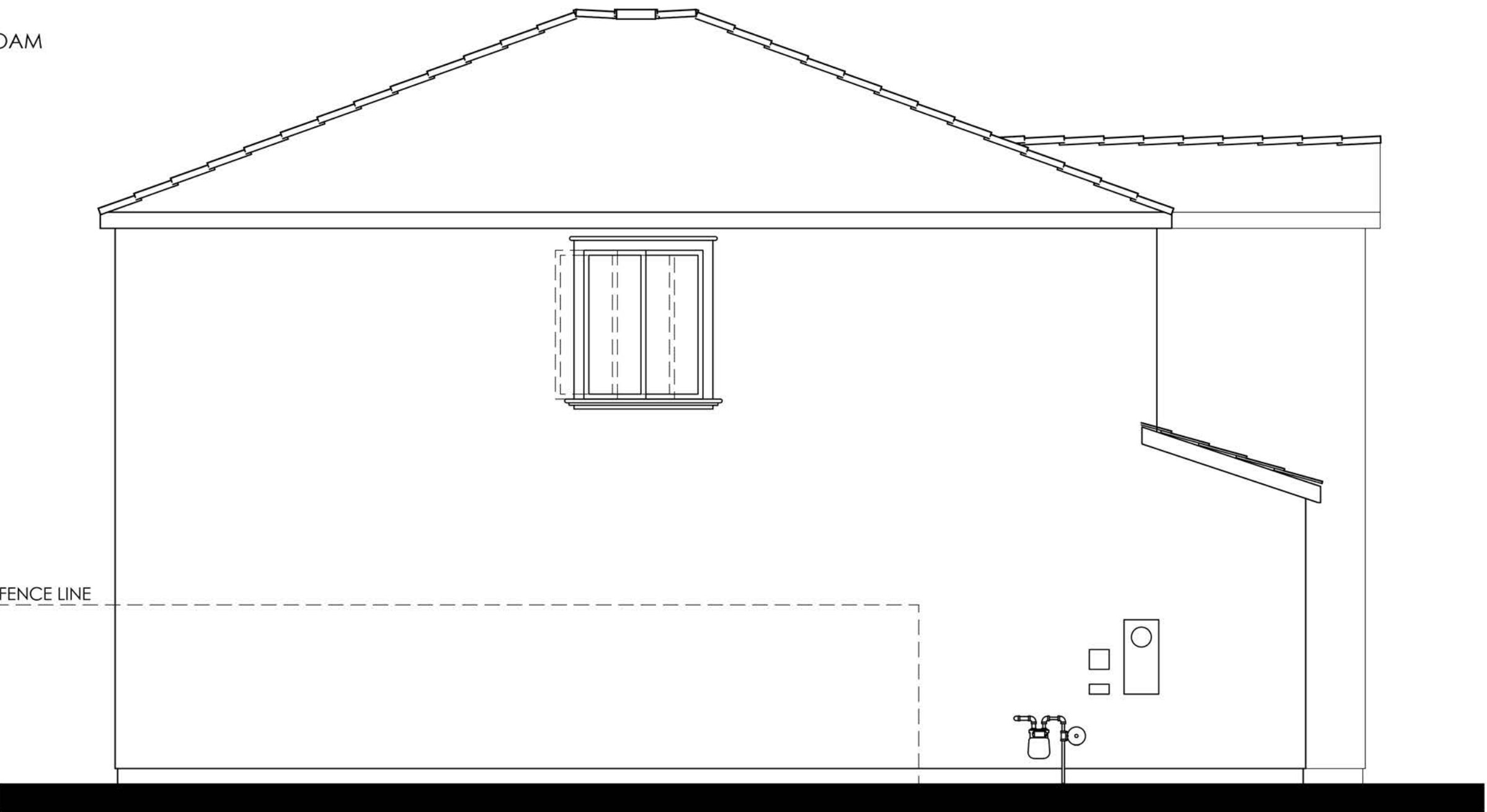


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

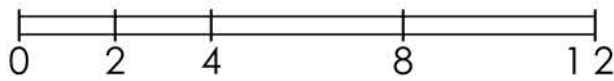


REAR



LEFT

COLOR SCHEME 3
PLAN 4A (2179)
SPANISH ELEVATIONS



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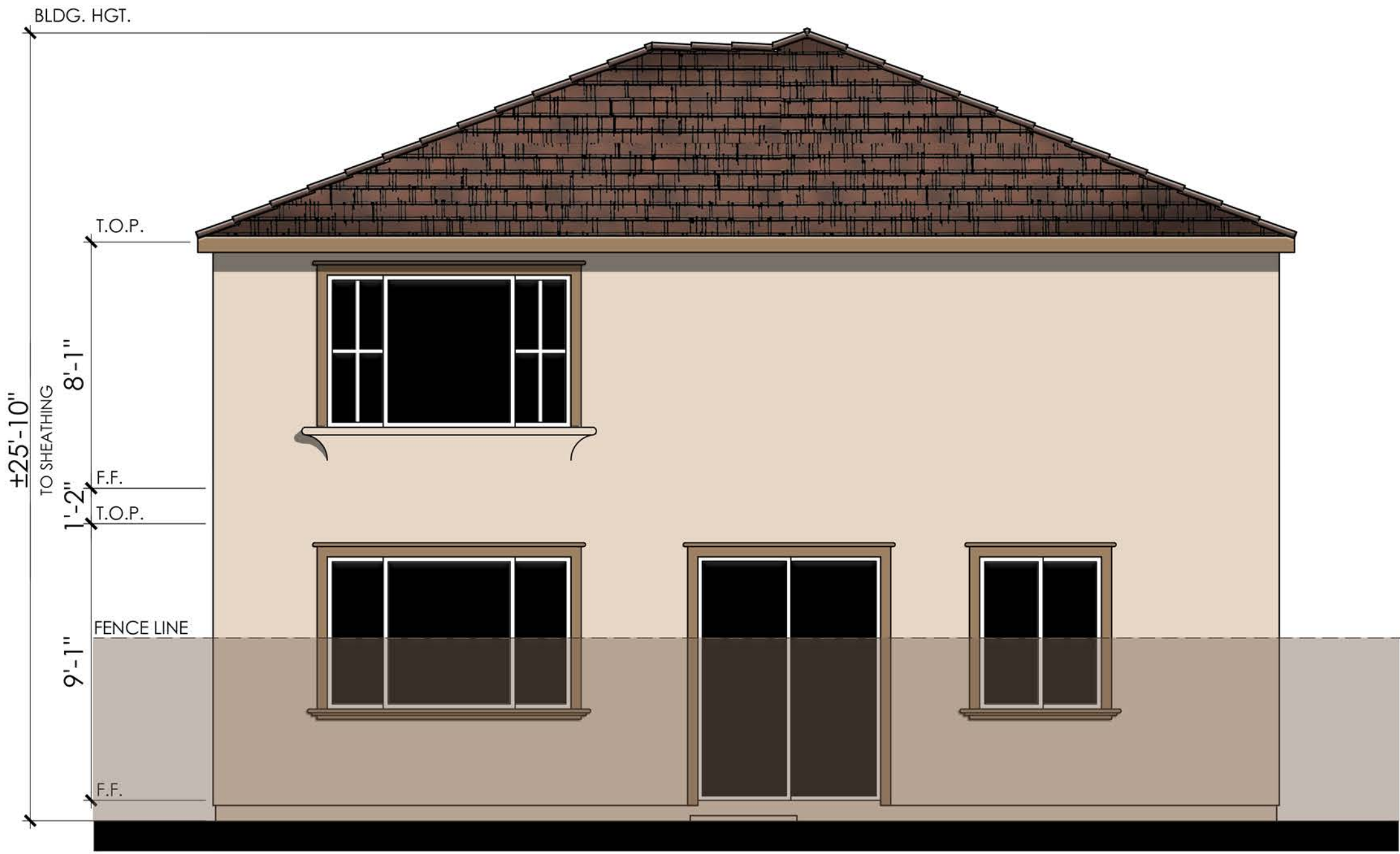
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RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



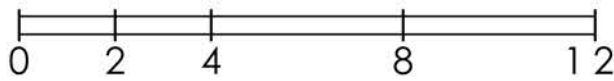
REAR

COLOR SCHEME 3

PLAN 4A (2179)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



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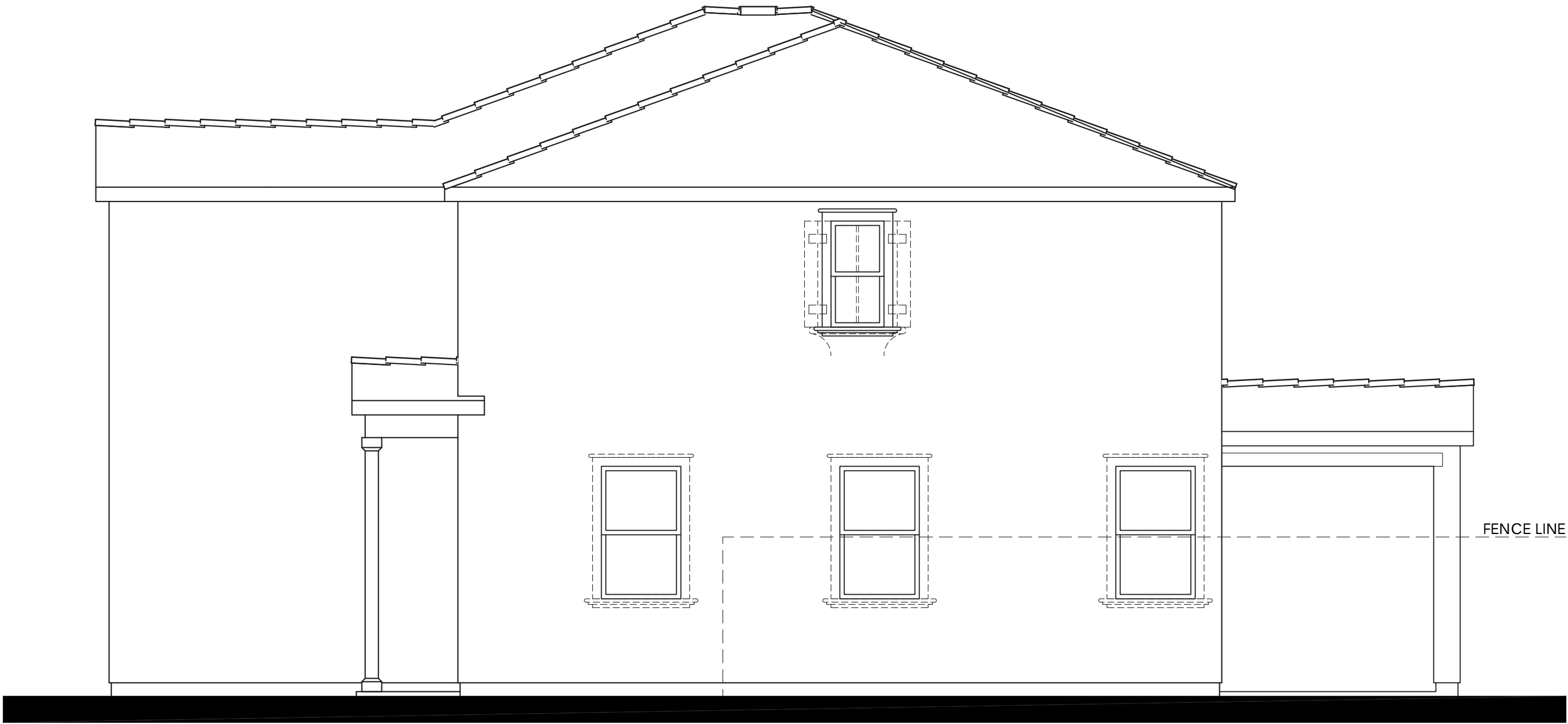
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45x90
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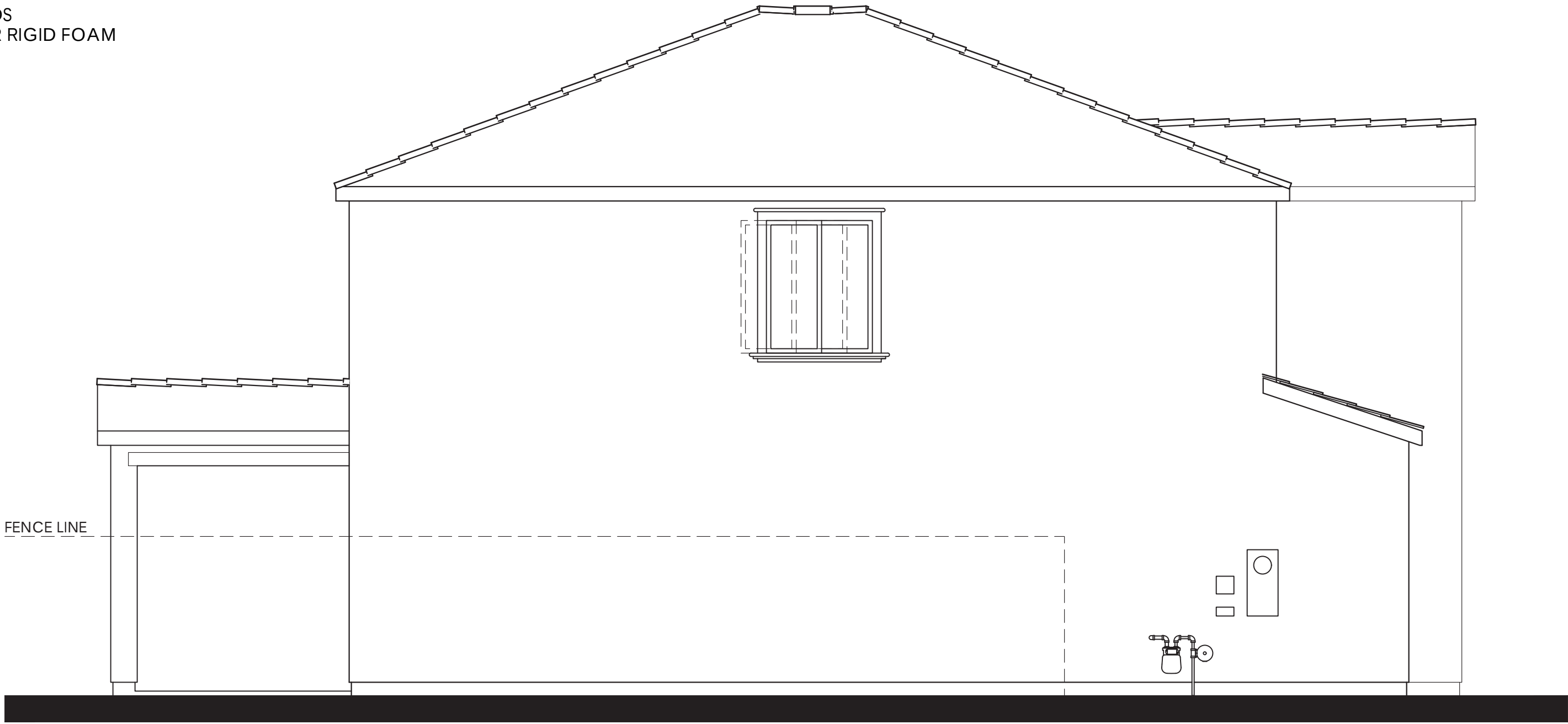
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Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

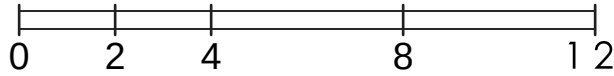
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4A OPT. PATIO (2179)
SPANISH ELEVATIONS



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CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

04/08/2024
A-51

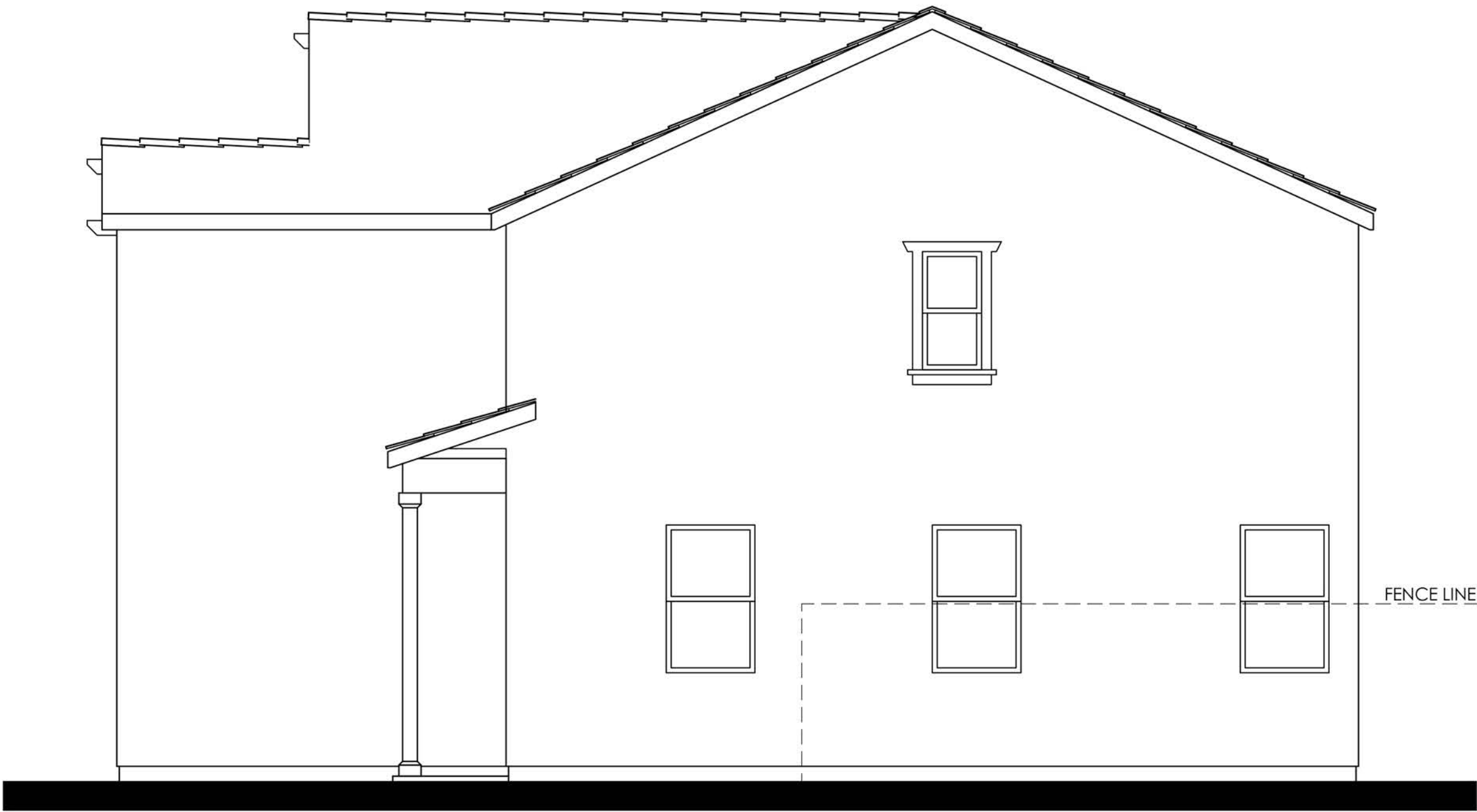
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

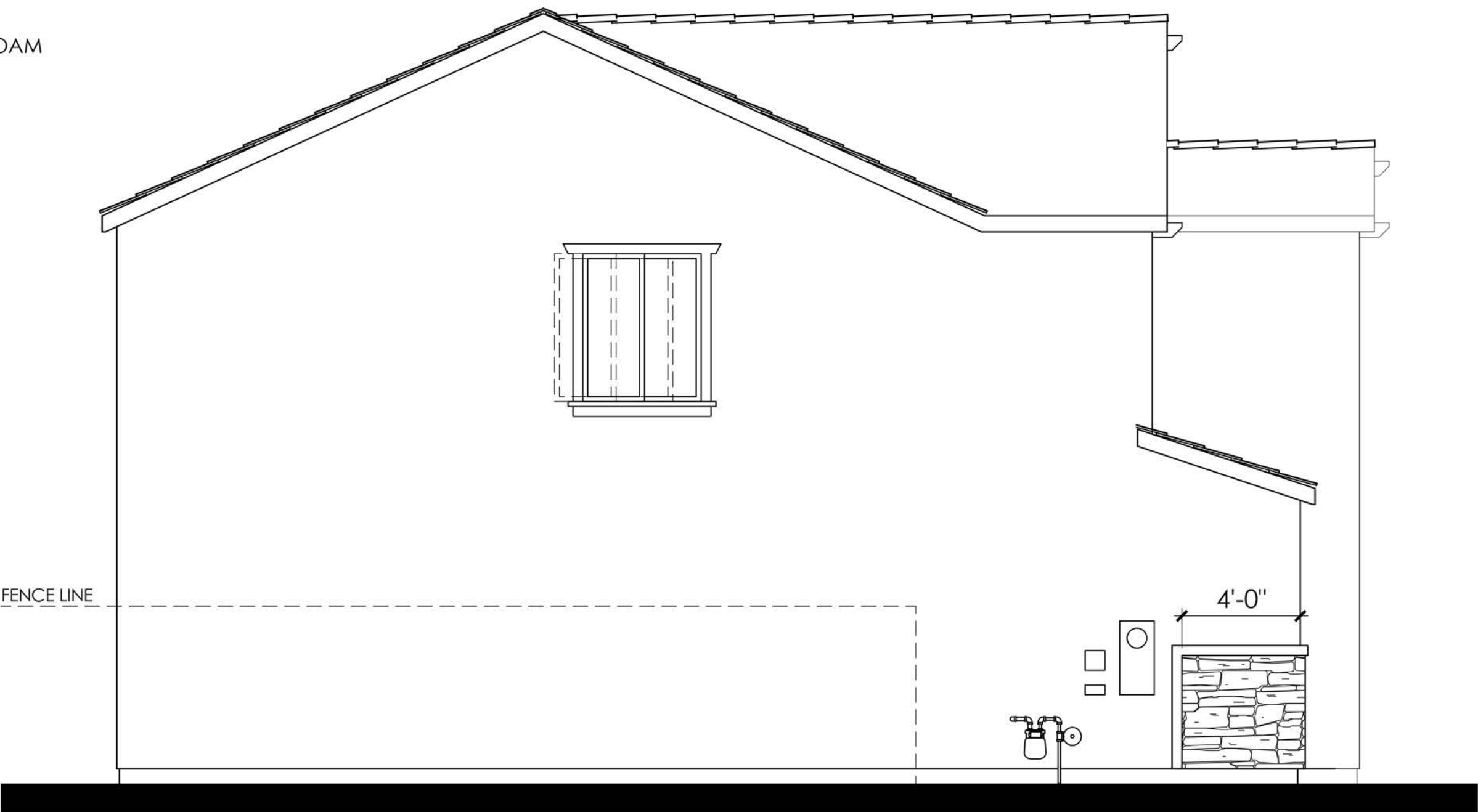


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |

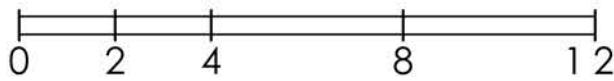


REAR



LEFT

COLOR SCHEME 6
PLAN 4B (2179)
CRAFTSMAN ELEVATIONS



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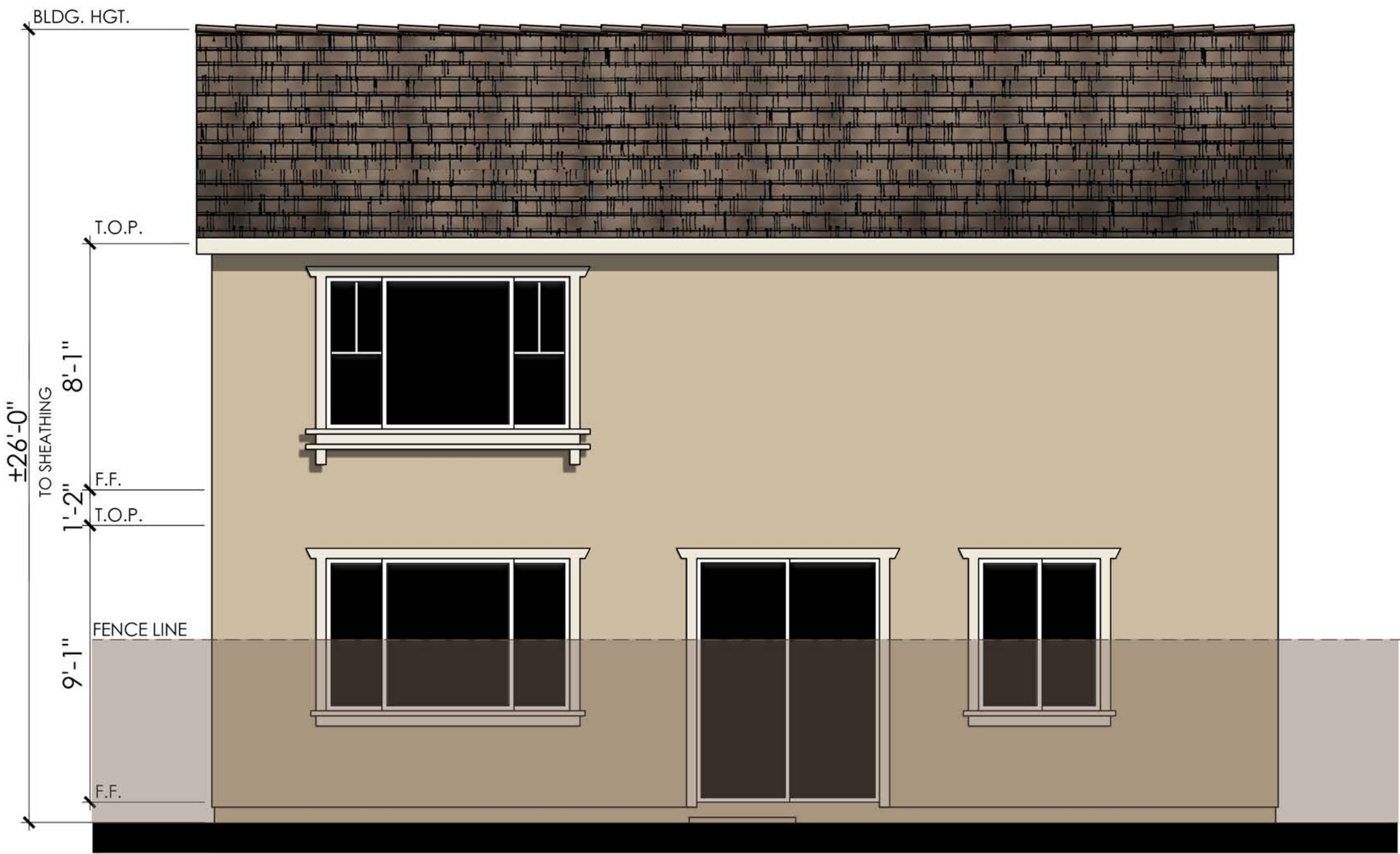
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#23016



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



REAR

COLOR SCHEME 6

PLAN 4B (2179)
CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



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HS 172

04/08/2024
A-53

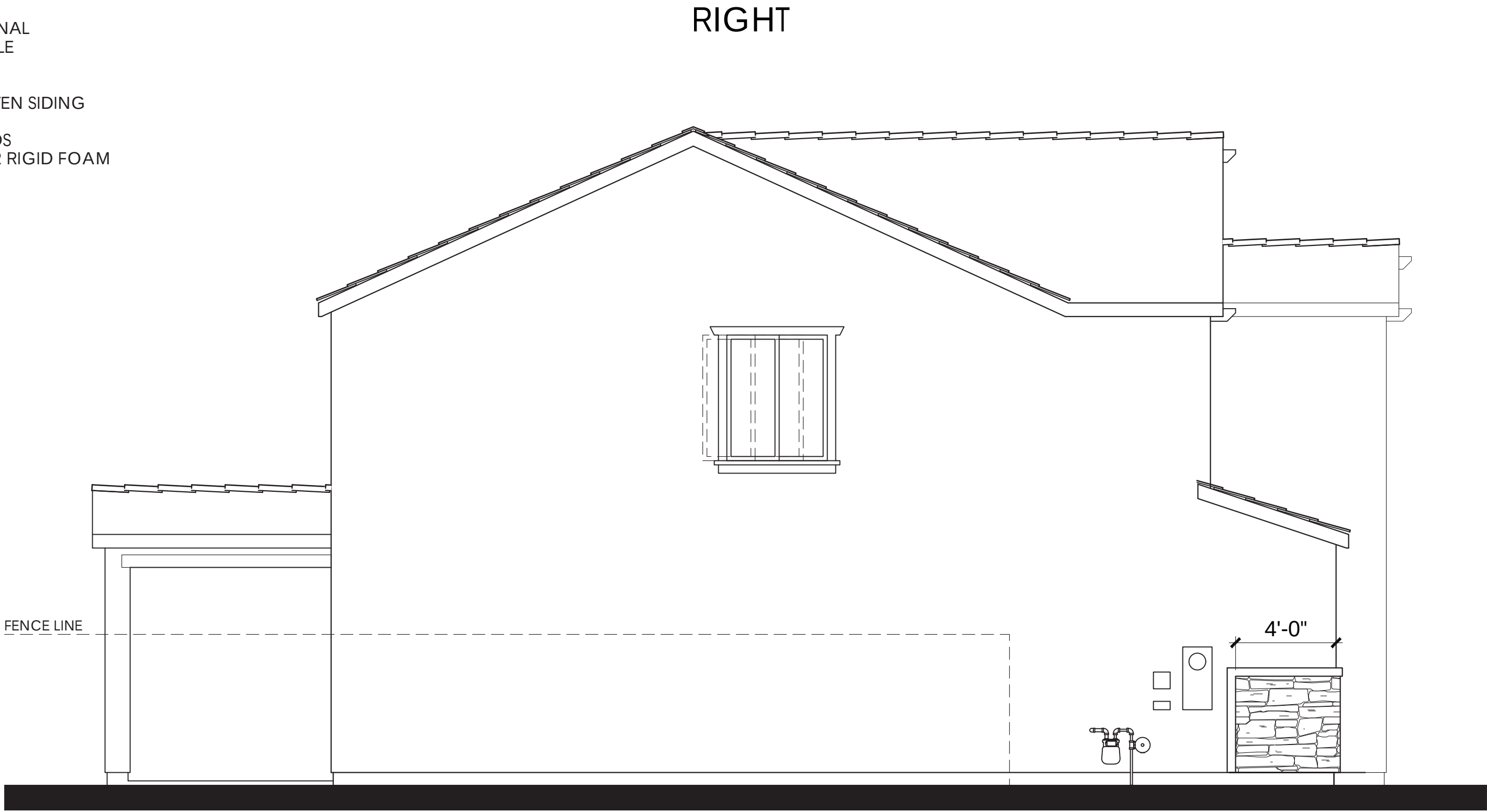
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#23016



Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



Items shown dashed shall occur at lots requiring enhancements.

LEFT

RIGHT

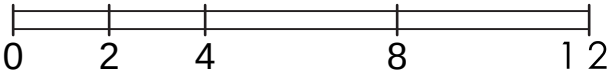


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4B OPT. PATIO (2179)
CRAFTSMAN ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



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45x90
HS 172

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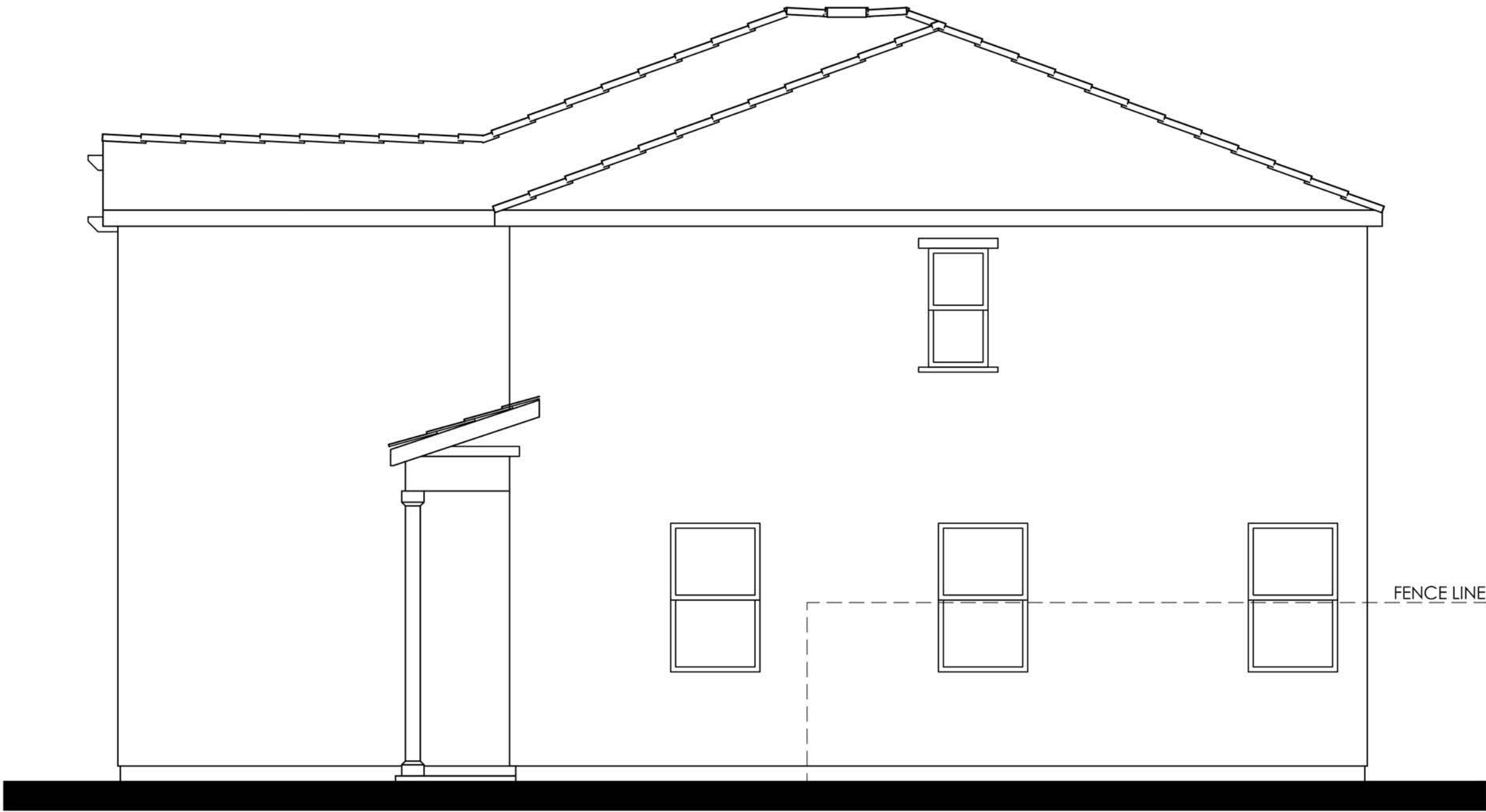
#23016



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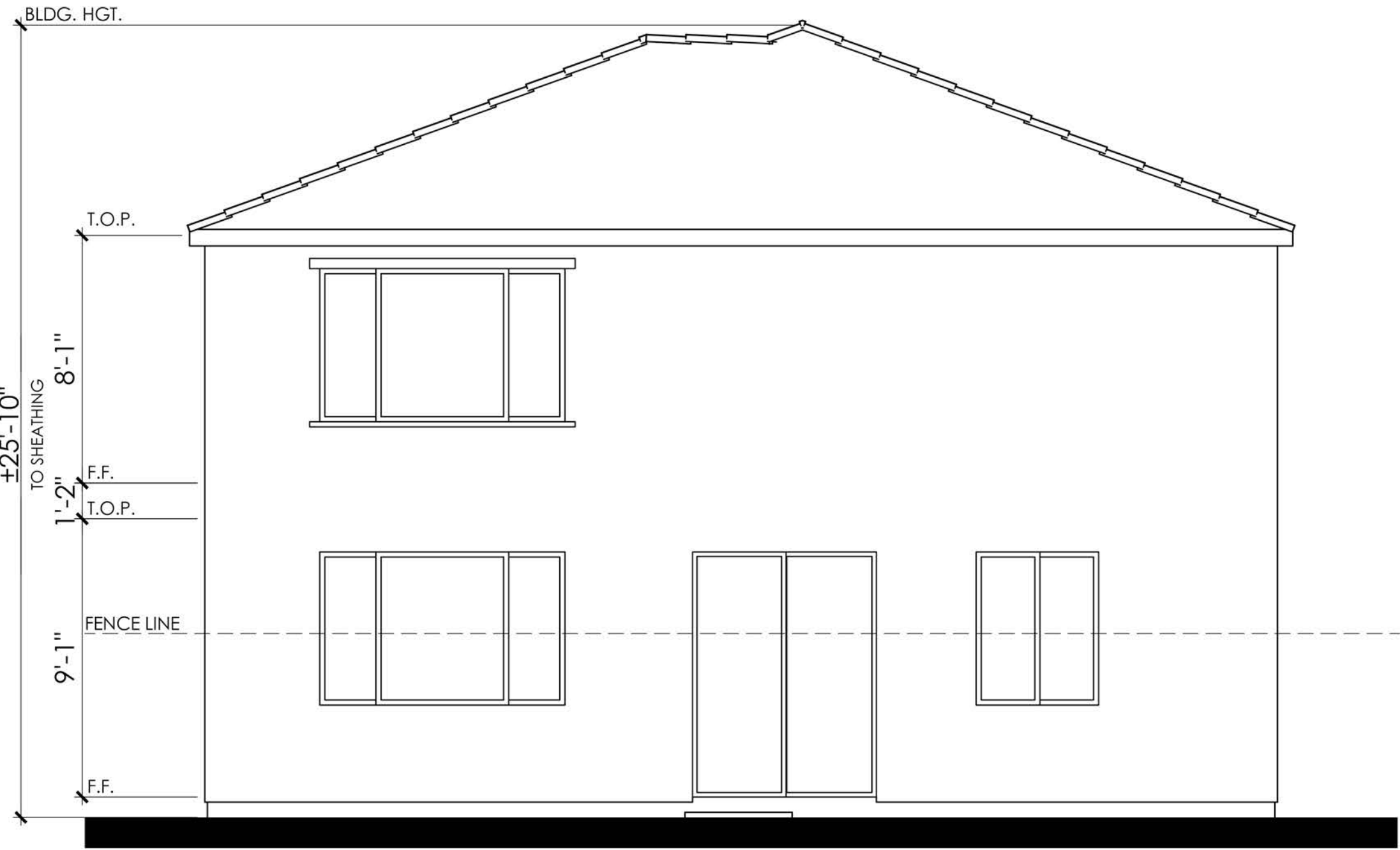
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

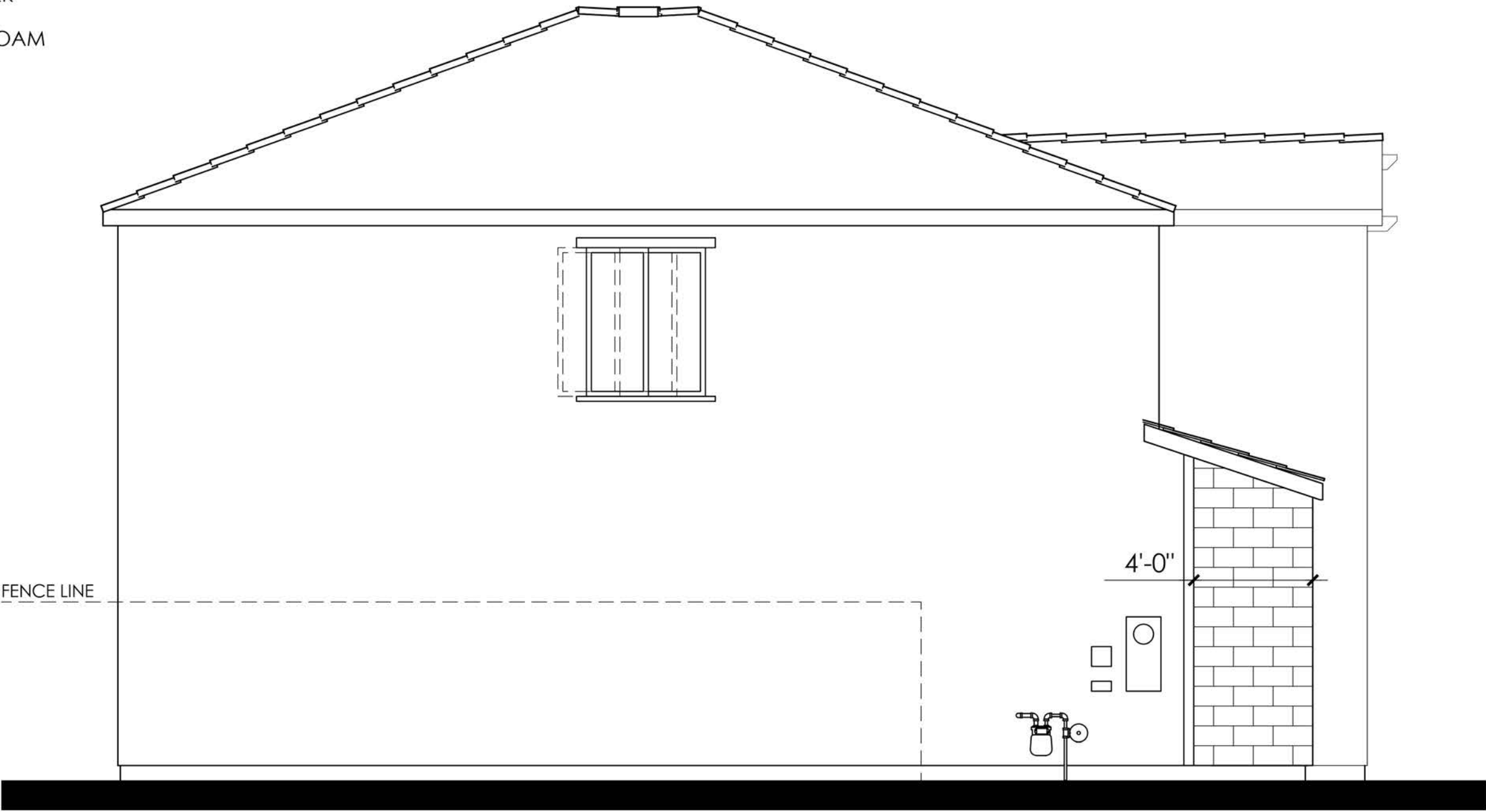


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 9

PLAN 4C (2179)

CONTEMPORARY ELEVATIONS



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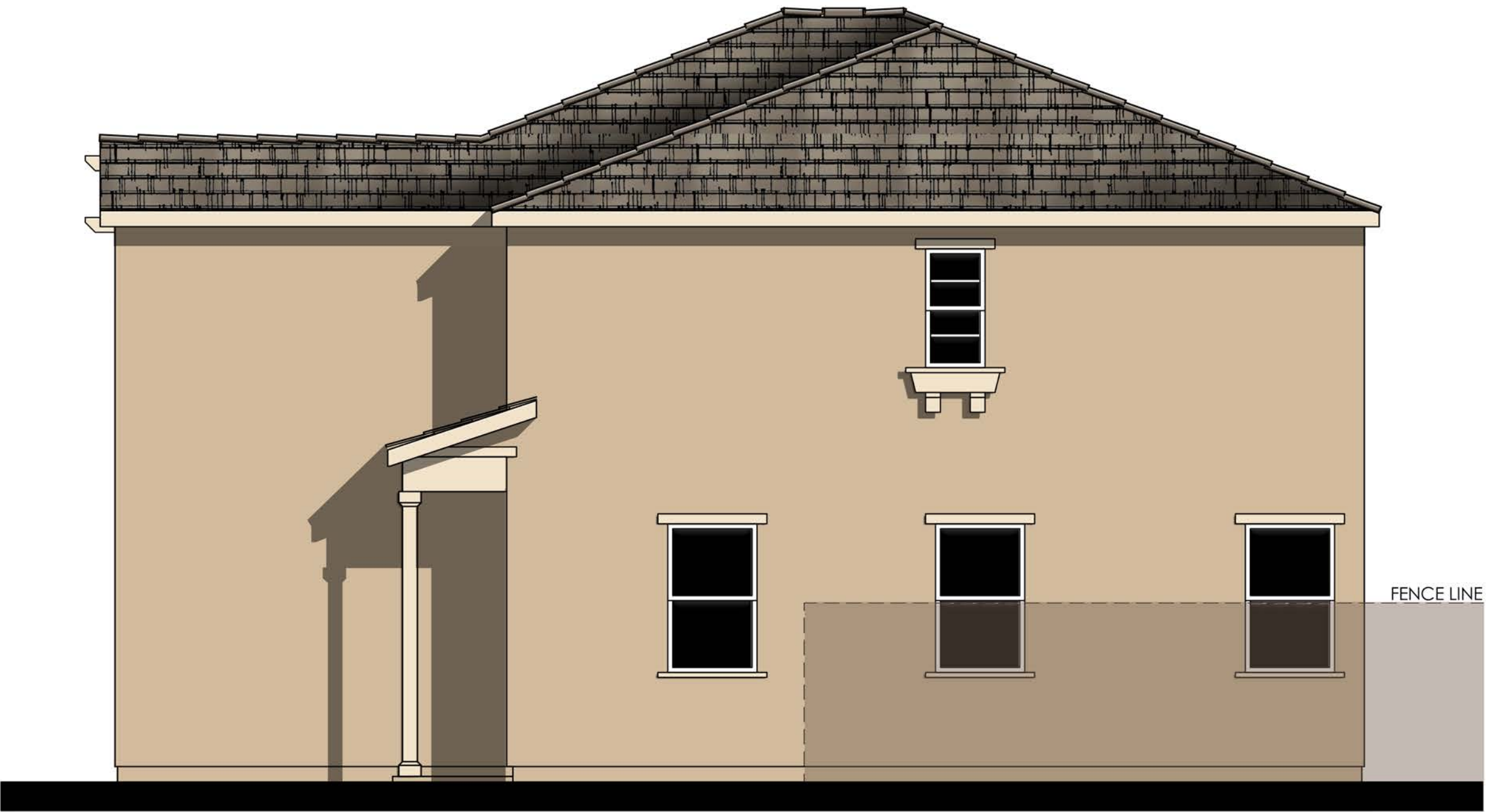
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

04/08/2024
A-55

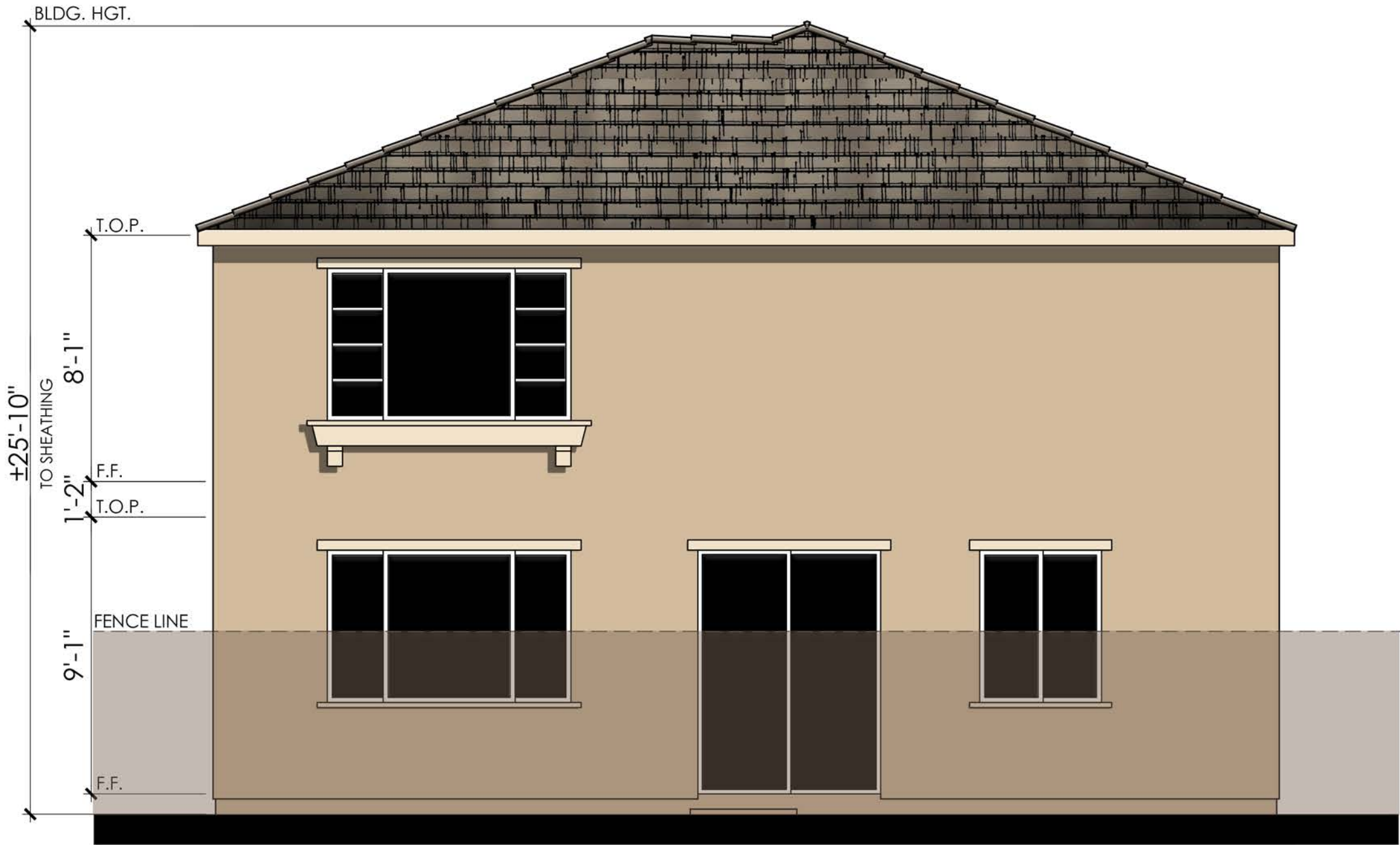
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#23016



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

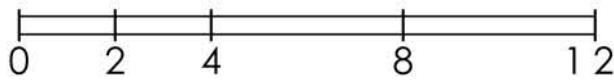


REAR

COLOR SCHEME 9

PLAN 4C (2179)
CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



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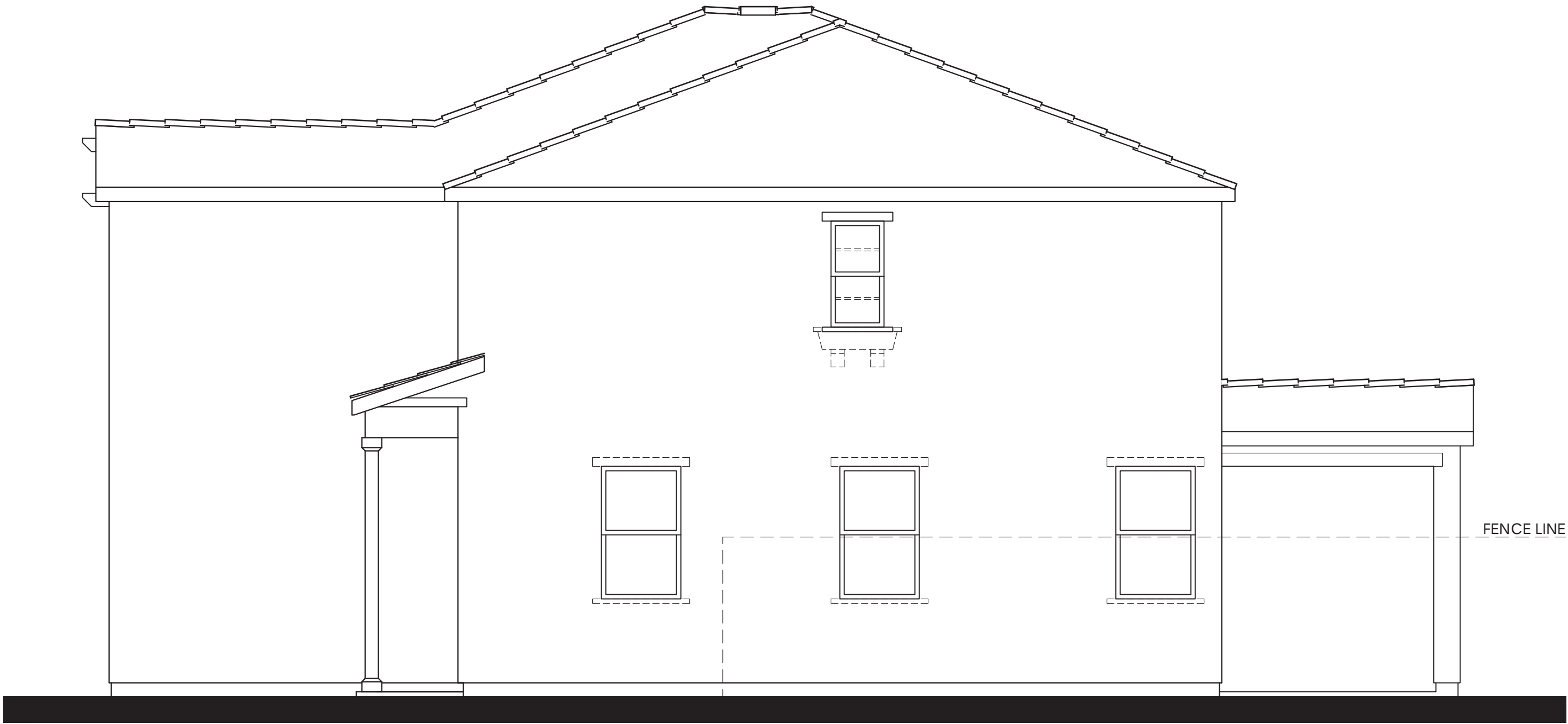
CYAN AT THE PRESERVE
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Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

04/08/2024
A-56

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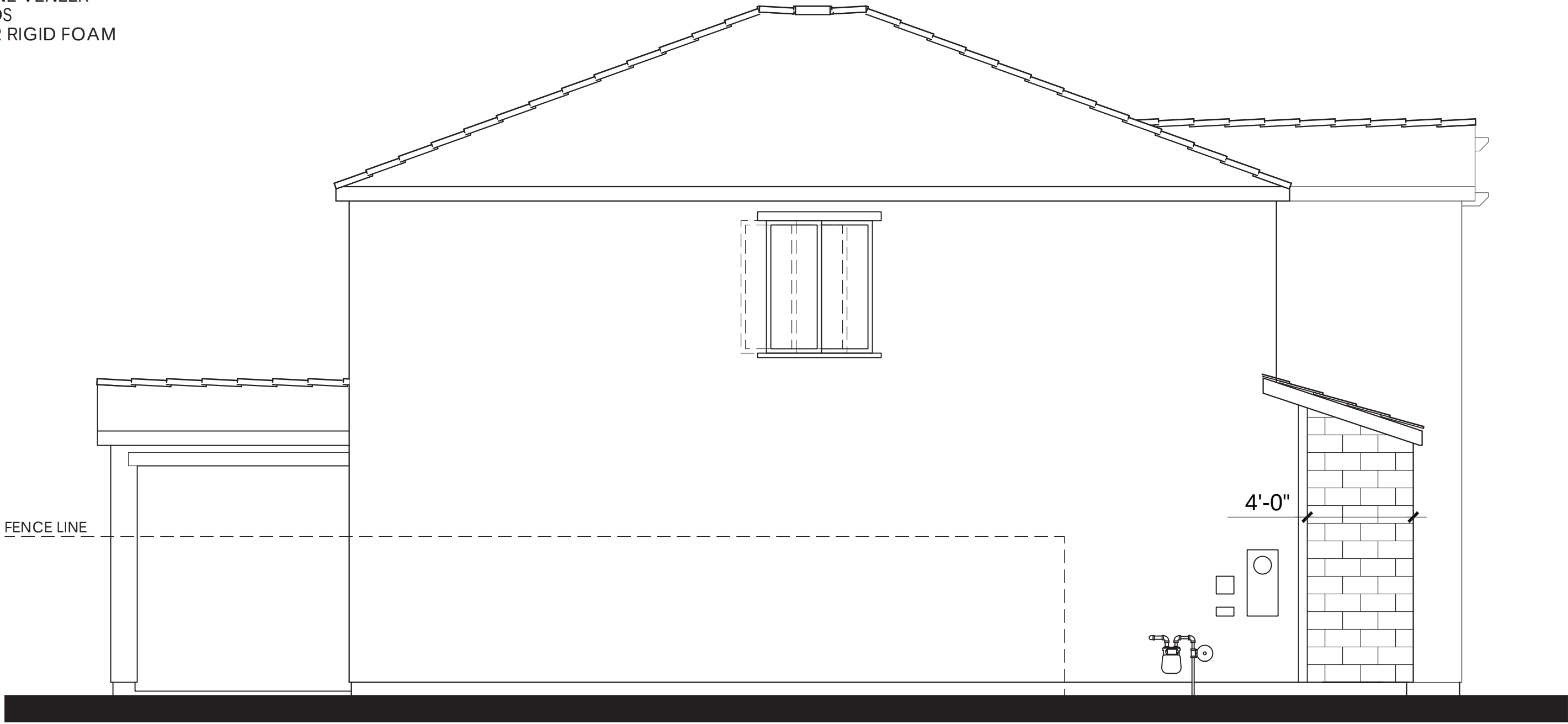
#23016



Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

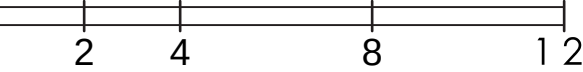
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4C OPT. PATIO (2179)
CONTEMPORARY ELEVATIONS



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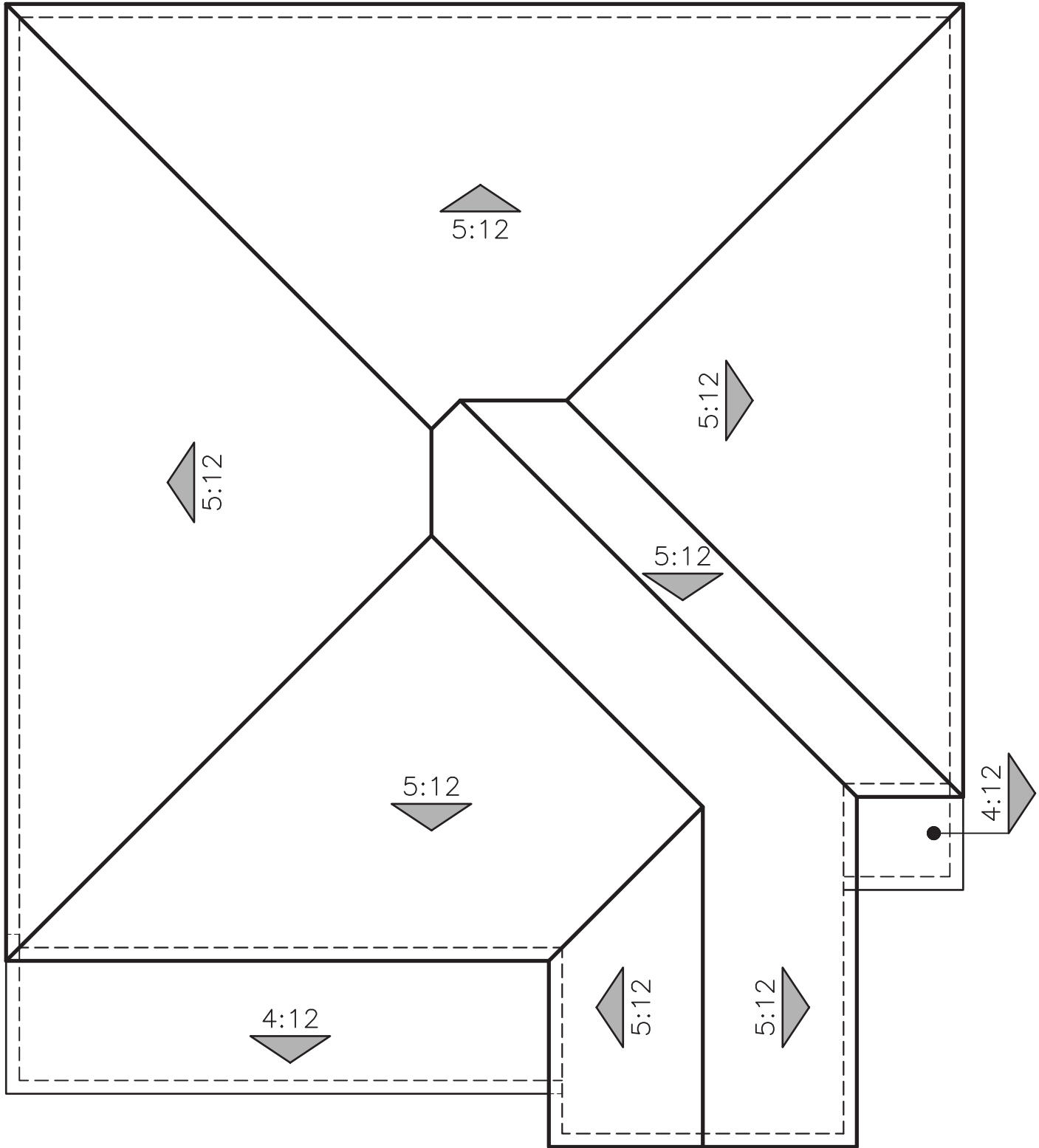
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 172

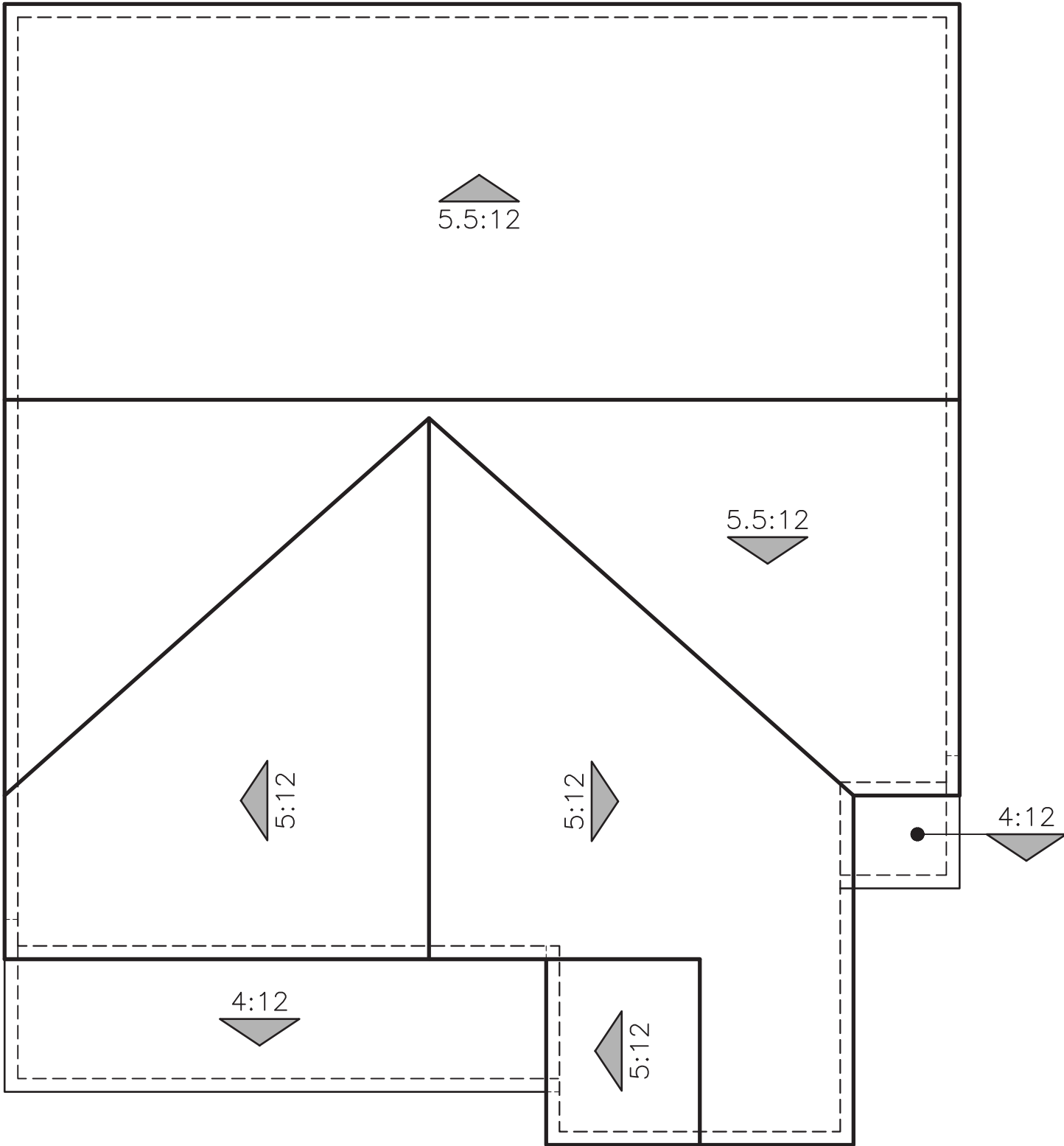
04/08/2024
A-57

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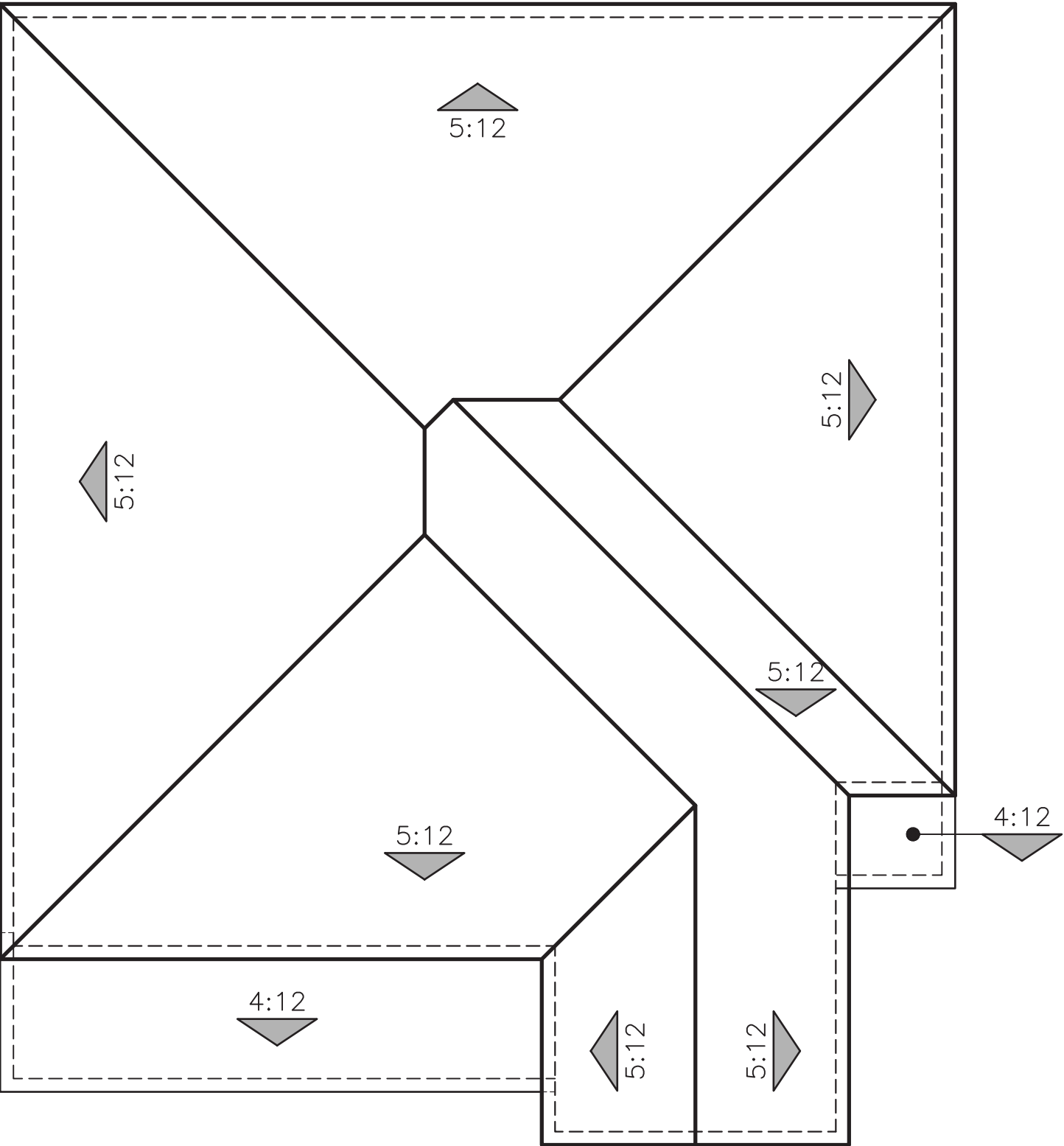
#23016



"A" SPANISH

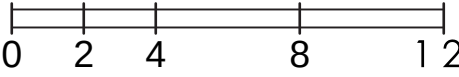


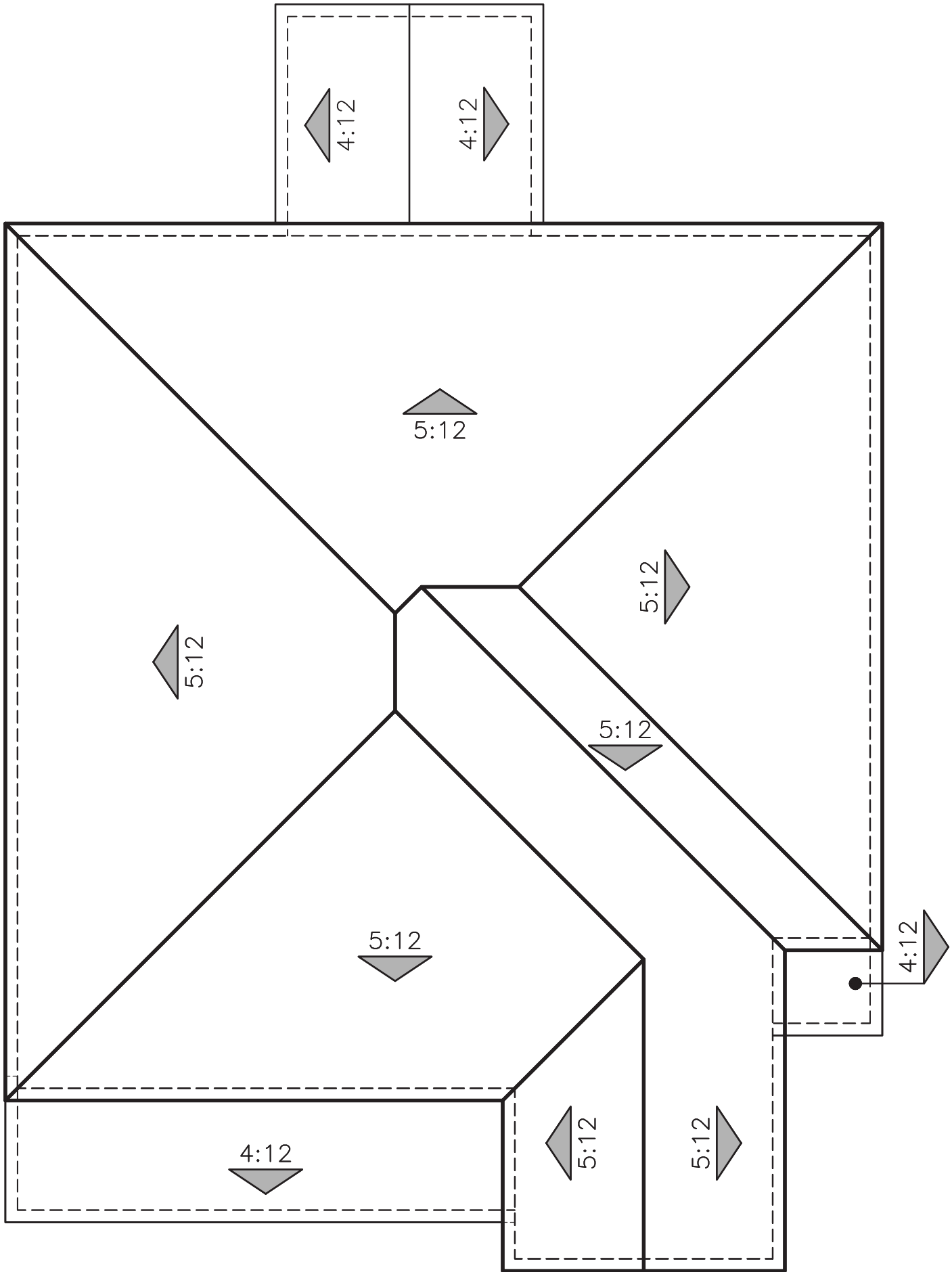
"B" CRAFTSMAN



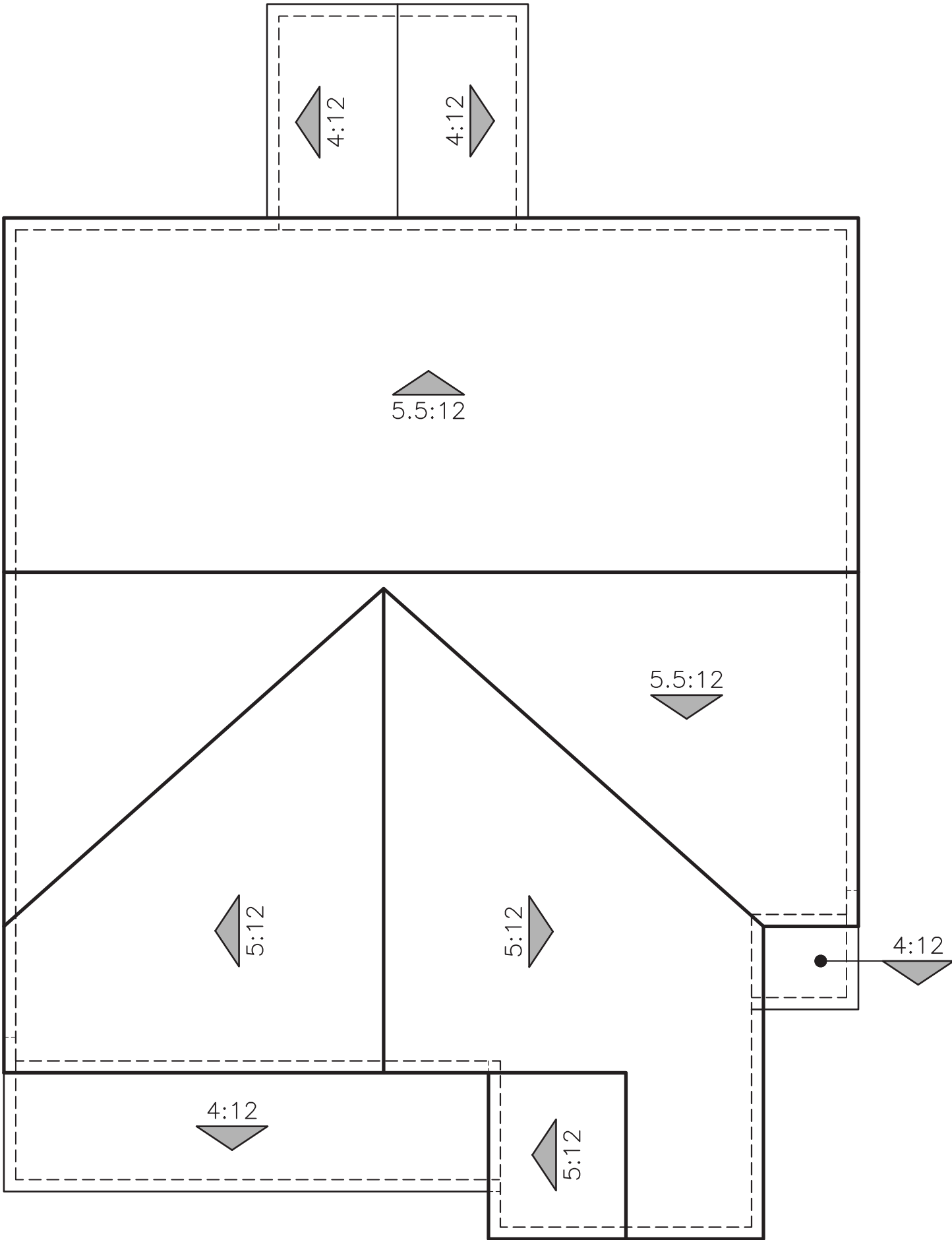
"C" CONTEMPORARY

ROOF PLANS
PLAN 4 (2179)

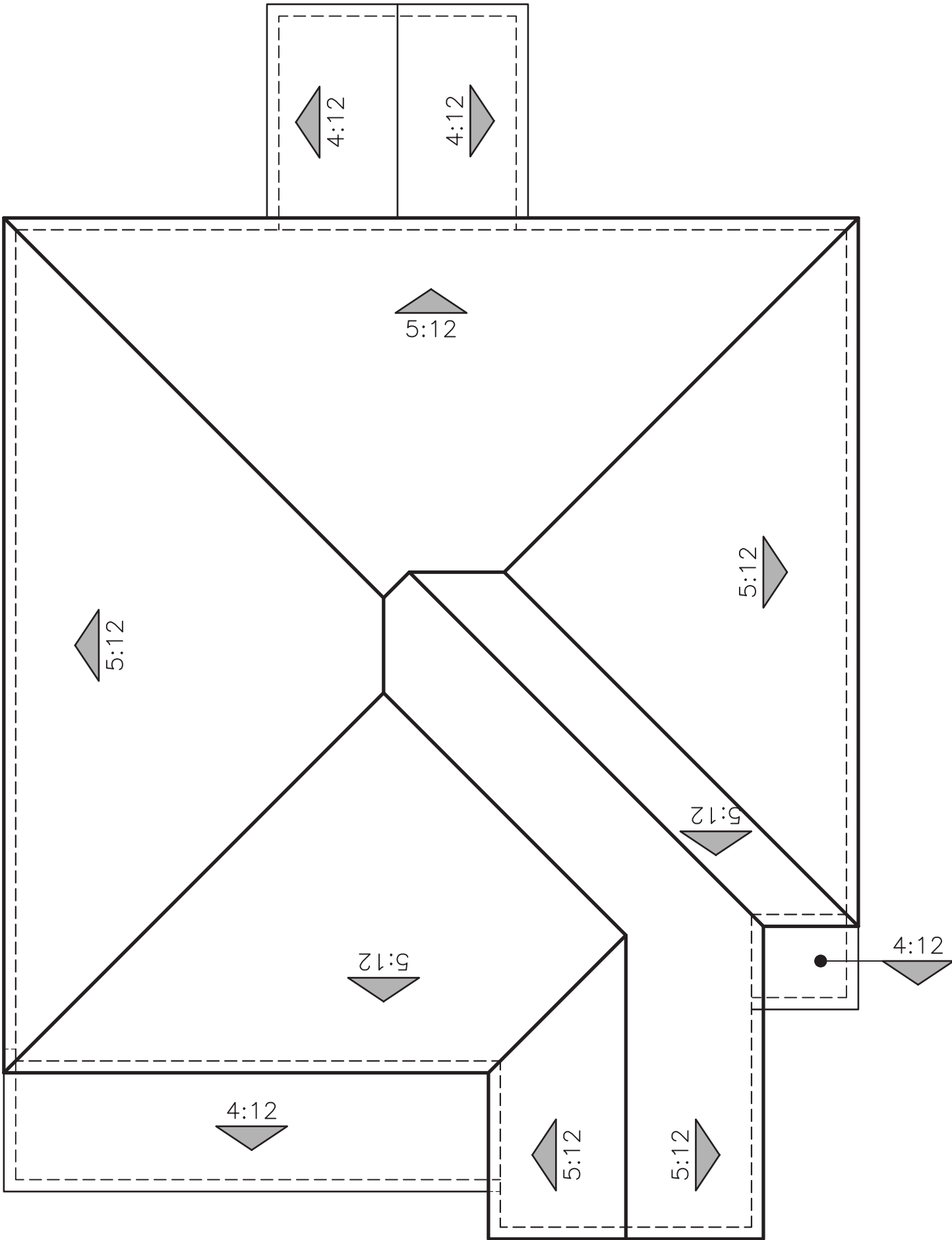




"A" SPANISH

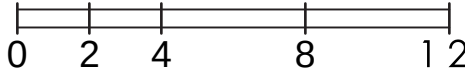


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 4 OPT. PATIO (2179)



CYAN AT THE PRESERVE

RANCHO CORDOVA, CA

JOB # 23016A
CREATED 7/6/2023

"A" ELEVATIONS			
SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT	SW6126	SW7035	SW7553
BODY	NAVAJO WHITE	AESTHETIC WHITE	FRAGILE BEAUTY
FASCIA / TRIM / GARAGE DOOR	SW6068 BREVITY BROWN	SW7523 BURNISHED BRANDY	SW6109 HOPSACK
FRONT DOOR / SHUTTERS	SW2803 RKWOOD TERRA COTTA	SW0047 STUDIO BLUE GREEN	SW7615 SEA SERPENT
COMPOSITION	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	HICKORY	HICKORY	HICKORY

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	BORAL
COMP SHINGLES	GAF
GROUT:	ORCO or EQUAL

"B" ELEVATIONS			
CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT	SW7538	SW7540	SW6156
BODY	TAMARIND	ARTISAN TAN	RAMIE
FASCIA / TRIM	SW6103 TEA CHEST	SW7523 BURNISHED BRANDY	SW6385 DOVER WHITE
GARAGE DOOR / SIDING	SW6095 TOASTY	SW2823 ROOKWOOD CLAY	SW6172 HARDWARE
FRONT DOOR	SW0008 CAJUN RED	SW7622 HOMBURG GRAY	SW6202 CAST IRON
COMPOSITION	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	BARKWOOD	BARKWOOD	BARKWOOD
STONE	DEL MARE	DEL MARE	DEL MARE
	BURNT OCHRE	BURNT OCHRE	PALERMO
GROUT	GRAY	GRAY	GRAY

"C" ELEVATIONS			
CONTEMPORARY	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT	SW7638	SW7517	SW7689
BODY	JOGGING PATH	RIVERS EDGE	ROW HOUSE TAN
FASCIA / TRIM / GARAGE DOOR	SW7566 WESTHIGHLAND WT	SW7566 WESTHIGHLAND WT	SW6371 VANILLIN
FRONT DOOR	SW6221 MOODY BLUE	SW7705 WHEAT PENNY	SW7740 MESSENGER BAG
COMPOSITION	TIMBERLINE	TIMBERLINE	TIMBERLINE
SHINGLES:	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD
STONE	HEWN STONE HSP514	HEWN STONE HSP514	HEWN STONE HSP514
(RUNNING BOND)	SPAN	FOUNDATION	SPAN
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



WRITTEN COLOR SCHEMES



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Rancho Cordova, Ca

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A-60



SPANISH
SCHEME #1

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

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RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

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SPANISH
SCHEME #2

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

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RANCHO CORDOVA, CA

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AUG. 15, 2023

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SPANISH
SCHEME #3

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

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RANCHO CORDOVA, CA

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COLOR BOARDS - SPANISH

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

CRAFTSMAN
SCHEME #4

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

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CRAFTSMAN
SCHEME #5

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

FRONT DOOR

STONE

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CRAFTSMAN
SCHEME #6

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

FRONT DOOR

STONE

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CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
AUG. 15, 2023

PLANNING + ARCHITECTURE

COLOR BOARDS - CRAFTSMAN

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

CONTEMPORARY
SCHEME #7

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

Kevin L. Crook
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Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #8

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #9

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

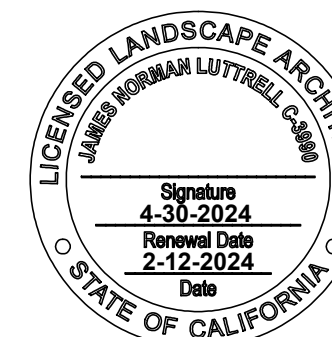
CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - CONTEMPORARY

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



LENNAR HOMES OF NORTHERN CA
LENNAR[®]

APPLICANT			
CONTACT		JIM LUTTRELL – EARTHLINE DESIGN	
Title	Landscape Architect #3990 – CA		
Company	Earthline Design LLC		
Address	P.O. Box 661 Orangevale, CA 95662		
Phone	916-420-7864		
Email	jim@earthlinedesign.com		
PROPERTY OWNER AND REPRESENTATIVE			
Name	Pierre Martinez		
Company	Lennar Homes of CA, Inc.		
Address	1025 Creekside Ridge Dr - #240 Roseville, CA 95678		
Phone	916-746-8508		
Email	pierre.martinez@lennar.com		
PROJECT			
Name	The Preserve – Phases 1 & 2		
Address	City of Rancho Cordova, CA		
PROJECT INFORMATION			
Project type	Typical Front Yard Landscape and Irrigation Work		
Water supply	1.5" domestic water service		
Water purveyor	Sacramento County Water Agency		
Total Landscape Area	319,588 square feet (total for all Phases 1 & 2 areas)		
DOCUMENTATION PACKAGE			
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		
"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."			
Signature:		Date: 2-12-2024	

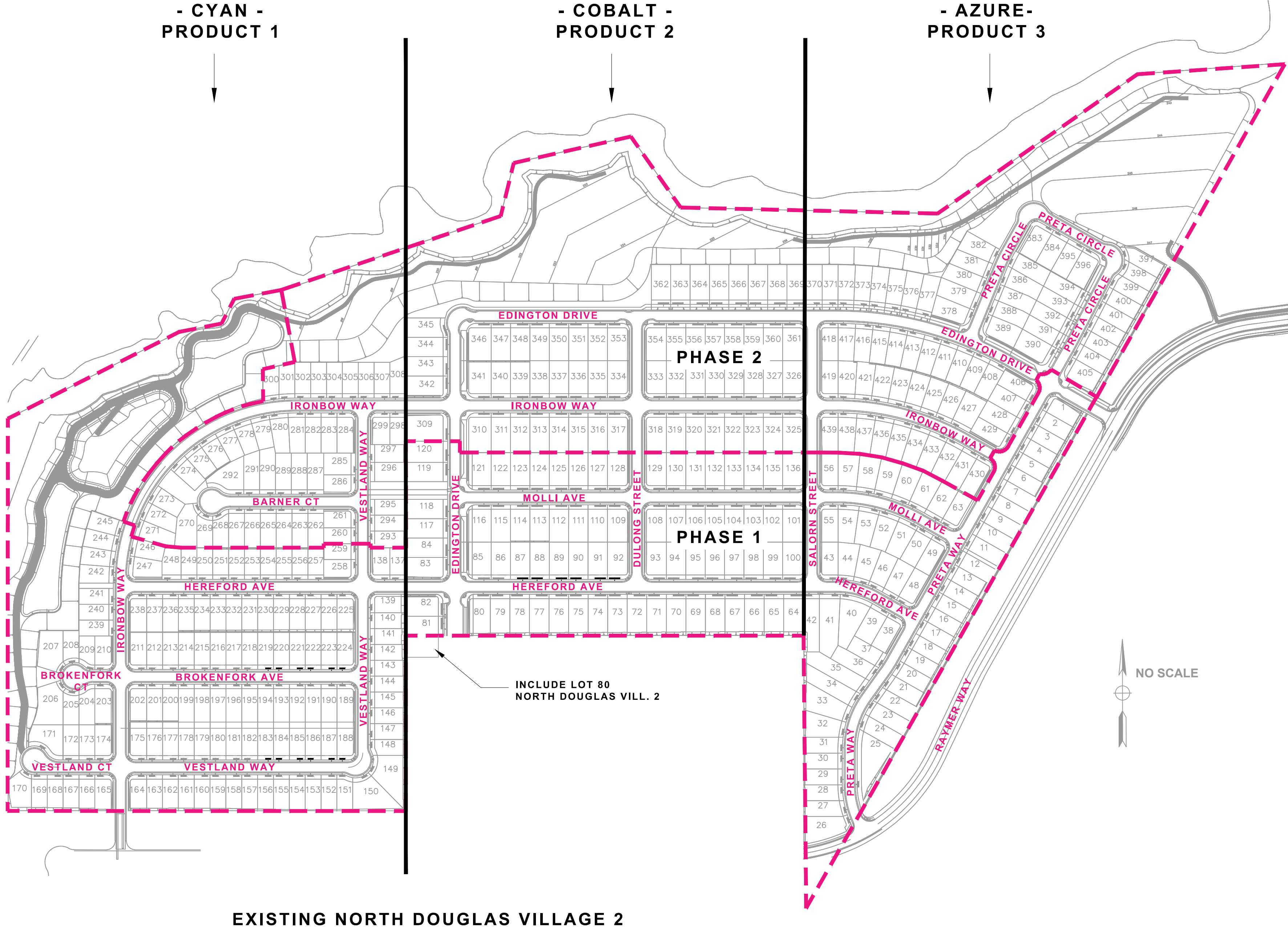
EXISTING NORTH DOUGLAS VILLAGE 2

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
 - i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data.
 - ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground covers where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils and type and condition of plants shall determine application schedule.
7. HARDCAPED AREAS shall be cleaned of debris.

<u>GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)</u>	
<u>Botanical / Common name / WUCOLS / size</u>	<u>Location</u>
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive
<u>Note:</u> All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details	

GENERAL STREET TREE NOTES:	
1.	See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2.	All street trees shall be installed per Planting Detail shown in these plans.
3.	Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4.	Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5.	Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6.	All parkway strips shall be maintained by the individual property owner.
SINGLE STORY STREET TREE NOTES (IMPORTANT):	
1.	Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY: a. Zelkova serrata 'City Sprite' b. Magnolia grandiflora 'St. Mary' c. Laurus nobilis 'Saratoga'
2.	Contractor shall vary the single story tree selections in Note #1 above along each street.
3.	In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the front yard of a single story home.
4.	Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.
For reference, the only single story plan is as follows: • Plan 1873 (Azure)	



STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)							
TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salom St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Eld	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

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

LICENSED LANDSCAPE ARCHITECT
JANE WILKMAN LUTTRELL, C.A.S.T.
Signature
4-30-2024
Renewal Date
2-12-2024
Date

Sym.	Revision	Date

Drawing Title
**OVERALL STREET TREE
+
GROUNDCOVER
PLAN**

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0

City of Rancho Cordova Approval

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

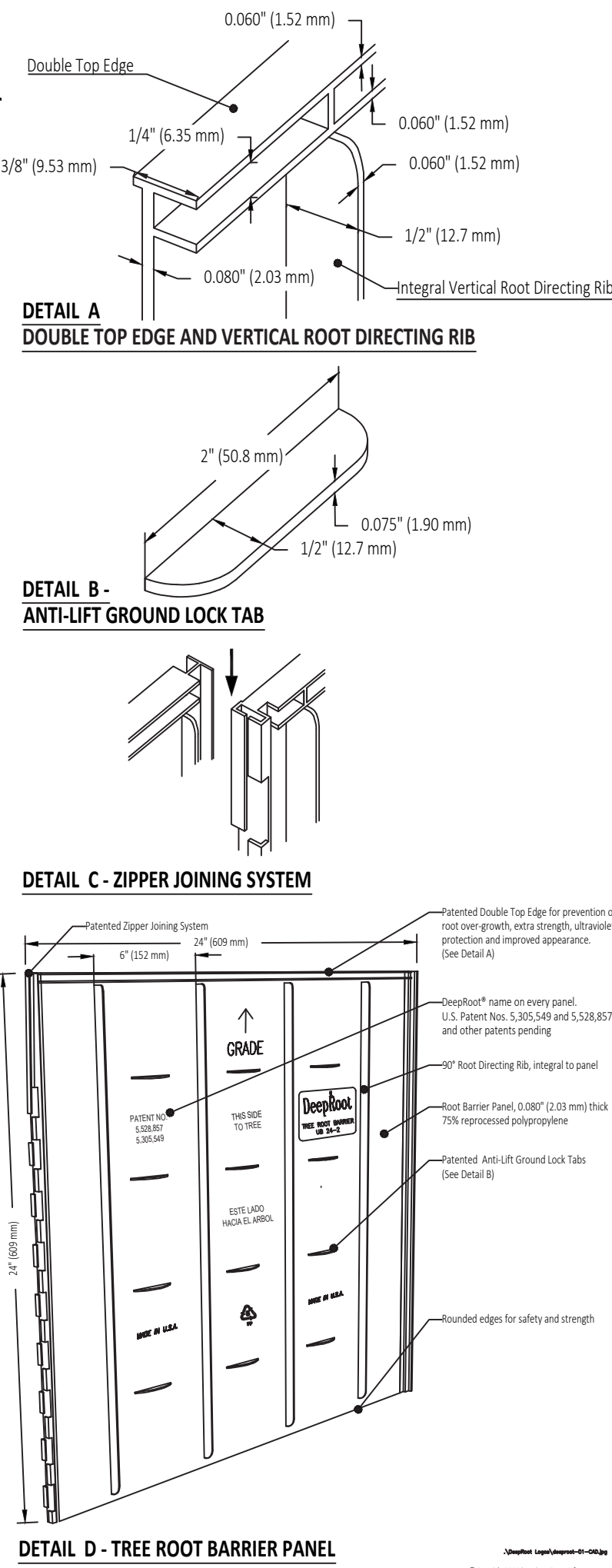
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



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 these 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. GROUND COVER:

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 City 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:

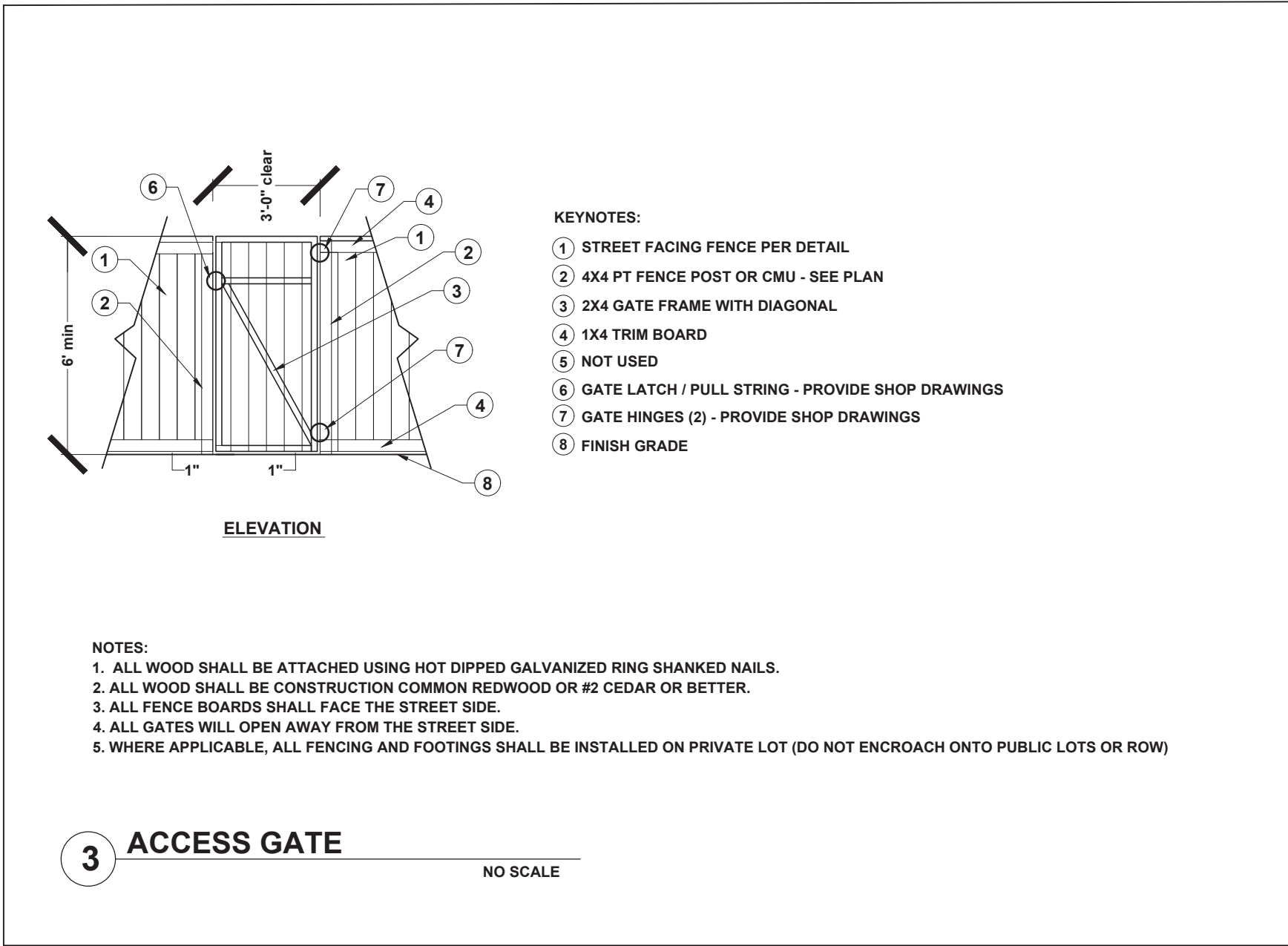
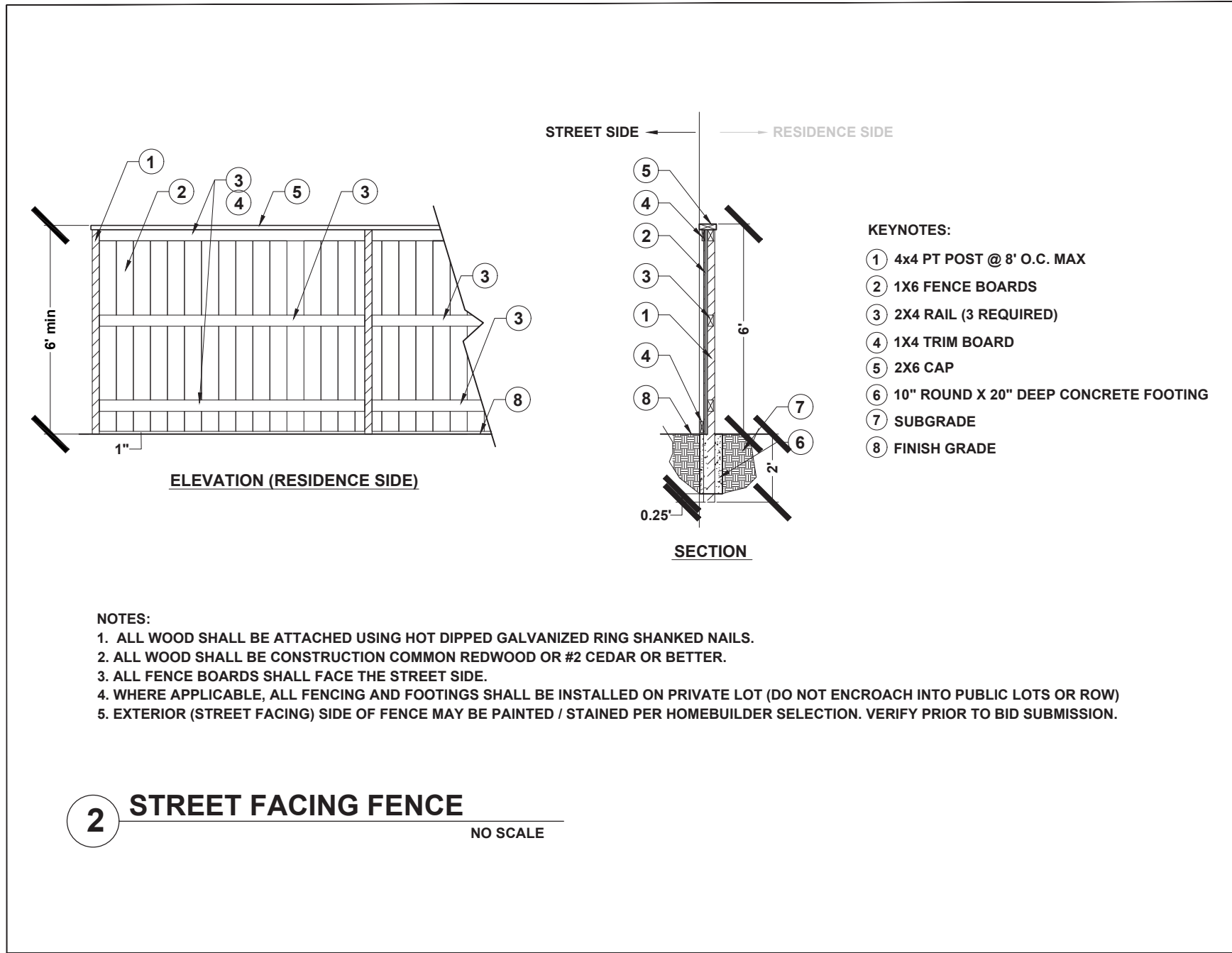
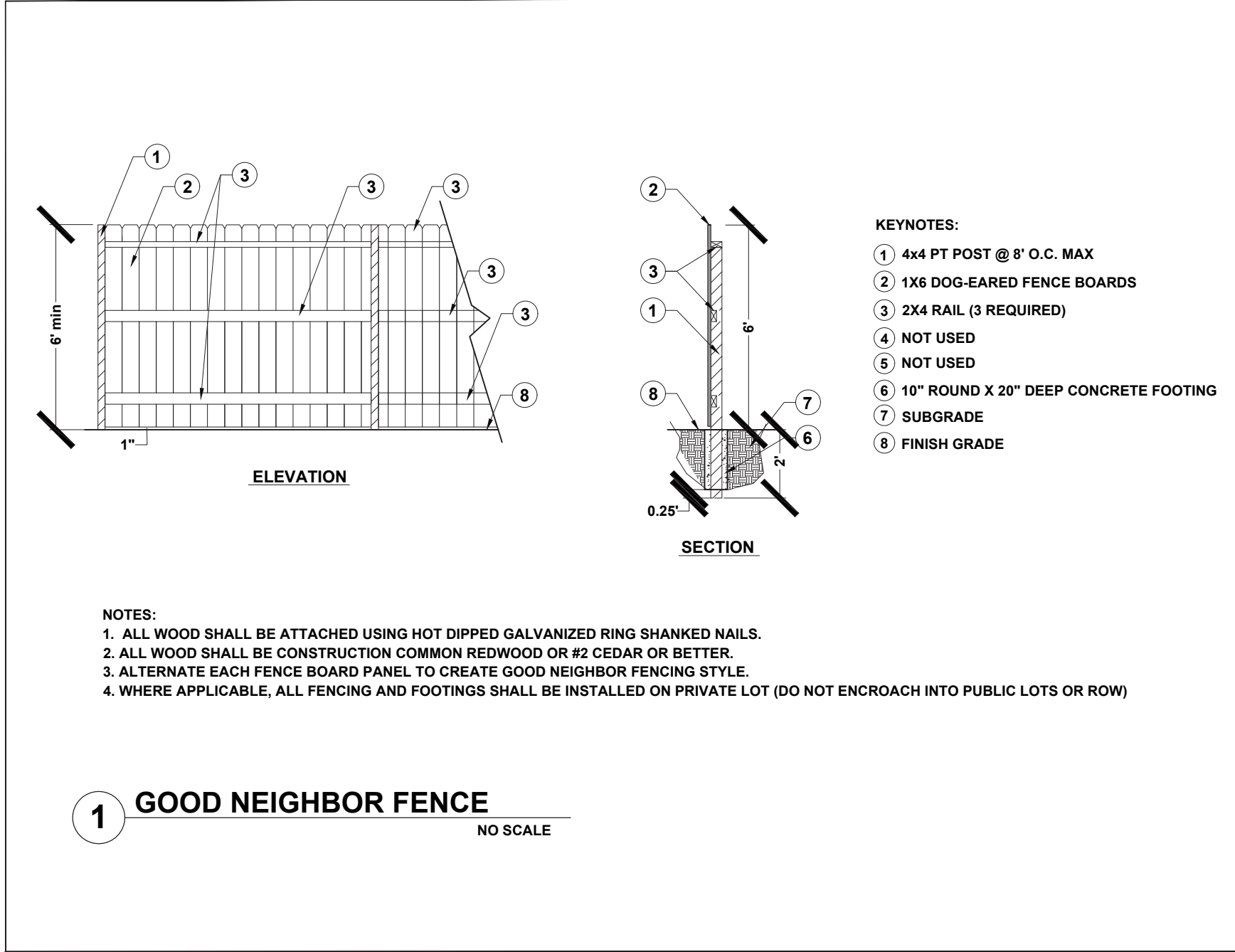
Root control barriers are required for all trees planted within 10 feet of paving or hardscape. Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

TREE "B" AND "C" ARTICULATION NOTE:

The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible. Only (1) tree shall be installed near each property line ("B" or "C" tree). Contact landscape architect if more information is needed.

12. WEED BARRIER FABRIC:

Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
PALETTE 1						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTA CLAIRENSIS 'WILSONI' - STANDARD	WILSON'S HOLLY	MOD	15'	20'
SHRUBS:						
E	5 GAL	ARBUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIATED EUONYMUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 2						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' - STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 3						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	LOW	15'	15'
SHRUBS:						
E	5 GAL	ARBUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 4						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDSCOPE'	VARIATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

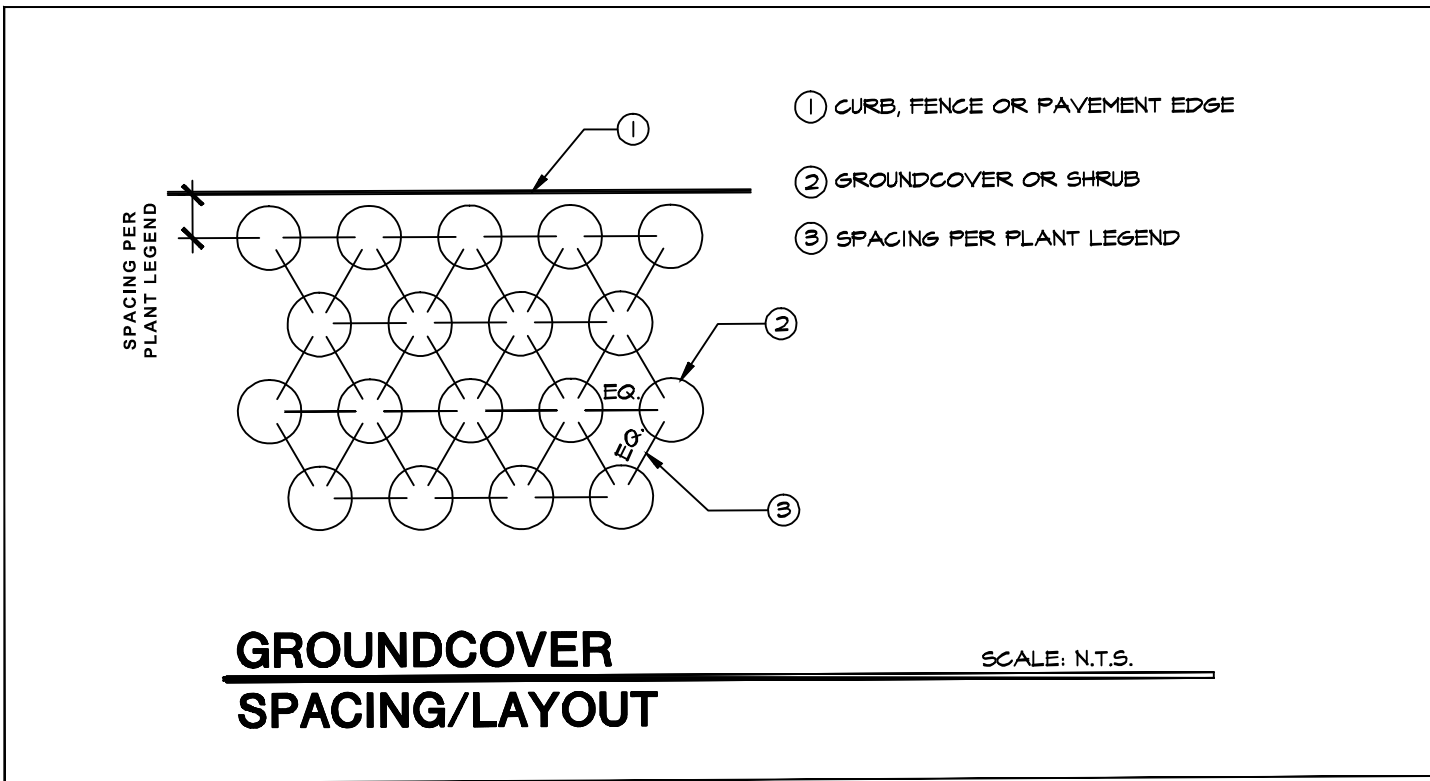
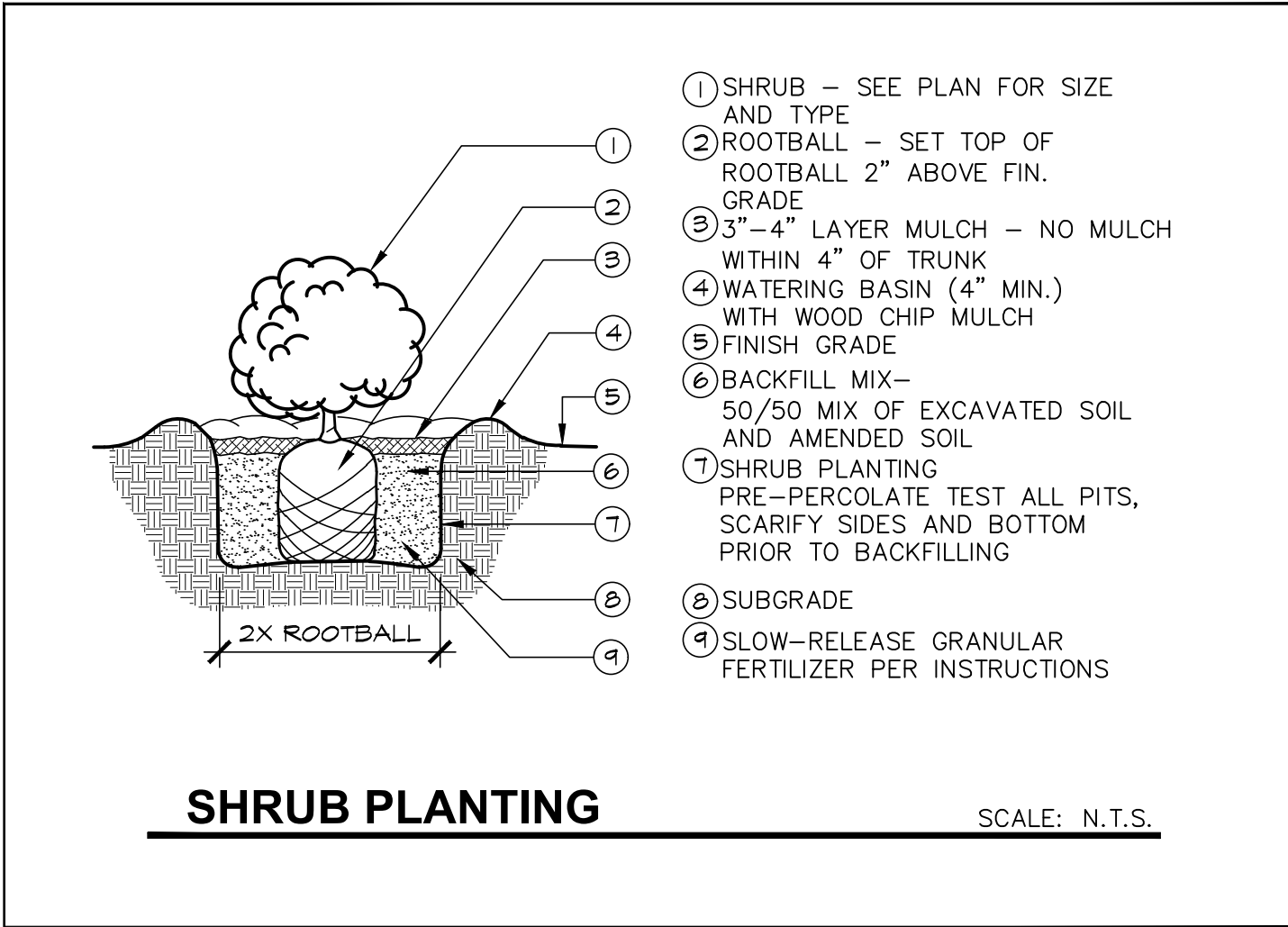
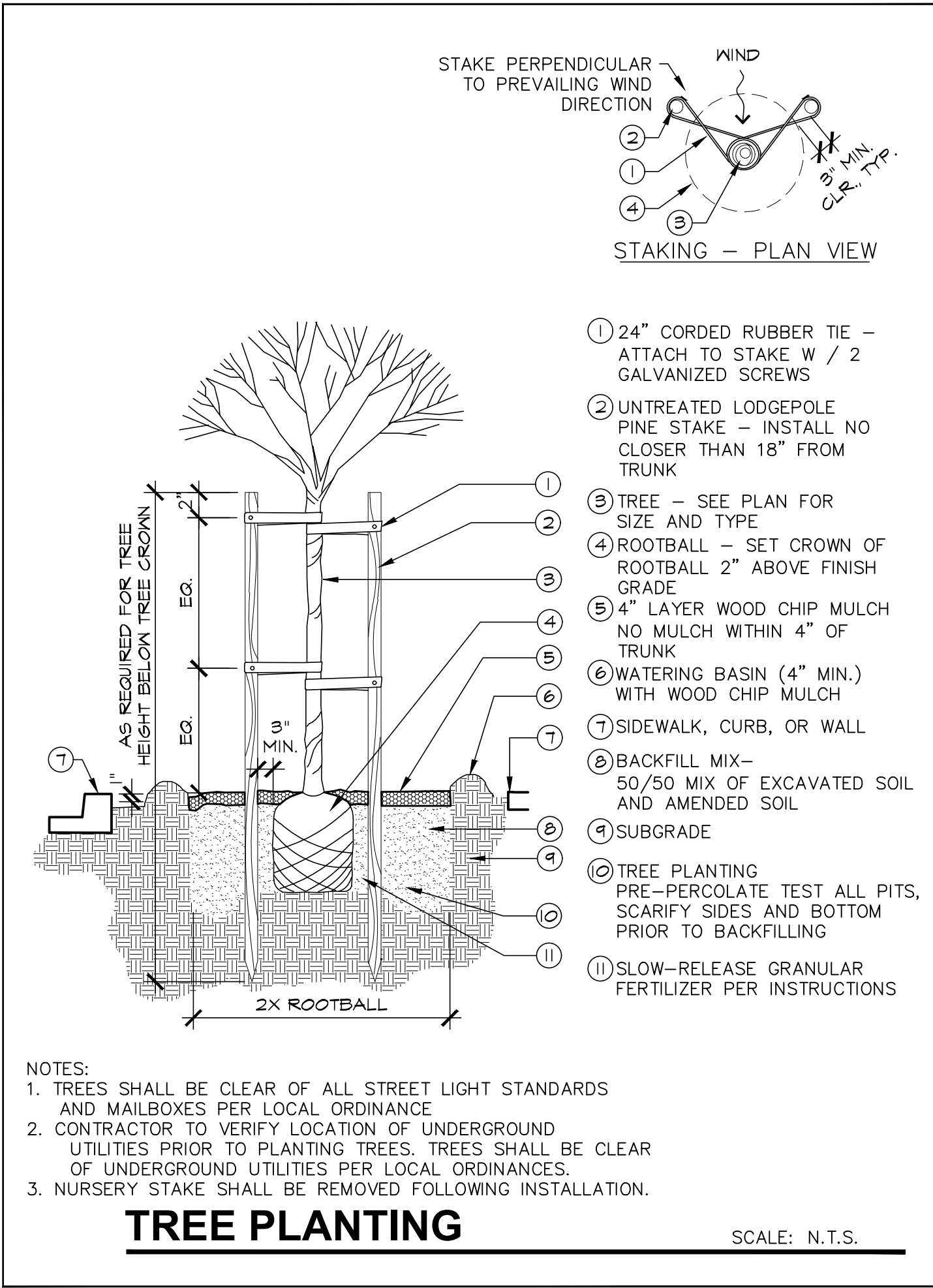
Date
FEBRUARY 12, 2024

Drawn By
JL
Scale
NOTED

Sheet
L1.0.1

City of Rancho Cordova Approval





PLANT PALETTE KEY BY LOT #

PHASE 1

LOT #	PLANT PALETTE #
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PLANT PALETTE KEY BY LOT #

PHASE 2

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439	3

SEE TYPICAL PLANTING PALETTES
ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE
INSTALLED USING PLANTING PALETTE 3
SEE COVER SHEET FOR LOCATION



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
**PLANTING PALETTE
MATRICES
DETAILS**
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L1.0.2

City of Rancho Cordova Approval



Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 832-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Barthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Morsey
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS			
Saturation Percent (SP)	29	Soil Texture	Sandy Loam
pH	6.15		
S.C.	0.08	meq/cm	
Tot.Dissolved Salts	51.2	ppm	
Infiltration Rate (0% Slope)	0.75	in/hr	
% Organic Matter	2.6		
C.E.C.	8.0	meq/100g	
Sodium Absorption Ratio (SAR)	1.2		
Exchangeable Sodium Percent (ESP)	0.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.2	#/1000 sq.ft.	
Nitrate	0.34	ppm	*
Phosphorus	14.40	ppm	*****
Potassium	179.42	ppm	*****
Sulfur	0.66	ppm	*
Chloride	No Test		
Carbonates	No Test		
Sodium	10.34	ppm	
Calcium	1252.12	ppm	*****
Magnesium	148.68	ppm	*****
Boron	0.15	ppm	****
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		
		Very Low	Low
		Adequate	Excessive

Information requested by: Jim Luttrell
Barthline Design Group
DATE 02/10/2024
SUN NUMBER 189721

Information for: THE PRESERVE
Sample ID: #1

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by S.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangeable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e., typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MMSEL ordinance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a highly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

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SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concentrations are in a range allowing normal plant growth.

SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)							
GENERAL N-P-K RECOMMENDATION							
Use ONE of these NPK preparations for the first fertilizer application.							
Standard NPK							Customer Choice
Fertilizer	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	None
Preparations	-----	-----	-----	-----	-----	-----	-----
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

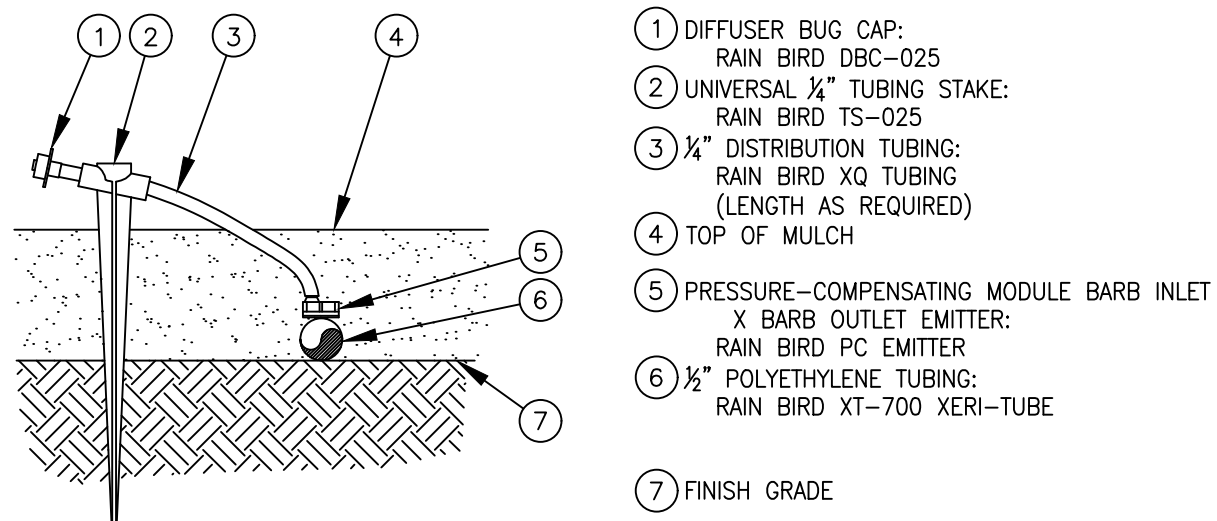
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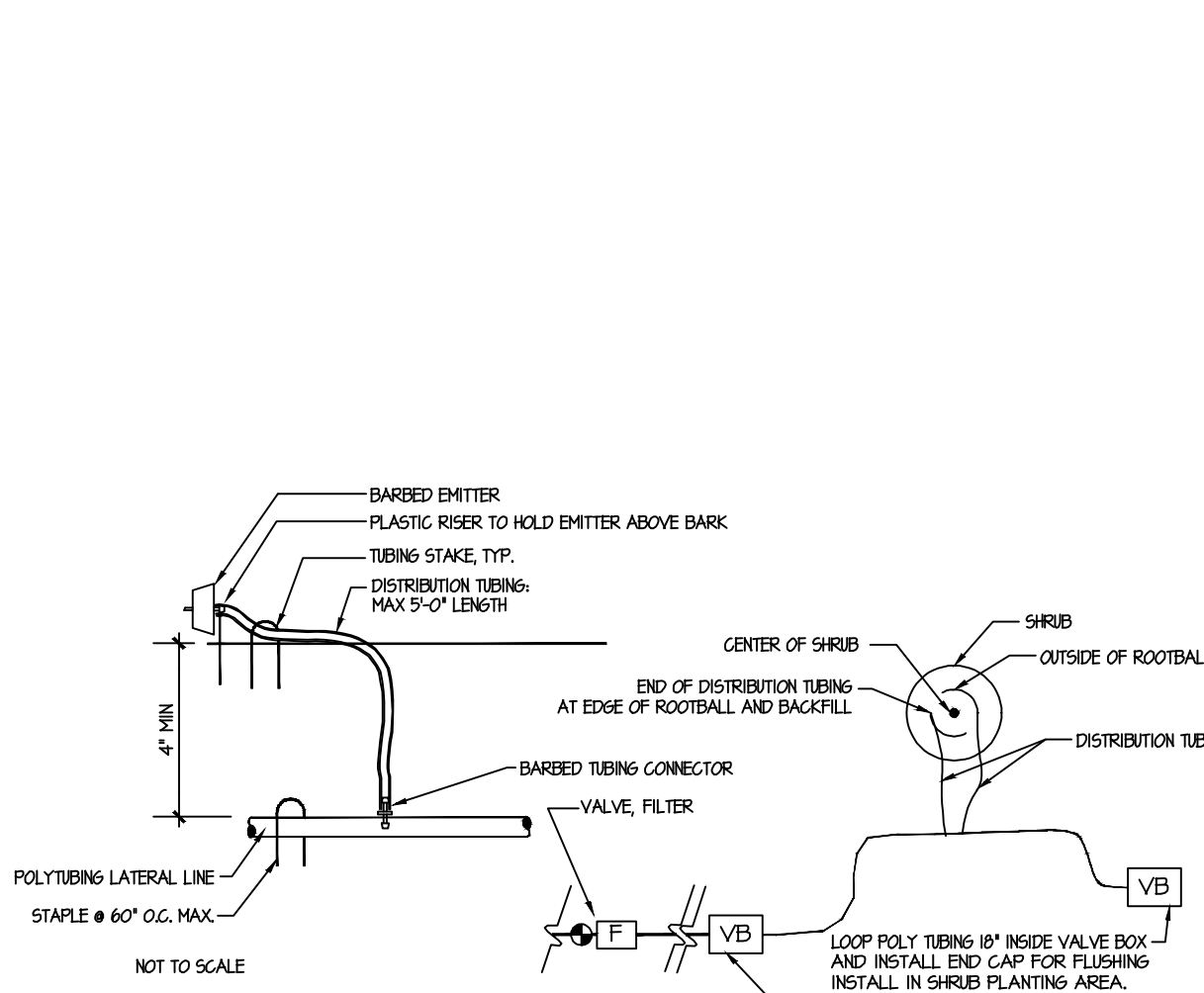
SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)			
Dolomite Lime	15	#	
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified) or in Calif. if Org.Mat. less than 6% use 4 yd compost.	
N-P-K Fertilizer	See above chart		
Magnesium	Low Magnesium compensated for by Dolomite Lime		
Sulfate-Sulfur	2	# Ammonium Sulfate	

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft. every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.



NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/4" POLYETHYLENE TUBING.
PRESSURE COMPENSATING EMITTER INTO 1/4" TUBING-STAKE





TYPICAL WATER USE CALCS
- PRODUCT 1 PLANS -

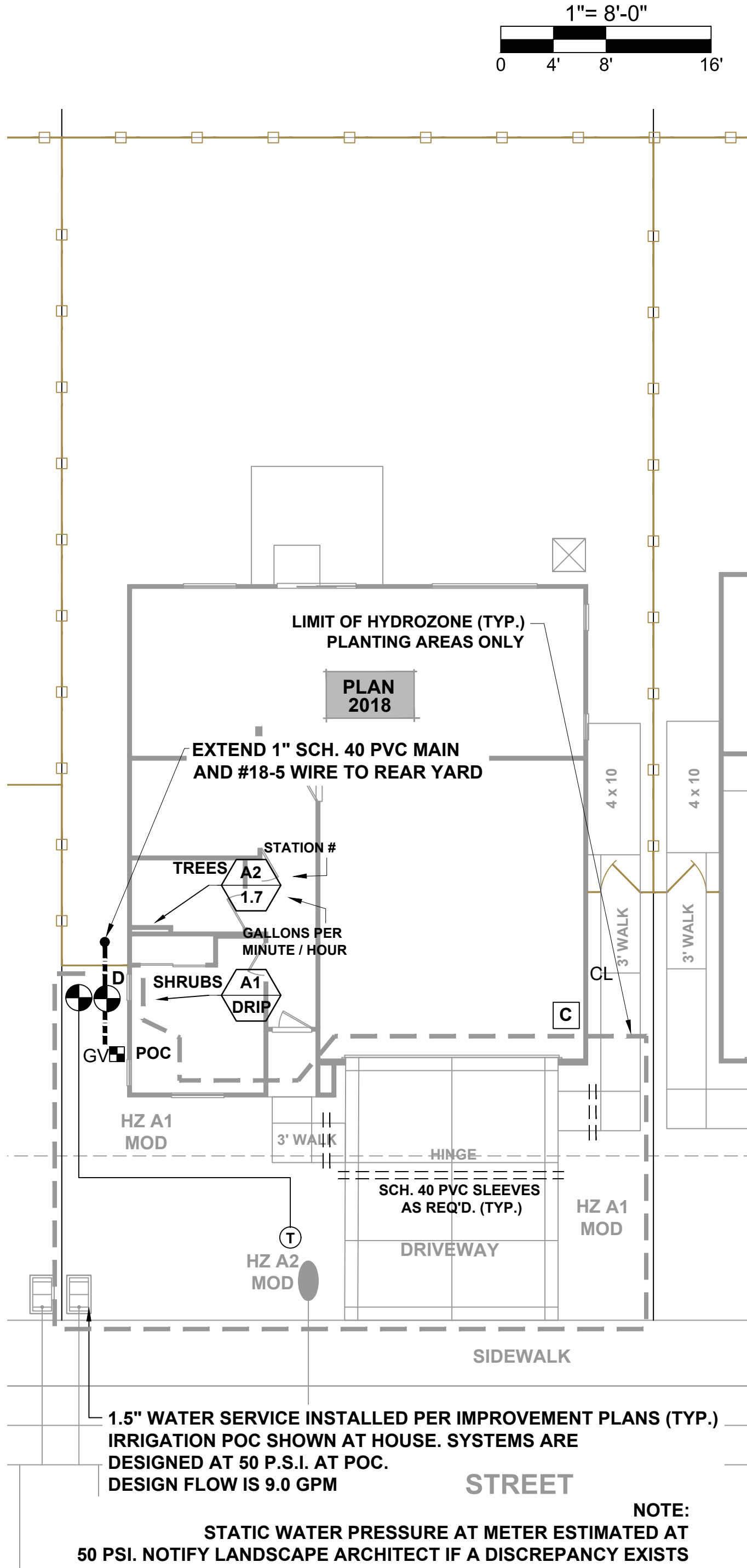
California Water Efficient Landscape Worksheet - Plan 1765							
Reference Evapotranspiration (ET _a)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)†
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	686	339	10901
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
Totals					696	344	11059.70
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
						ETWU Total	11059.70
Maximum Allowed Water Allowance (MAWA)*							12317.74
ETAF Calculations							
Regular Landscape Areas			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.				
Total ETAF x Area		344					
Total Area		696					
Average ETAF		0.49					
All Landscape Areas							
Total ETAF x Area		344					
Total Area		696					
Average ETAF		0.49					

California Water Efficient Landscape Worksheet - Plan 1941							
Reference Evapotranspiration (ET _a)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)†
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	609	301	9677.14
A2 TREES	0.4	Drip	0.81	0.49	10	5	159.00
Totals					619	306	9836.14
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
						ETWU Total	9836.14
						Maximum Allowed Water Allowance (MAWA)*	10955.00
ETAF Calculations							
Regular Landscape Areas			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.				
Total ETAF x Area	306						
Total Area	619						
Average ETAF	0.49						
All Landscape Areas							
Total ETAF x Area	306						
Total Area	619						
Average ETAF	0.49						

California Water Efficient Landscape Worksheet - Plan 2018						
Reference Evapotranspiration (ET _a)		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	532	263
A2 TREES	0.4	Drip	0.81	0.49	10	5
Totals					542	268
						8612.58
Special Landscape Areas						
				1		0
				1		0
				1		0
				1		0
Totals					0	0
						0
					ETWU Total	
						8612.58
Maximum Allowed Water Allowance (MAWA) ^e					9592.26	
ETAF Calculations						
Regular Landscape Areas			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area		268				
Total Area		542				
Average ETAF		0.49				
All Landscape Areas						
Total ETAF x Area		268				
Total Area		542				
Average ETAF		0.49				

California Water Efficient Landscape Worksheet - Plan 2179							
Reference Evapotranspiration (ET _a)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) [†]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	577	285	9169
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
Totals					587	290	9327.65
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
						ETWU Total	9327.65
Maximum Allowed Water Allowance (MAWA) [‡]							10388.67
ETAF Calculations							
Regular Landscape Areas			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.				
Total ETAF x Area		290					
Total Area		587					
Average ETAF		0.49					
All Landscape Areas							
Total ETAF x Area		290					
Total Area		587					
Average ETAF		0.49					

SEE SHEET L1.0.3 FOR IRRIGATION
LEGEND, NOTES, DETAILS



TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 1 - ALL PLANS
(PLAN 2018 SHOWN)

TOTAL IRRIGATED LANDSCAPE AREA
(CYAN – PRODUCT 1):
114,512 SQUARE FEET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed:

Date:

2-12-2024

James Luttrell – CA Landscape Architect #3990



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION
SCHEMATIC
- PRODUCT 1 -
(CYAN)

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L1.2

City of Rancho Cordova Approval

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - 55x105



FIT LIST ANALYSIS

COBALT - 55'x105'

COBALT 55' x105'			
LOT #	LOT AREA		DWY SIDE
	SF	AC	
64	6,564	0.15	L
65	6,642	0.15	R
66	6,536	0.15	L
67	6,536	0.15	R
68	6,536	0.15	L
69	6,536	0.15	R
70	6,536	0.15	L
71	6,536	0.15	R
72	6,536	0.15	L
73	6,536	0.15	R
74	6,536	0.15	L
75	6,536	0.15	R
76	6,536	0.15	L
77	6,536	0.15	L
78	6,536	0.15	R
79	6,536	0.15	R
80	6,536	0.15	L
81	8,746	0.20	R
82	6,355	0.15	L
83	7,102	0.16	R
84	7,320	0.17	L
85	6,518	0.15	R
86	8,626	0.20	L
87	5,830	0.13	R
88	5,830	0.13	L
89	5,830	0.13	R
90	5,830	0.13	L
91	5,830	0.13	R
92	5,830	0.13	L
93	6,564	0.15	R
94	5,830	0.13	L
95	5,830	0.13	R
96	5,830	0.13	L
97	5,830	0.13	R
98	5,830	0.13	L
99	5,830	0.13	R
100	5,830	0.13	L
101	6,564	0.15	R
102	5,830	0.13	R
103	5,830	0.13	L
104	5,830	0.13	L
105	5,830	0.13	R
106	5,830	0.13	L
107	5,830	0.13	R
108	6,564	0.15	L
109	6,566	0.15	R
110	5,830	0.13	L
111	5,830	0.13	R
112	5,830	0.13	L
113	5,830	0.13	R
114	5,830	0.13	L
115	5,830	0.13	R
116	8,626	0.20	L
117	6,518	0.15	R
118	6,517	0.15	L
119	6,517	0.15	R
120	7,110	0.16	L
121	8,626	0.20	R
122	5,830	0.13	L
123	5,830	0.13	R
124	5,830	0.13	L
125	5,830	0.13	R
126	5,830	0.13	L
127	5,830	0.13	R
128	6,566	0.15	L
129	6,564	0.15	R
130	5,830	0.13	L
131	5,830	0.13	R

[illegible][illegible][illegible][illegible][illegible]

Exhibit A to the Resolution

ITEM 6.1.

COBALT 55' x105'				COBALT 55' x105'						COBALT 55' x105'						COBALT 55' x105'						* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)												
LOT #	LOT AREA		DWY SIDE	PLAN 2679 (1)						PLAN 2789 (2)						PLAN 3105 (3)						PLAN 3427 (4)						PLAN FOOTPRINT Sq.Ft.	2679	2789	3105	3427		
	SF	AC		ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO							
132	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	36.3%	38.1%	39.5%	47.5%				
133	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
134	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
135	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
136	6,564	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
309	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
310	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
311	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
312	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
313	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
314	7,005	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
315	7,003	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
316	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
317	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
318	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
319	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
320	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
321	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
322	7,003	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
323	6,564	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
324	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
325	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
326	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
327	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
328	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
329	5,804	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
330	6,590	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
331	6,566	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
332	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
333	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
334	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
335	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
336	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
337	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
338	8,626	0.20	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
339	7,320	0.17	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
340	6,599	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
341	6,794	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
342	6,514	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
343	8,626	0.20	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
344	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
345	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
346	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
347	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
348	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
349	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
350	6,566	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
351	6,643	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
352	5,751	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
353	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
354	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
355	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
356	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
357	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
358	6,564	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
359	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
360	7,095	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
361	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
362	7,095	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
363	7,																																	





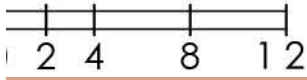
A - SPANISH
PLAN 1A (2679)

C - CRAFTSMAN
PLAN 3C (3105)

B - ITALIANATE
PLAN 2B (2789)

A - SPANISH
PLAN 4A (3427)

STREET SCENE



EXTERIOR LIGHTS

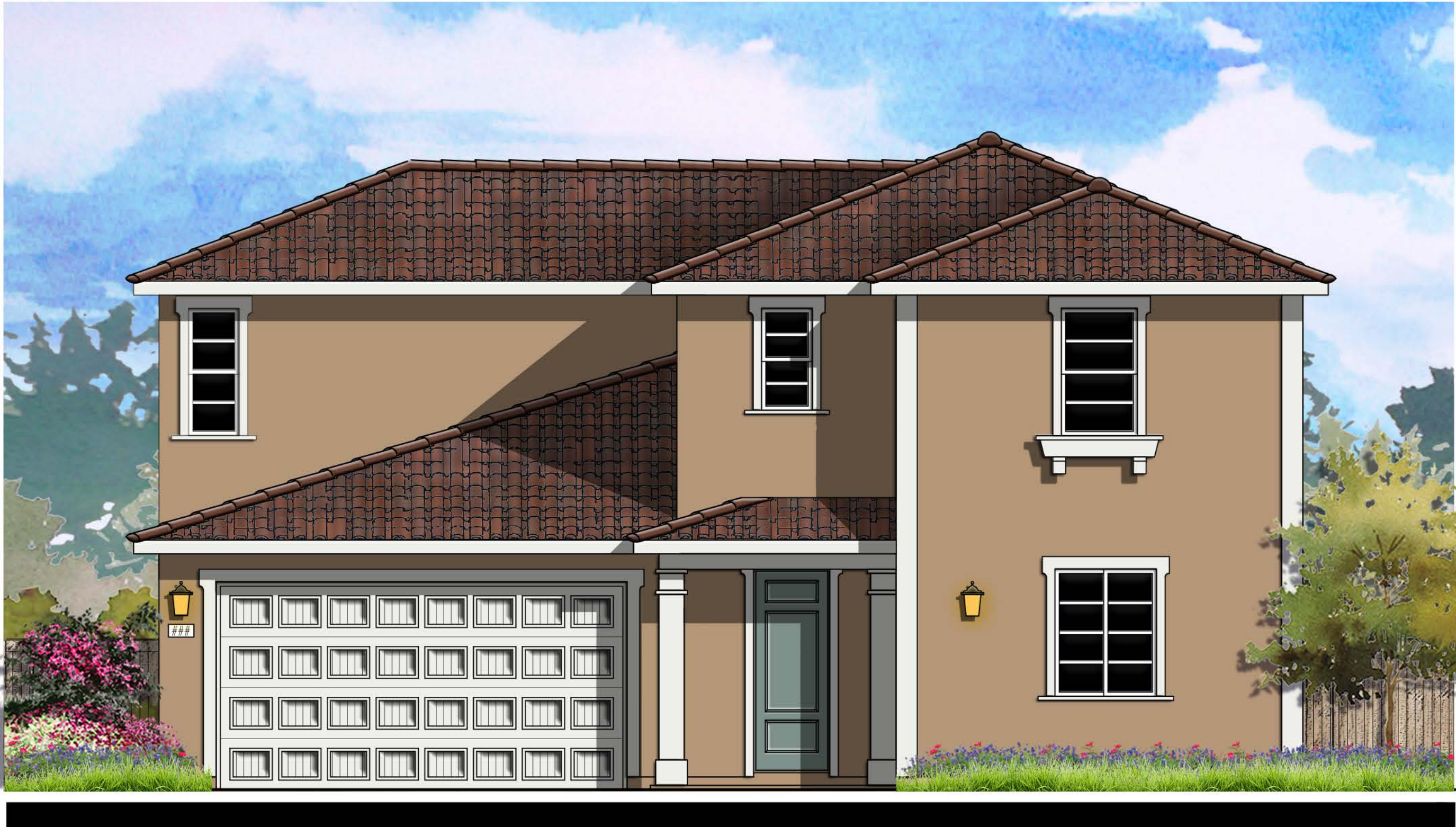


KENT



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

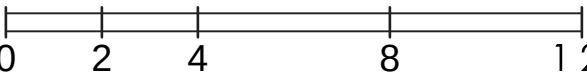
"B" ITALIANATE

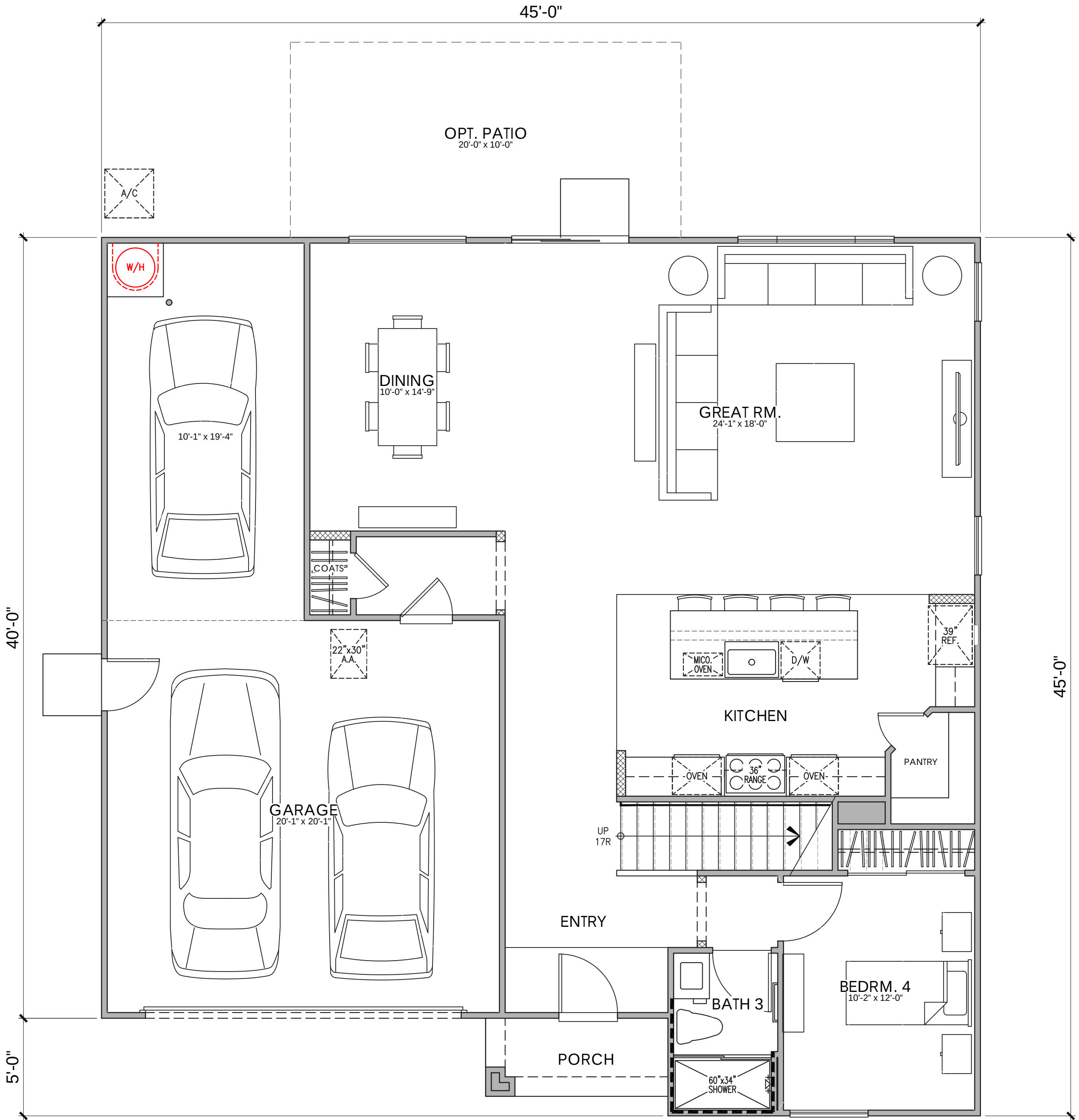
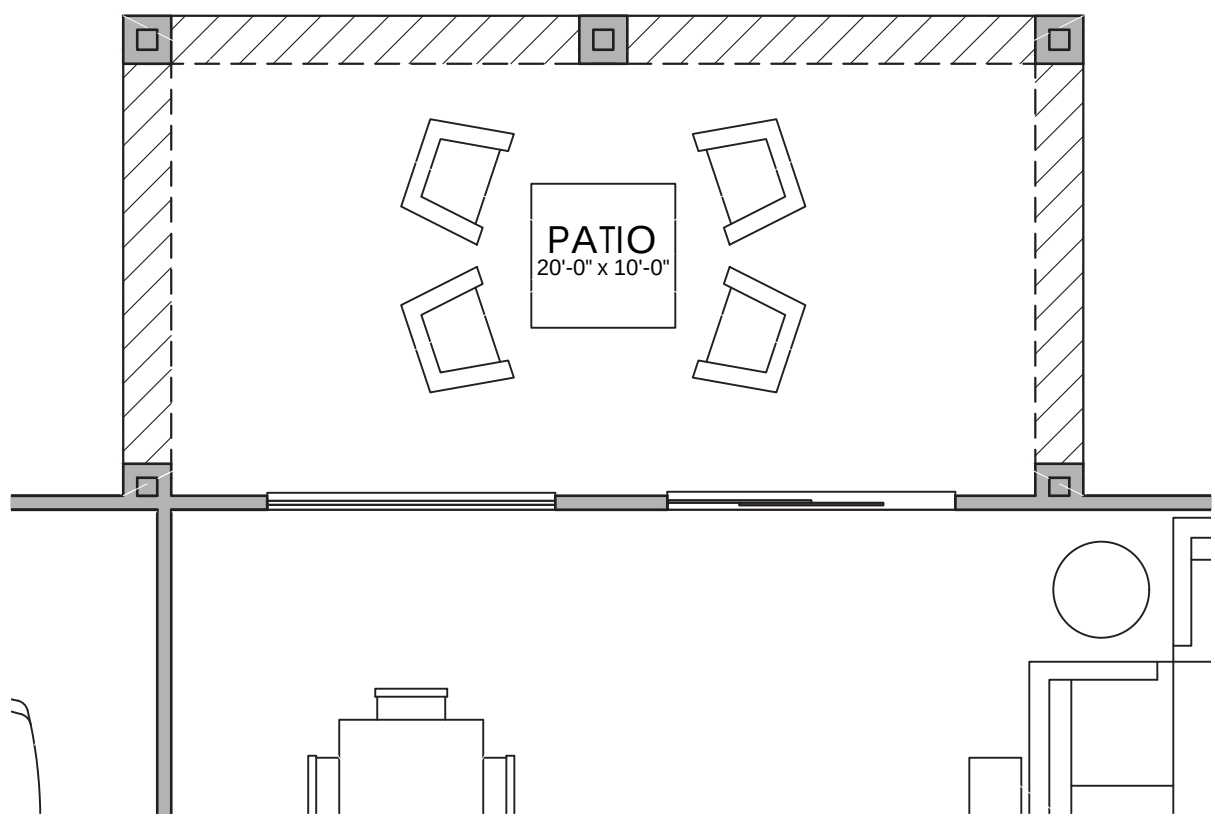
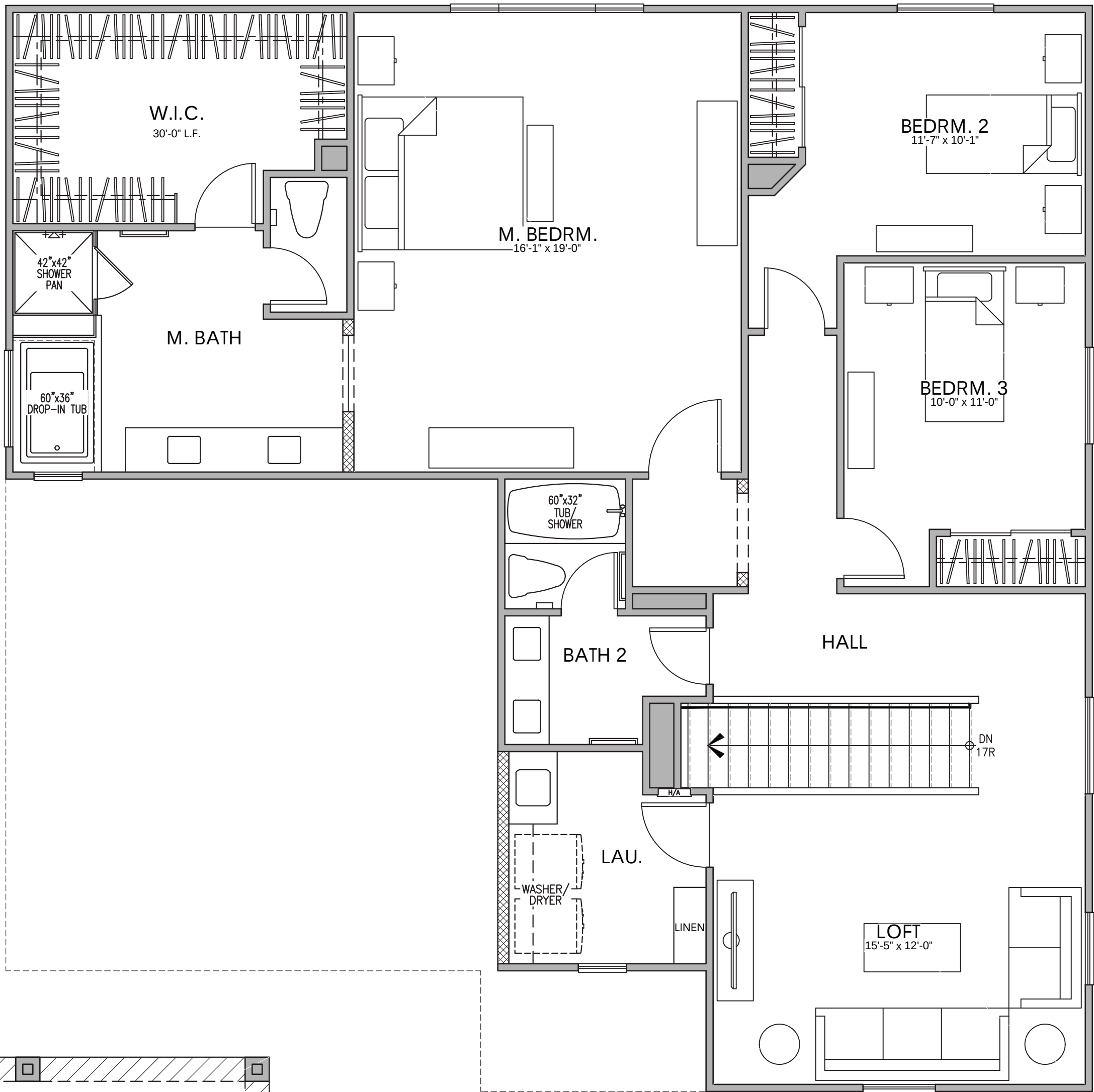


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

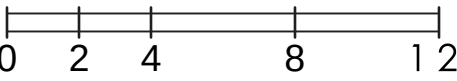
"C" CRAFTSMAN

PLAN 1 (2679)
FRONT ELEVATIONS

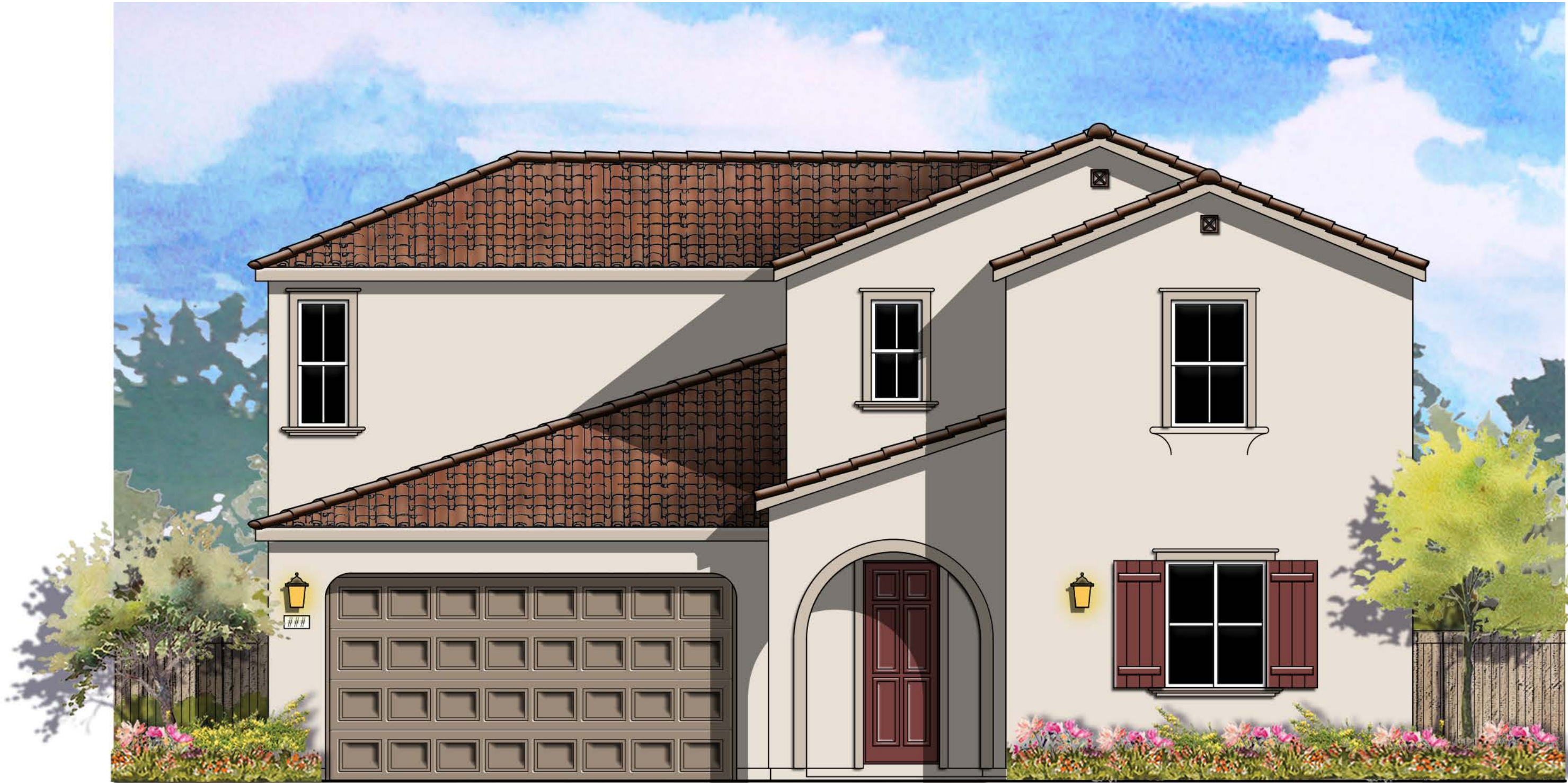




PLAN 3 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,261 SQ. FT.
SECOND FLOOR AREA	1,418 SQ. FT.
TOTAL DWELLING	2,679 SQ. FT.
UNCONDITIONED SPACE	
GARAGE "A"	619 SQ. FT.
PORCH "B"	37 SQ. FT.
PORCH "C"	37 SQ. FT.
OPT. PATIO	200 SQ. FT.



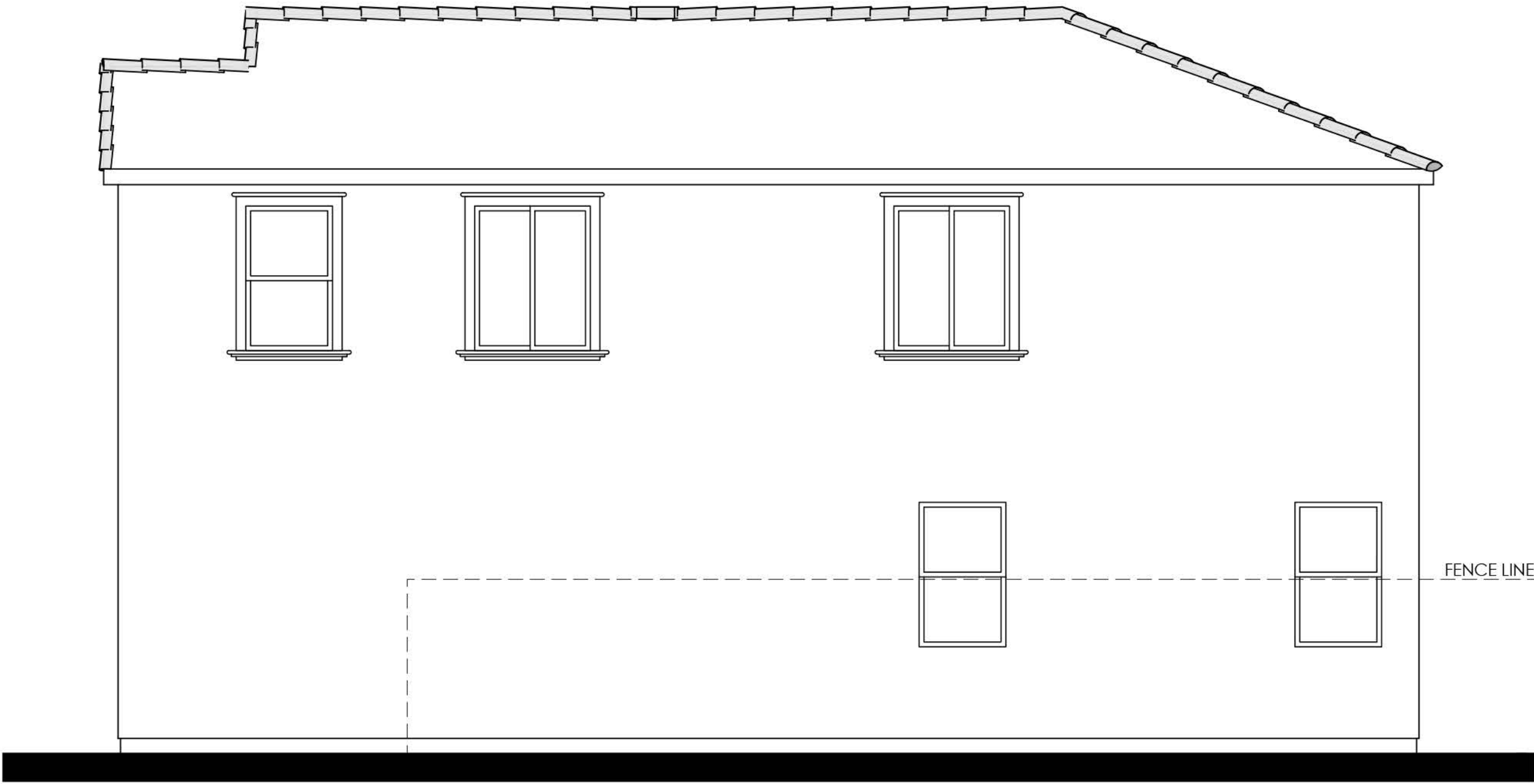
PLAN 1 (2679)
4 BEDROOM, 3 BATH, LOFT



© 2024 Kevin L. Crook Architect, Inc.

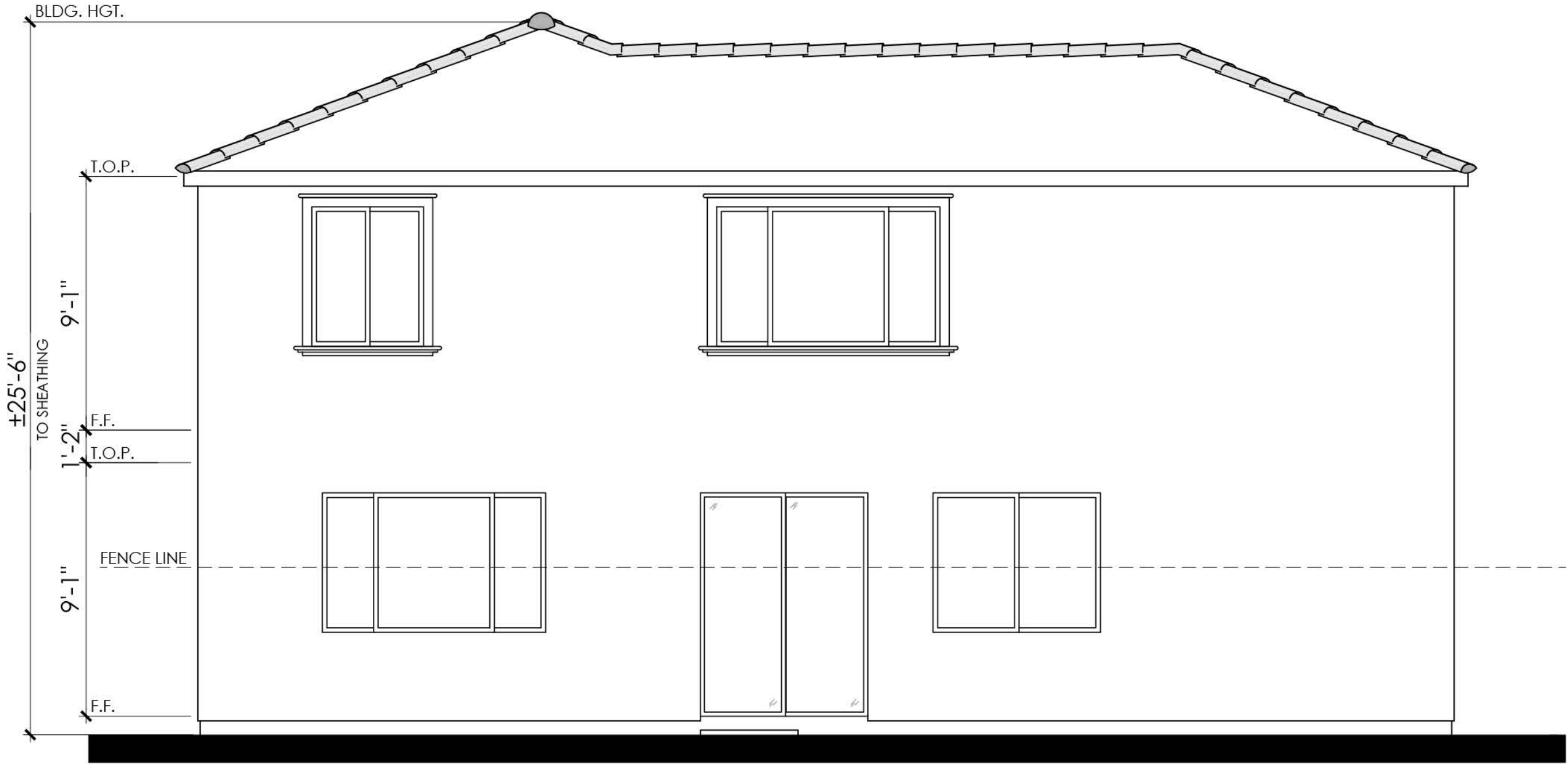
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

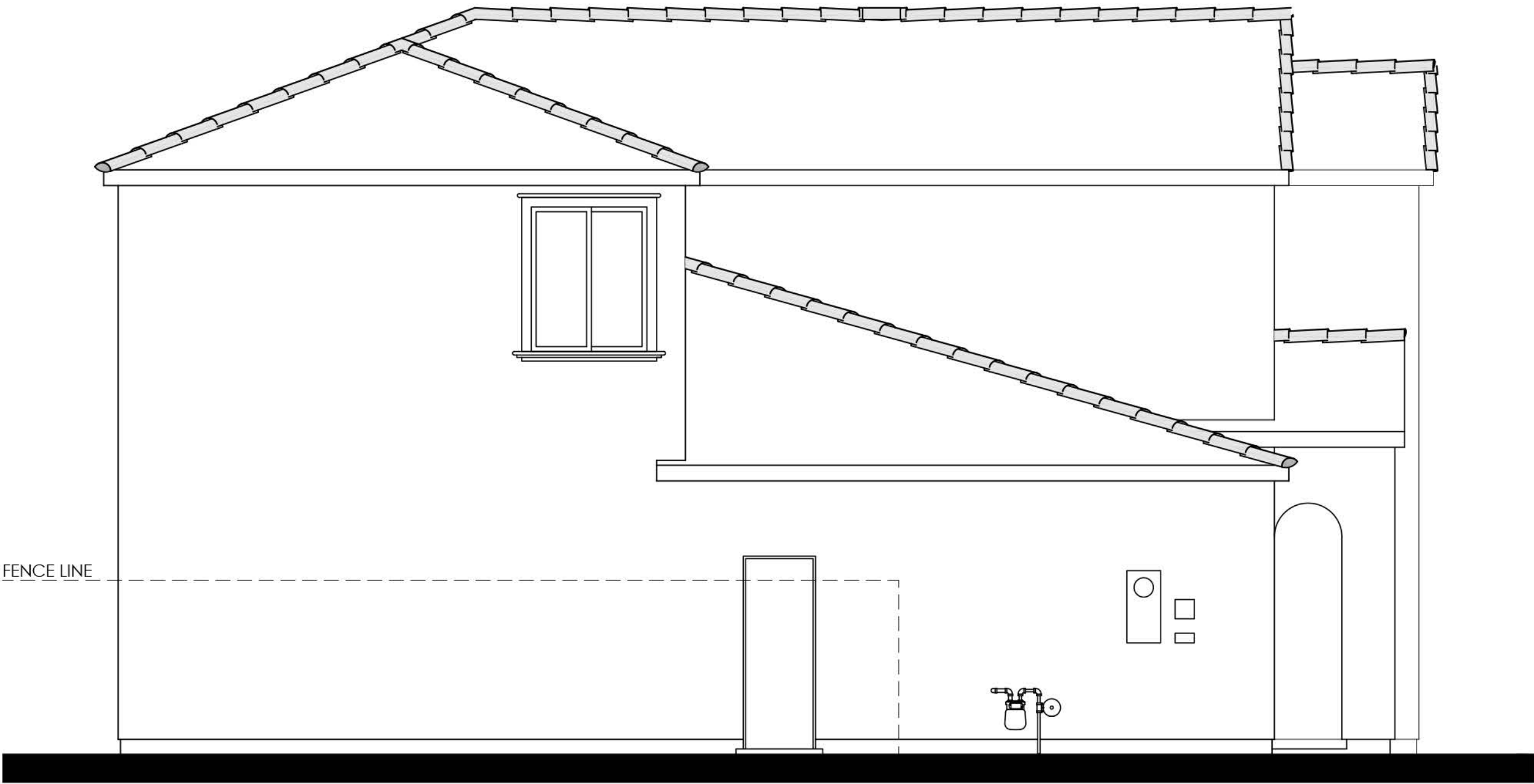


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

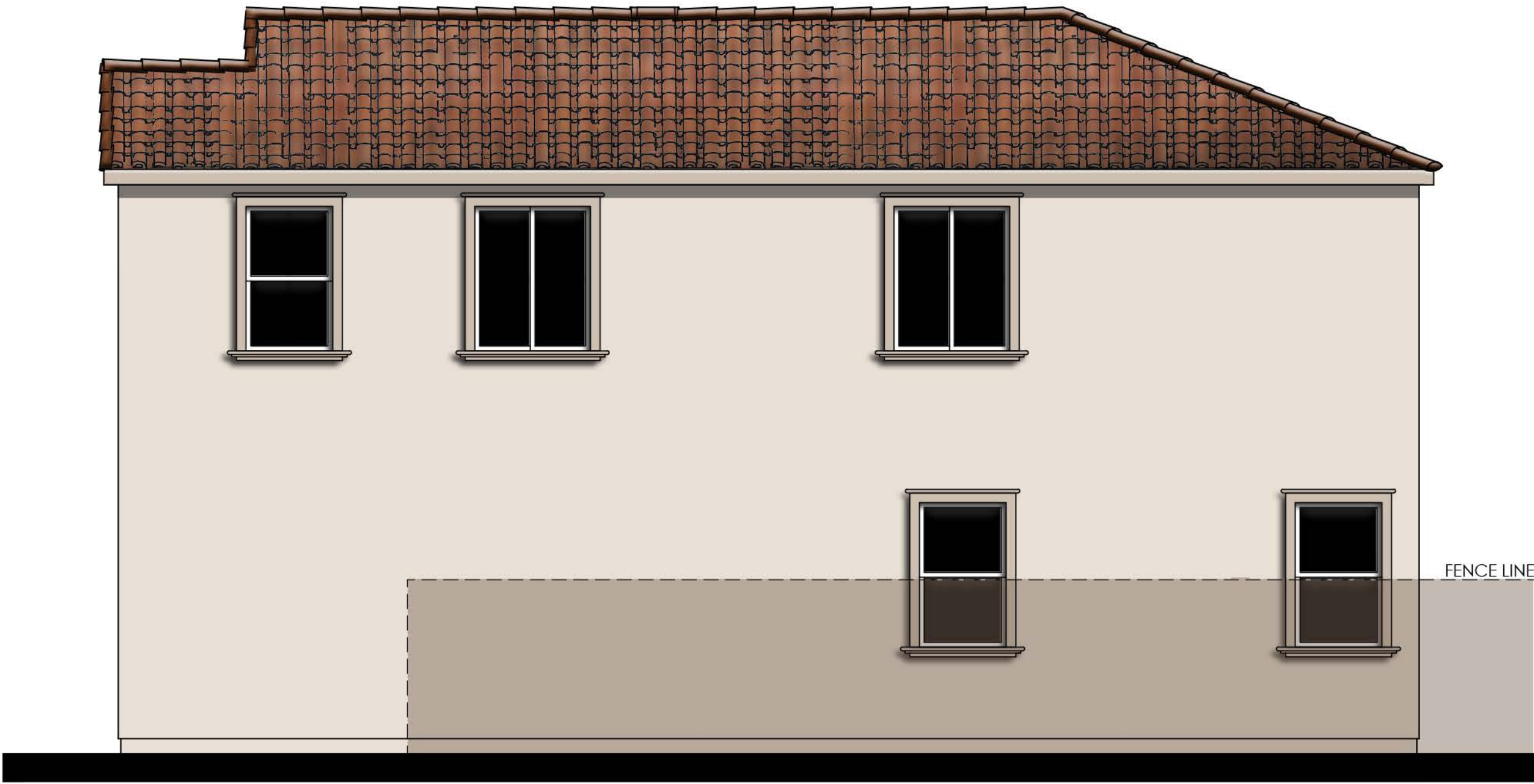


LEFT

COLOR SCHEME 1

PLAN 1A (2679 "A")
SPANISH ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |

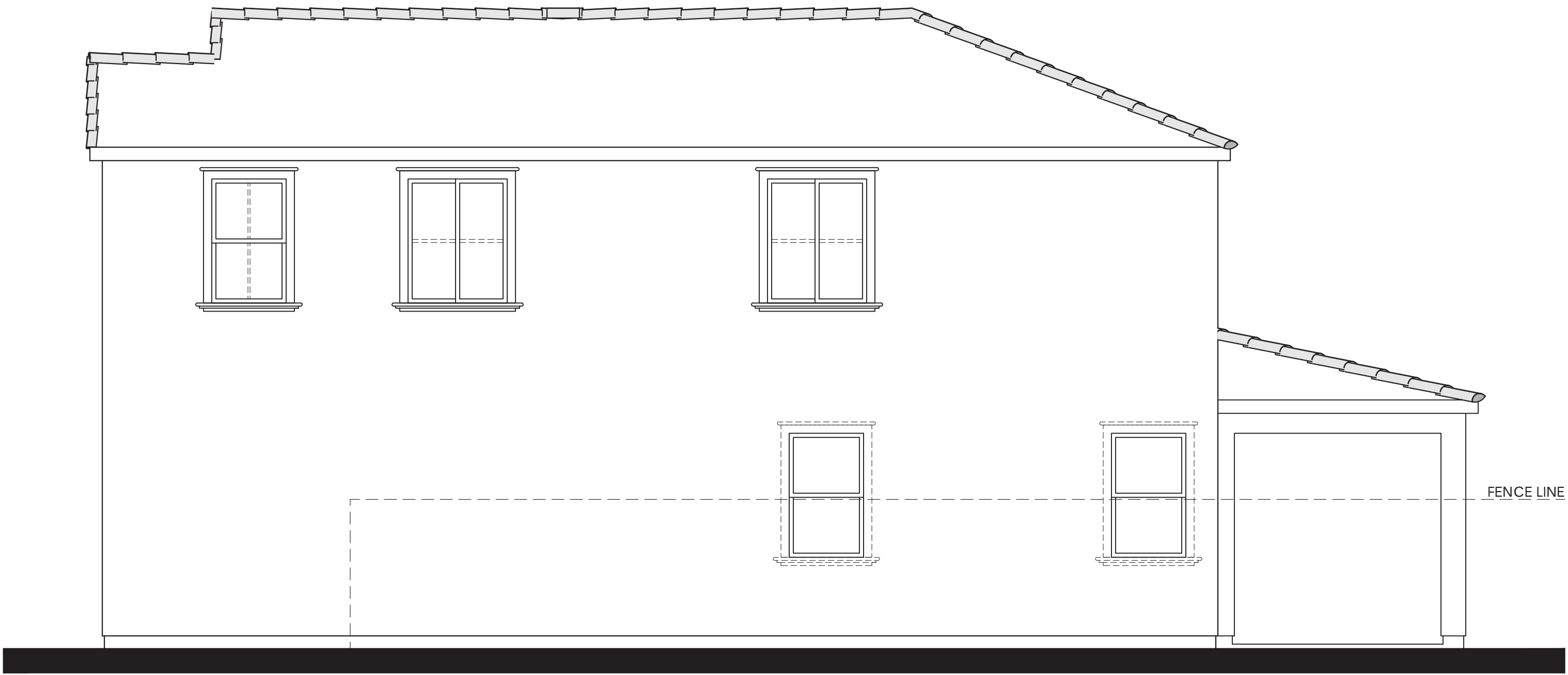


REAR

COLOR SCHEME 1
PLAN 1A (2679 "A")
SPANISH ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND
(WHERE OCCURS)
- FRONT DOOR:

GARAGE DOOR:

ROOF:

FASCIA:

BARGE:

WALL:

WINDOWS:

SHUTTERS:

POT SHELF

TRIM:
- FIBERGLASS

METAL SECTIONAL

CONCRETE 'S' TILE

GUTTER

2x6 WOOD

STUCCO

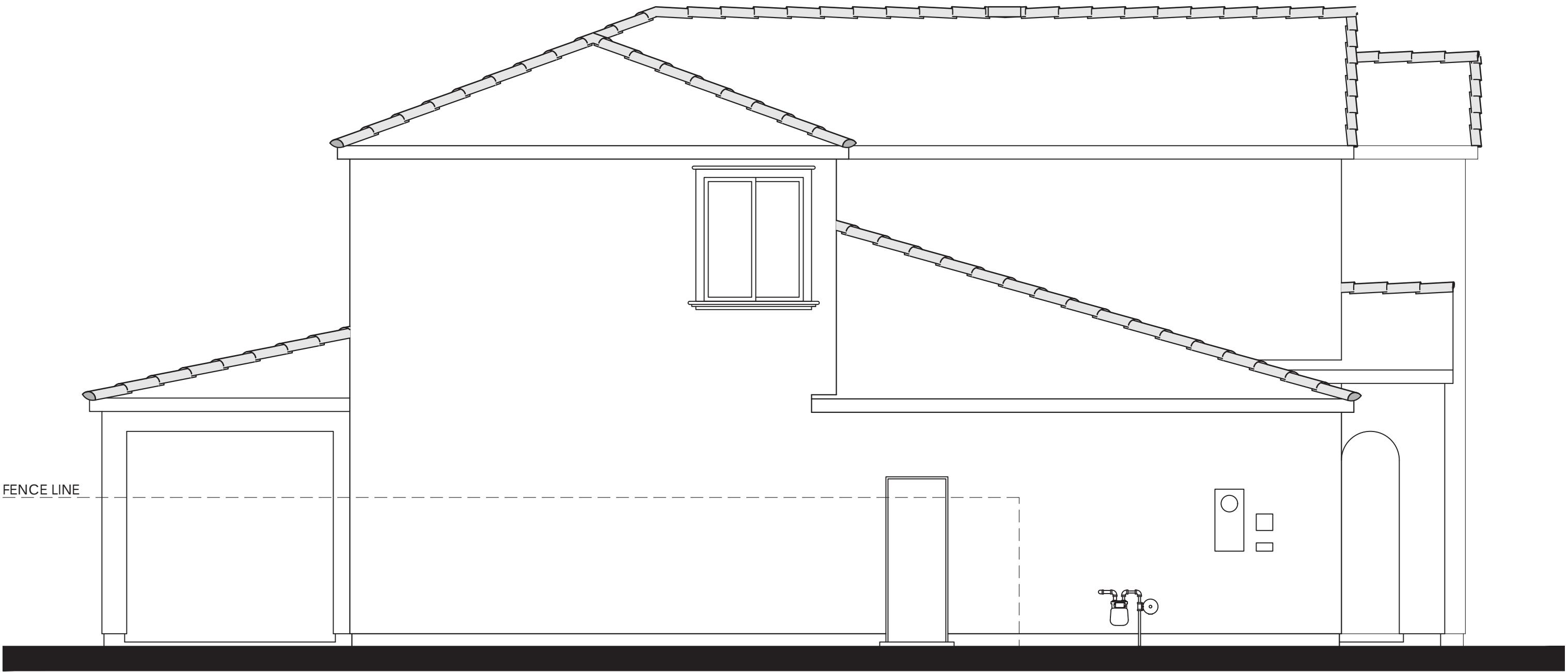
VINYL W/ GRIDS

SIMULATED WOOD

STUCCO

STUCCO OVER RIGID FOAM

RIGHT



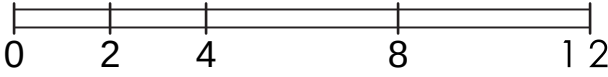
LEFT

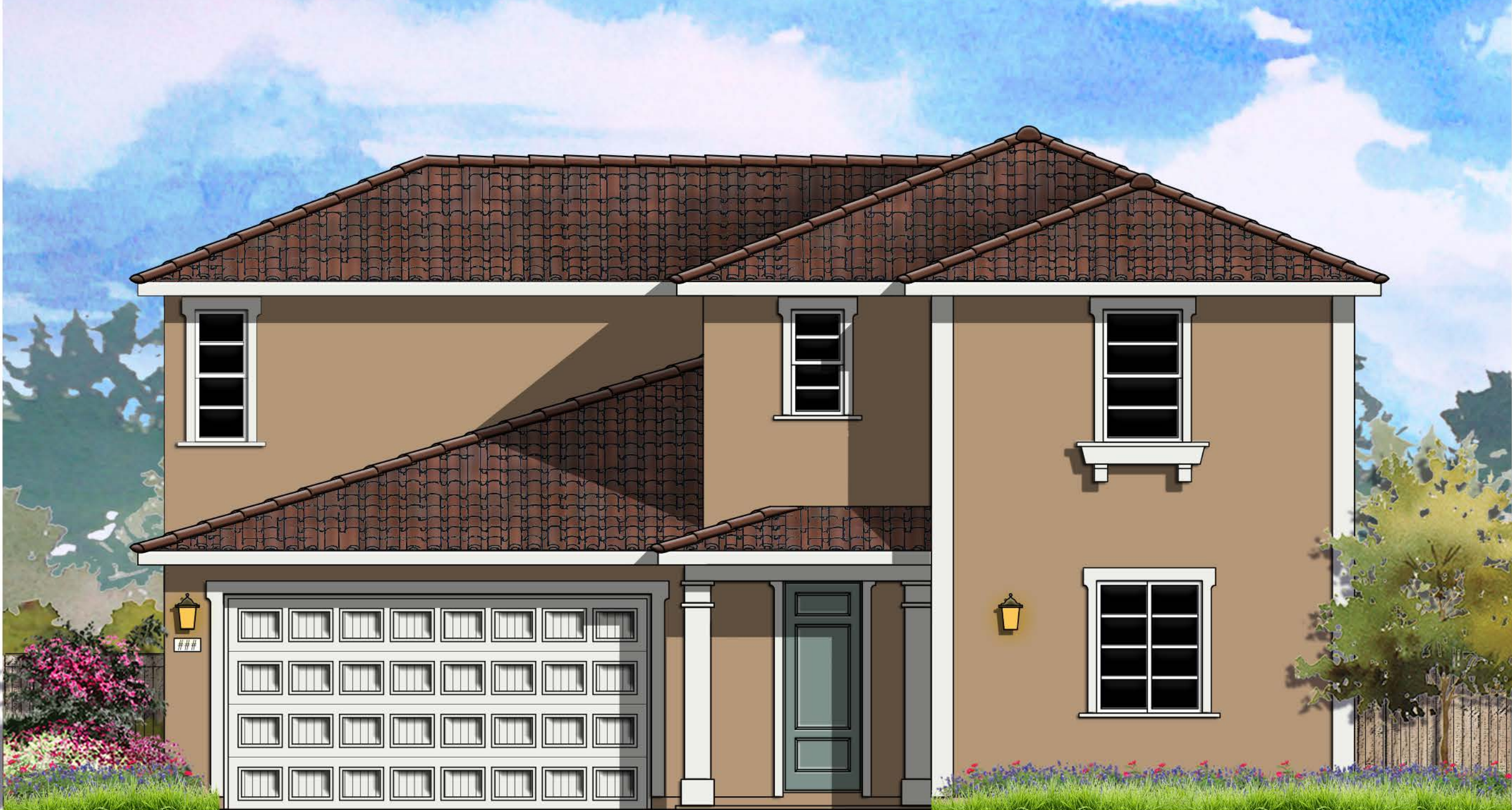


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1A OPT. PATIO (2679 "A")
SPANISH ELEVATION

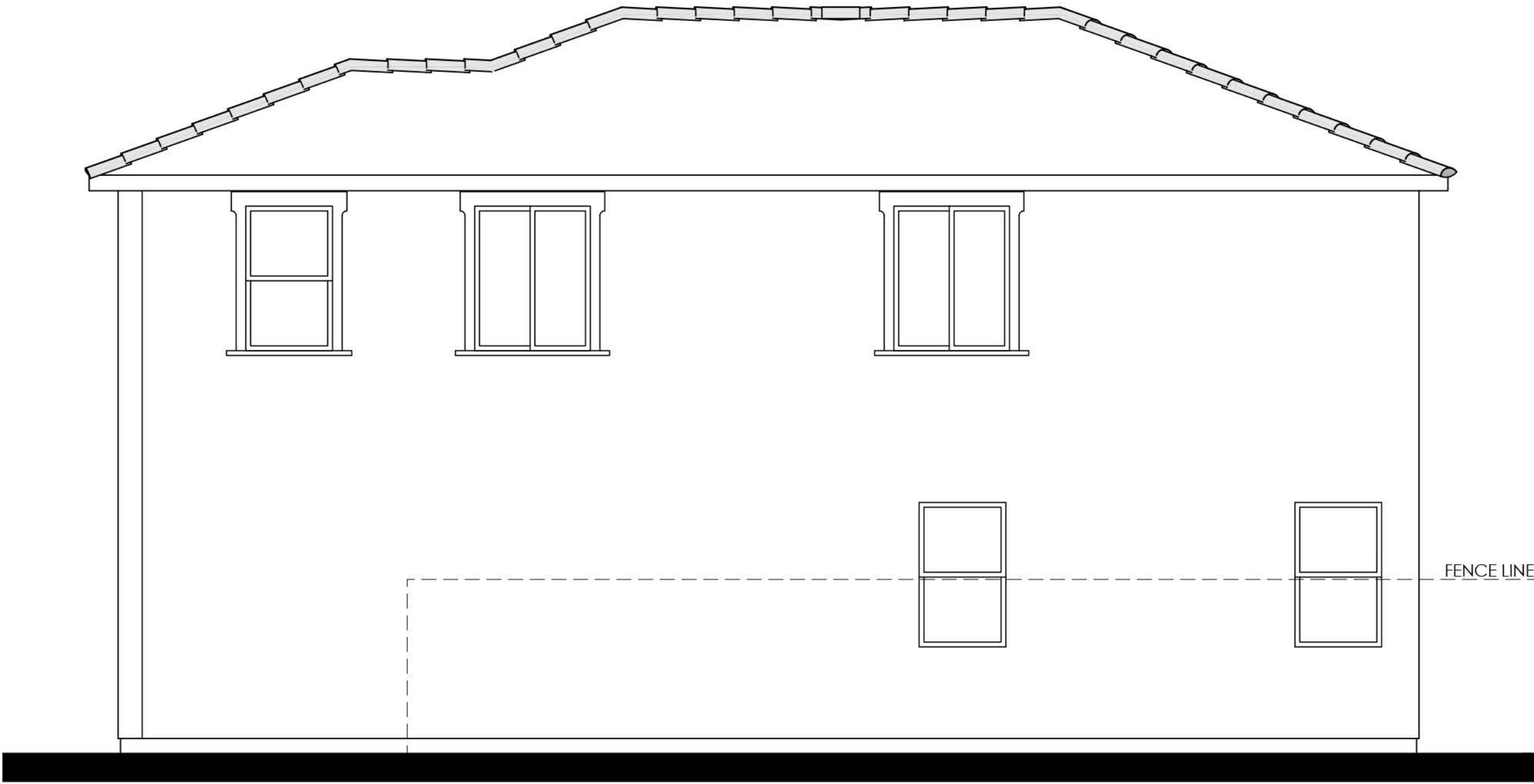




© 2024 Kevin L. Crook Architect, Inc.

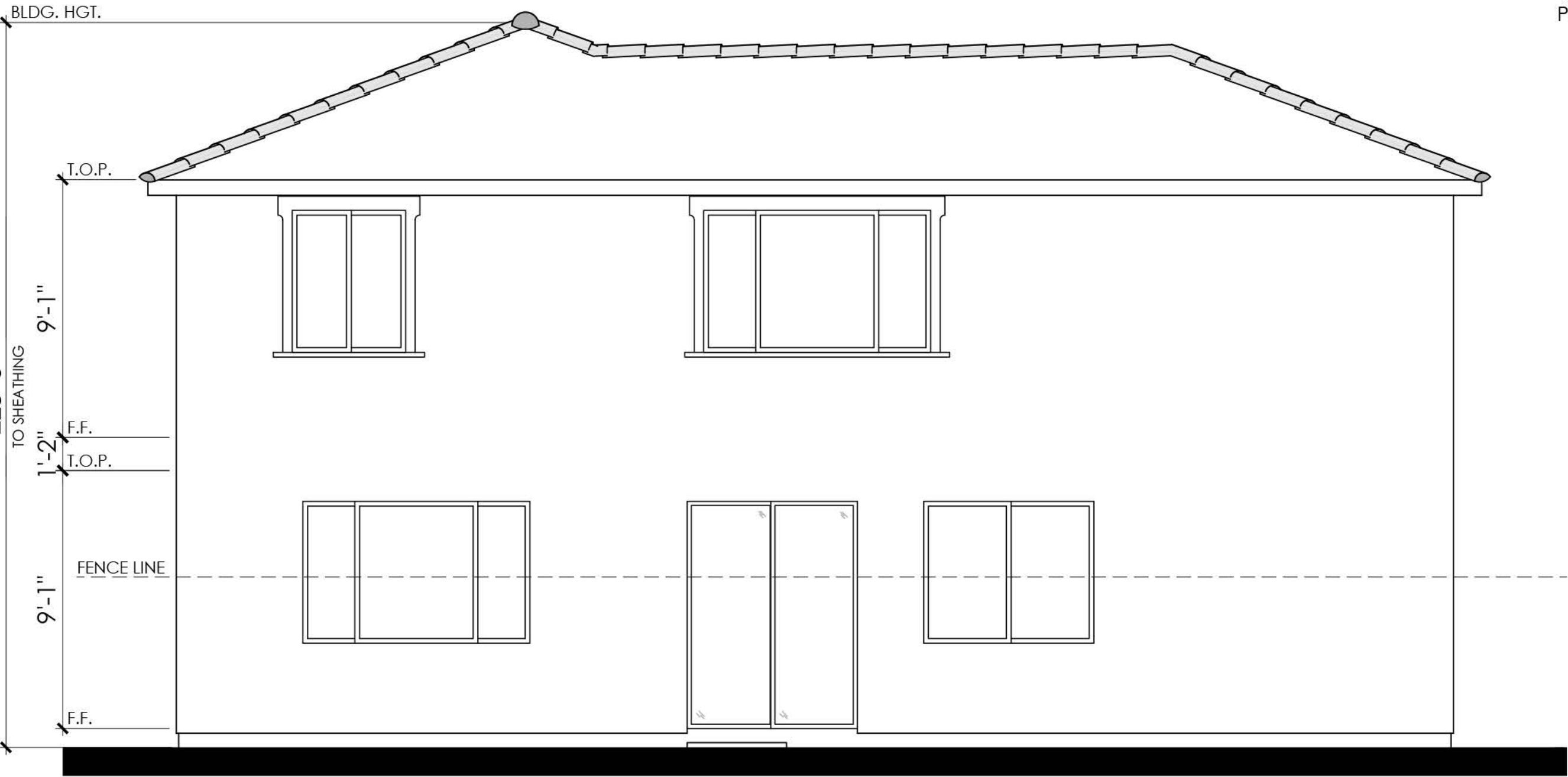
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

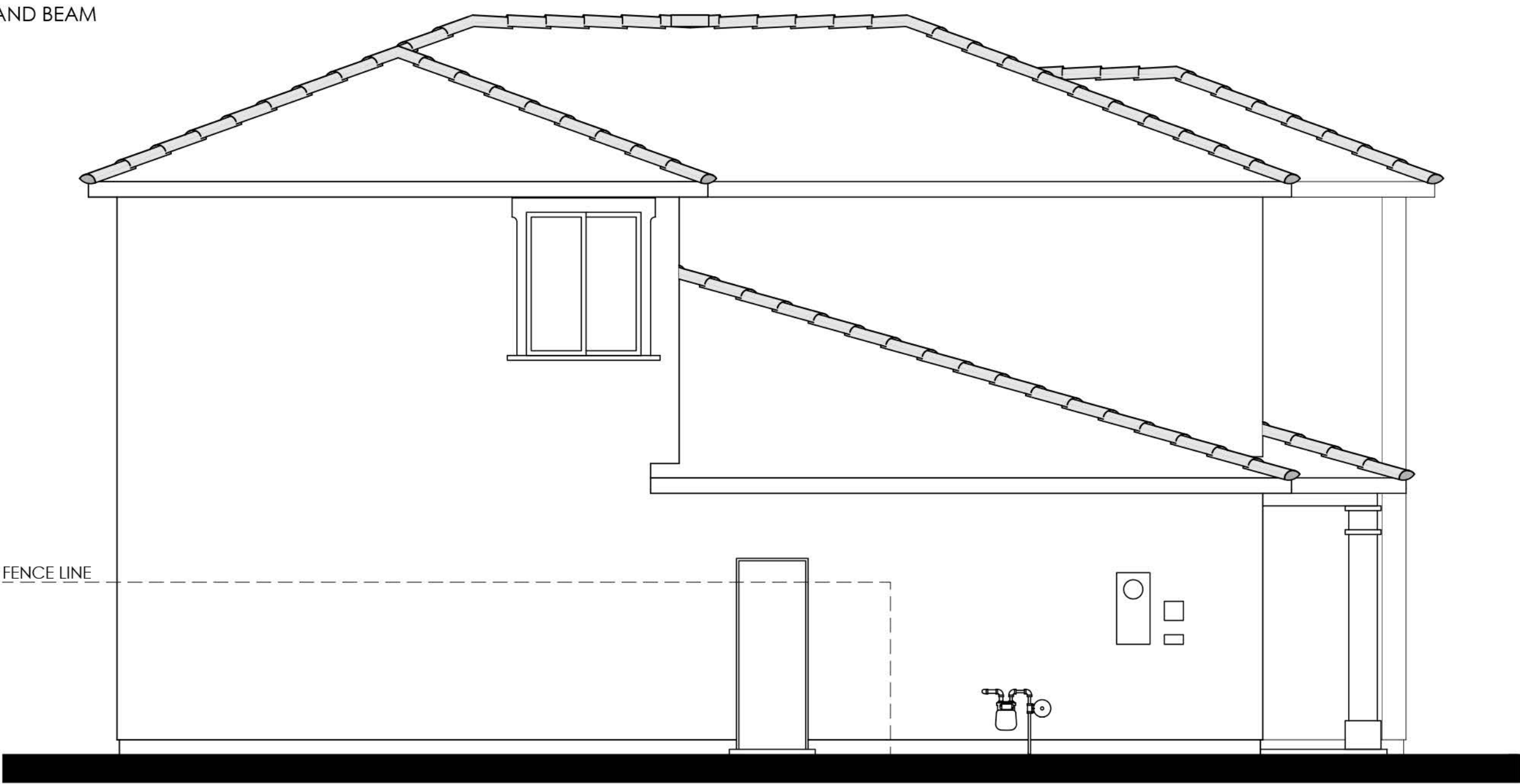


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (2679 "B")
ITALIANATE ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |



REAR

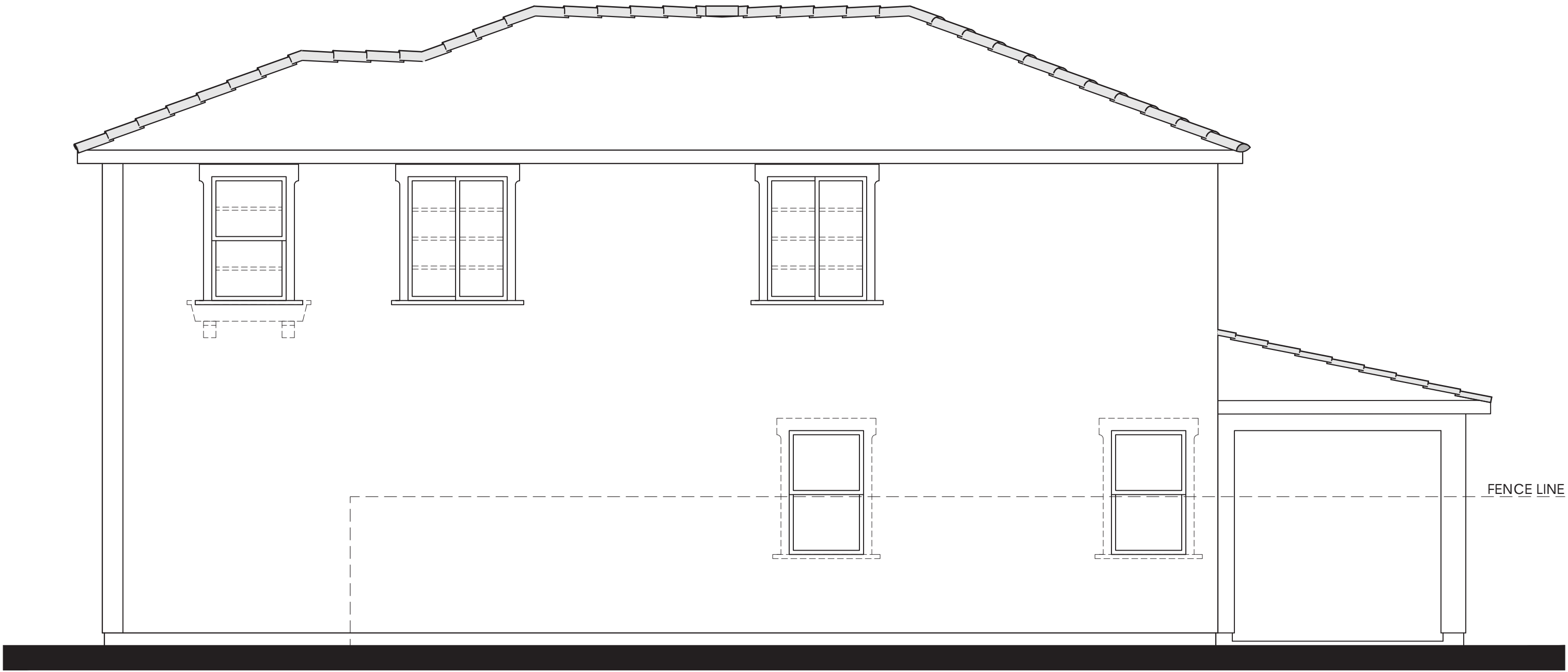
COLOR SCHEME 4

PLAN 1B (2679 "B")

ITALIANATE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



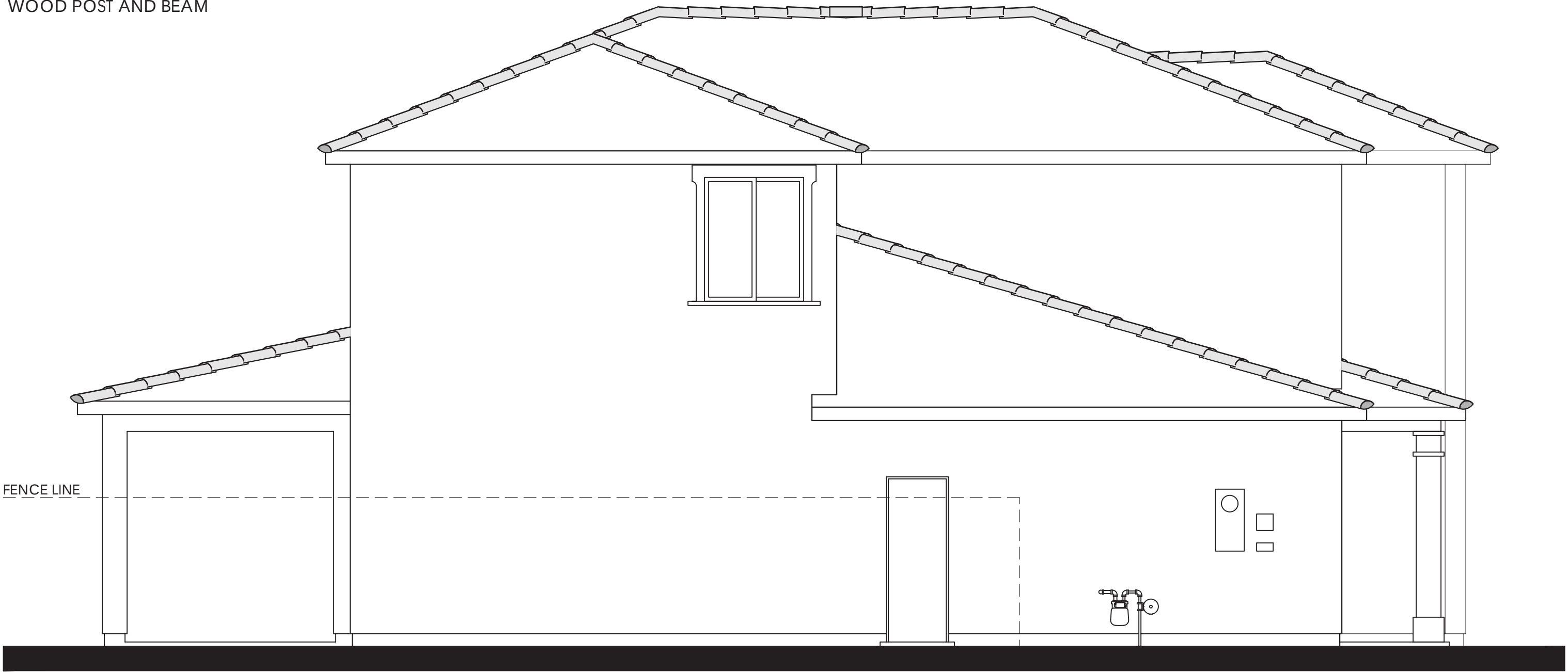


Items shown dashed shall occur at lots requiring enhancements.

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

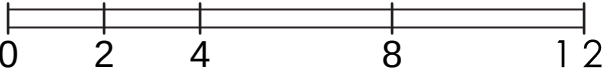


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1B OPT. PATIO (2679 "B")
ITALIANATE ELEVATION

LEFT

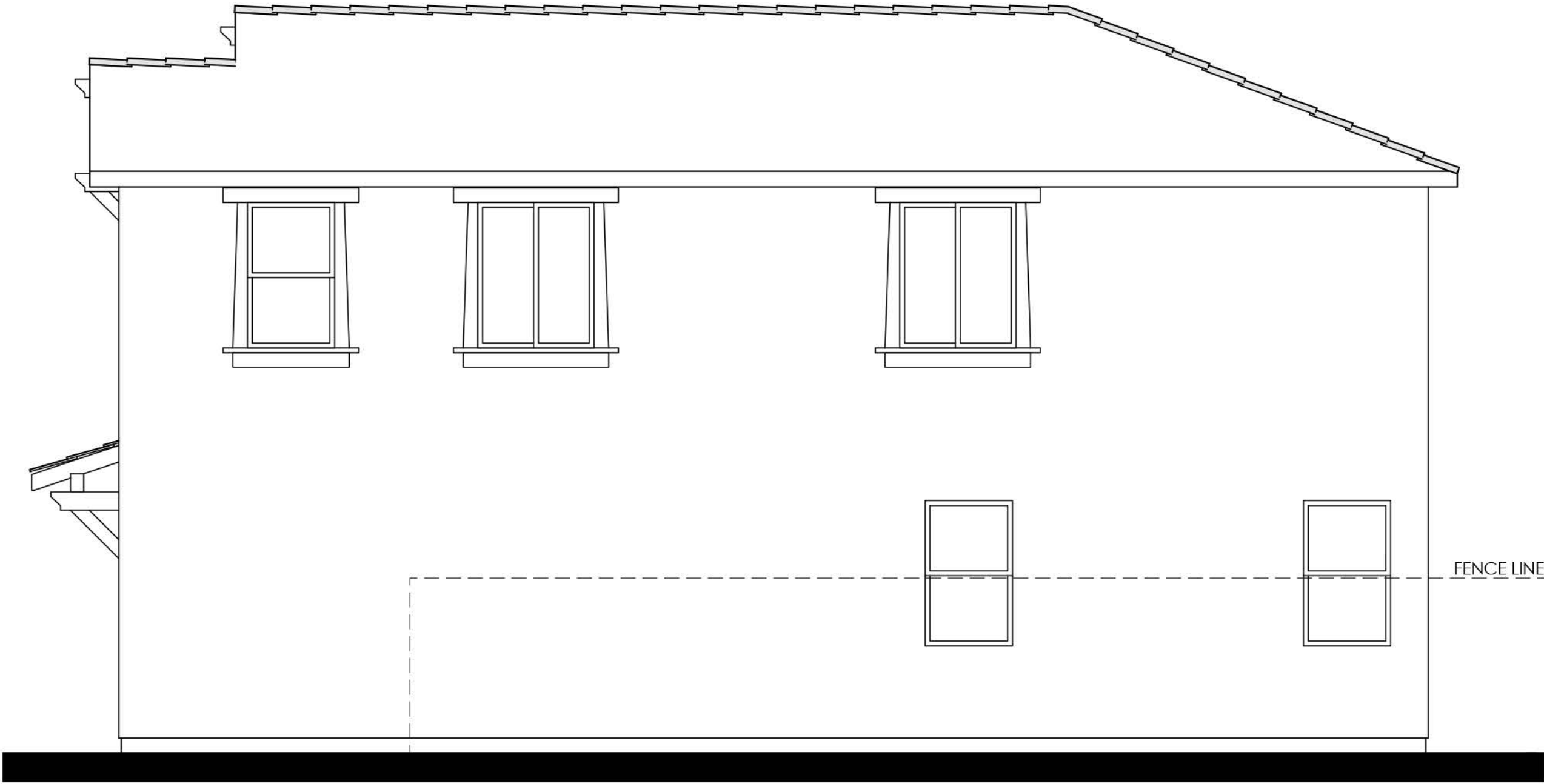




© 2024 Kevin L. Crook Architect, Inc.

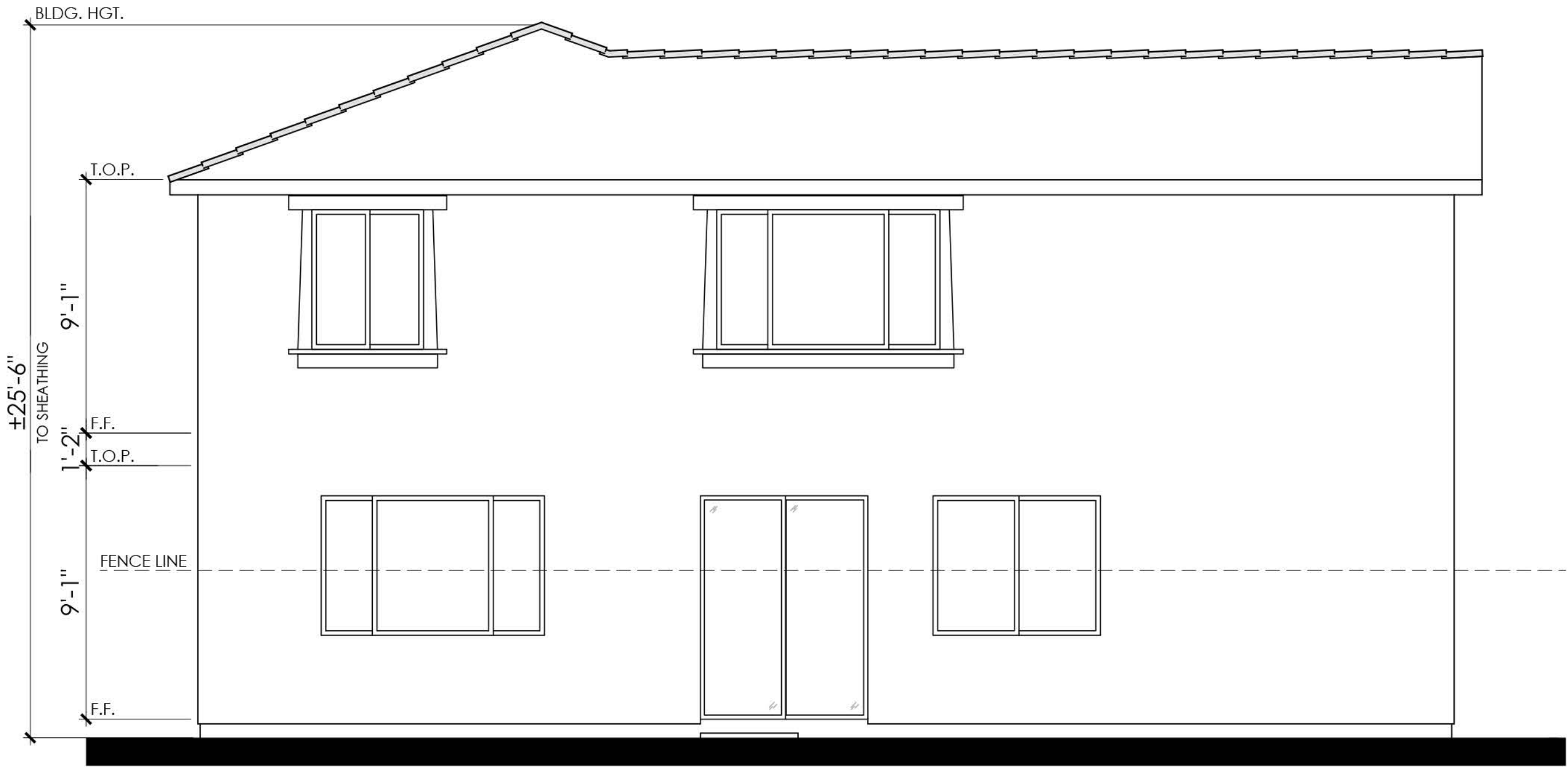
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

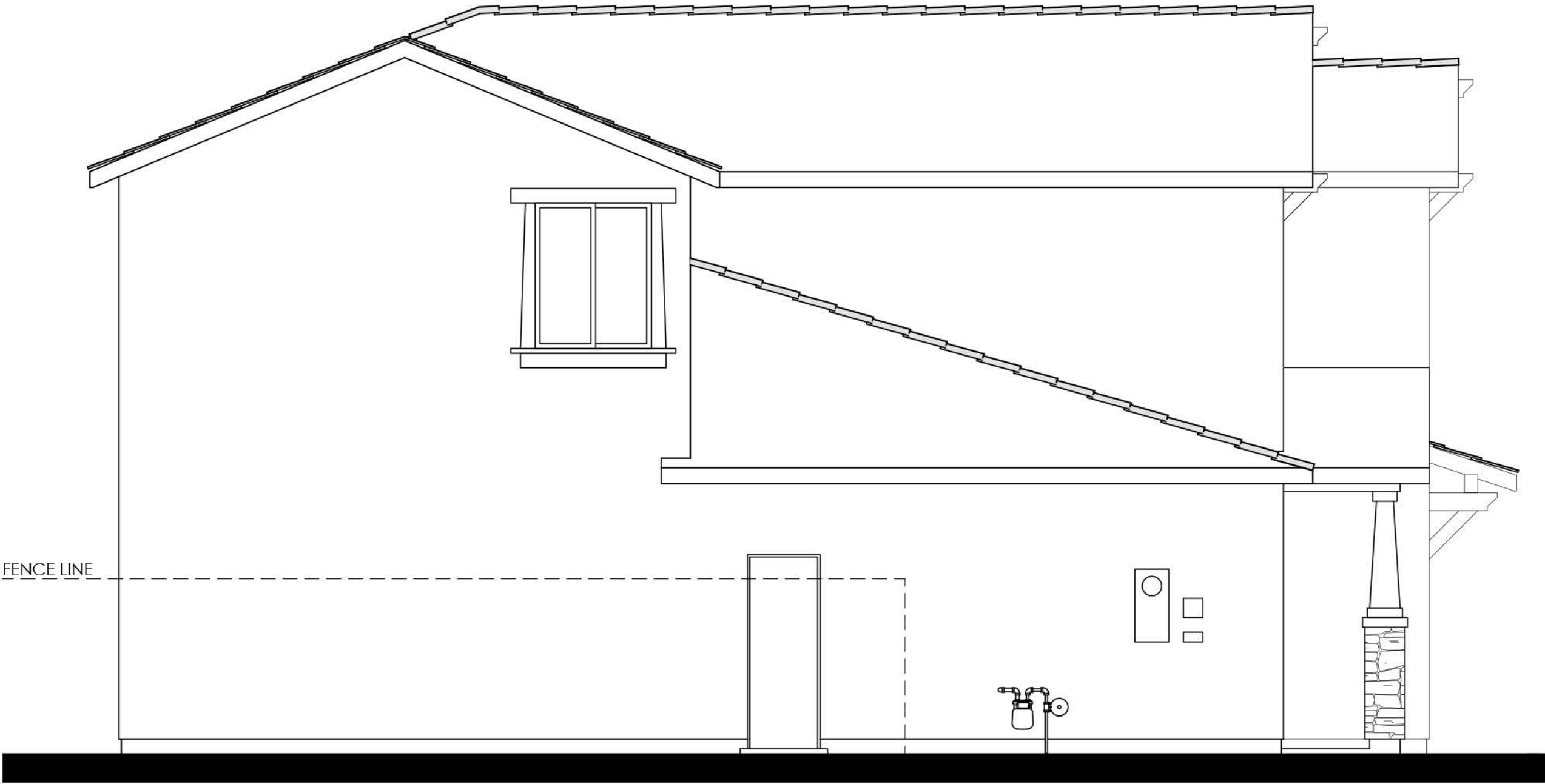


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |



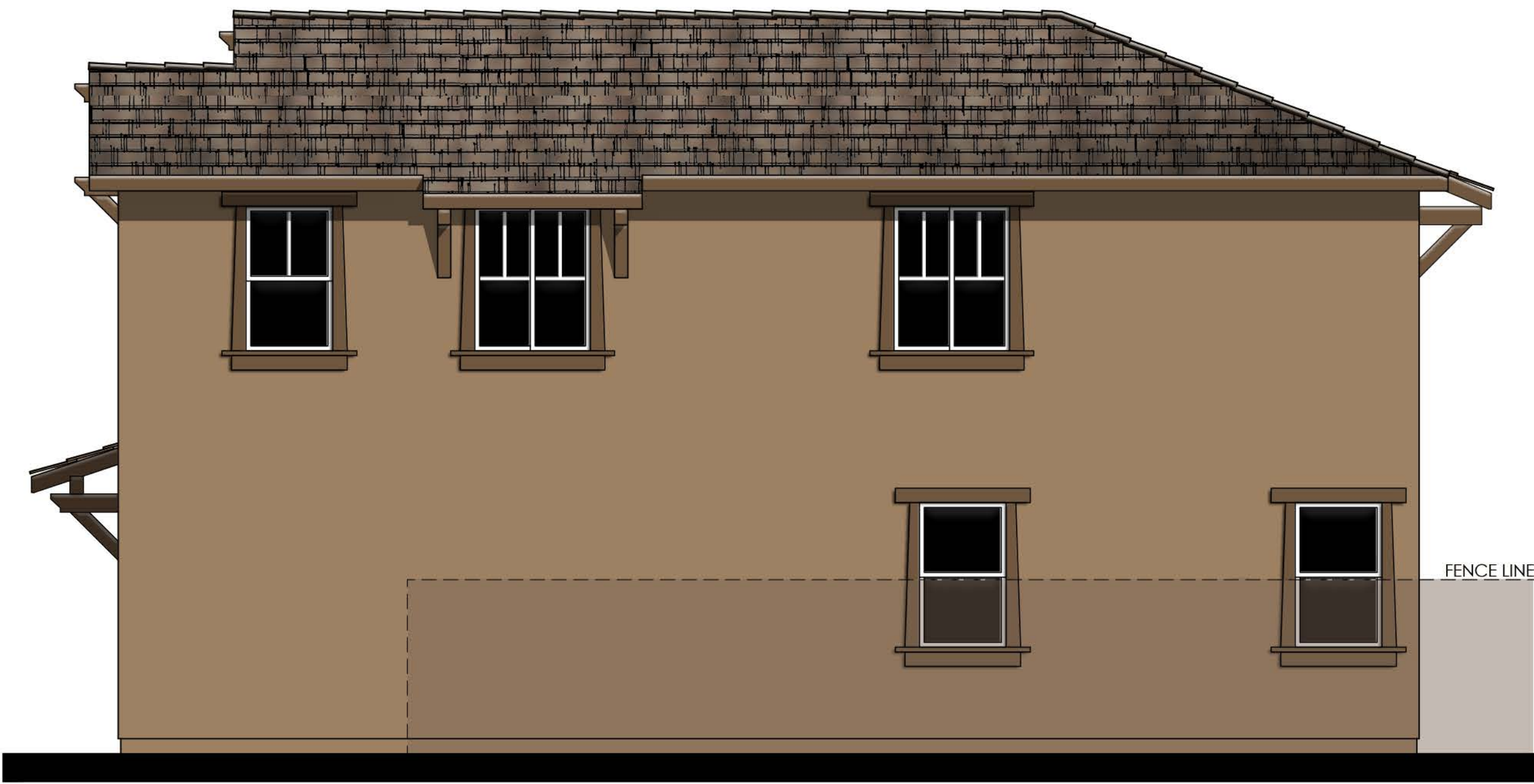
REAR



LEFT

COLOR SCHEME 7
PLAN 1C (2679 "C")
CRAFTSMAN ELEVATION





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: | BRICK VENEER |

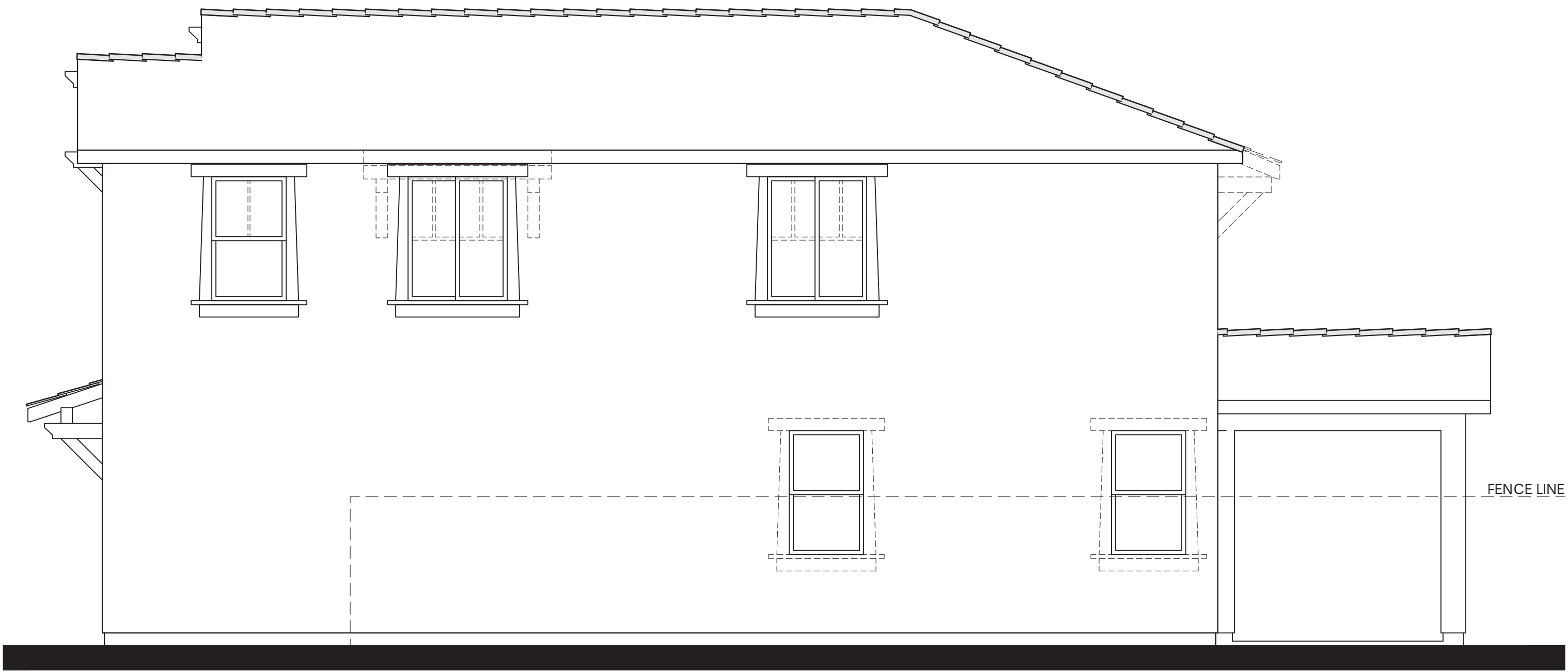


REAR

COLOR SCHEME 7
PLAN 1C (2679 "C")
CRAFTSMAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND
(WHERE OCCURS)
- FRONT DOOR:

GARAGE DOOR:

ROOF:

FASCIA:

BARGE:

WALL:

WINDOWS:

TRIM:

WAINSCOT:
- FIBERGLASS

METAL SECTIONAL

CONCRETE FLAT TILE

GUTTER

2x6 WOOD

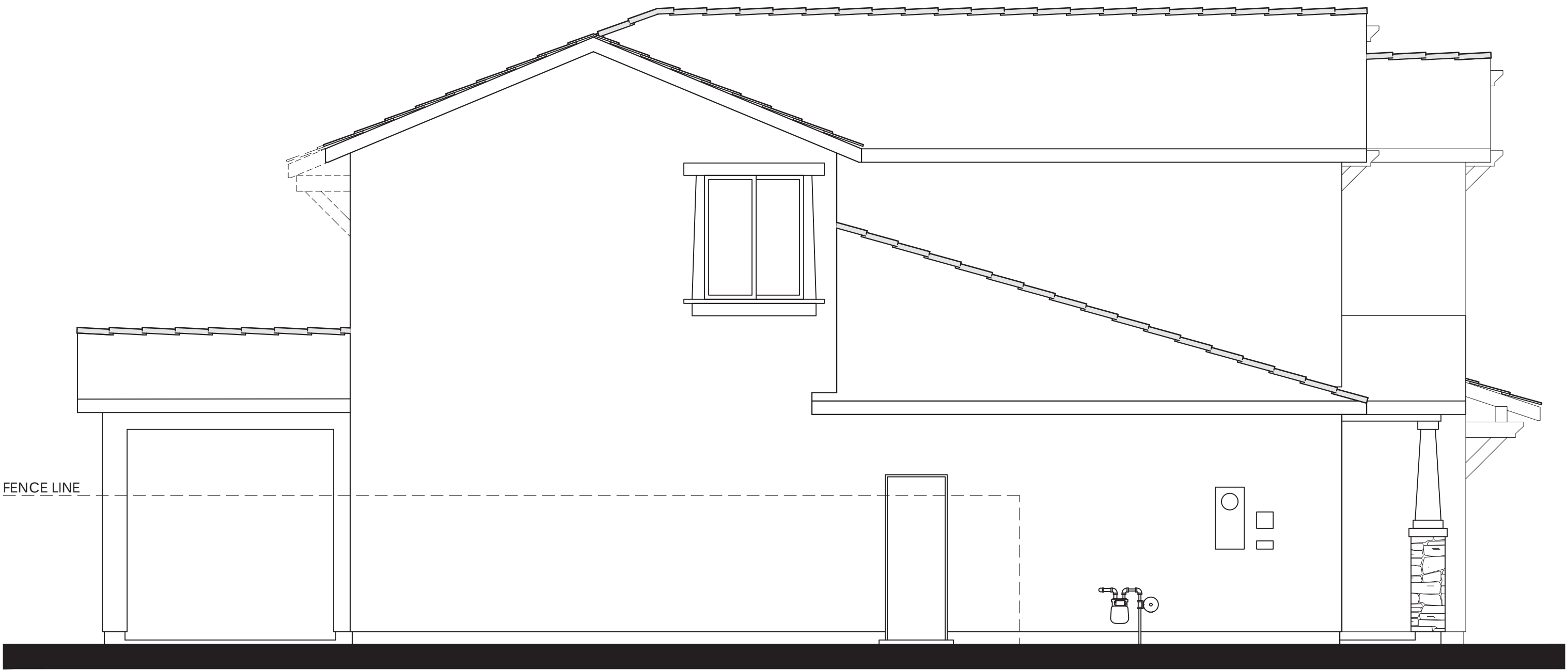
STUCCO

VINYL W/ GRIDS

STUCCO OVER RIGID FOAM

BRICK VENEER

RIGHT



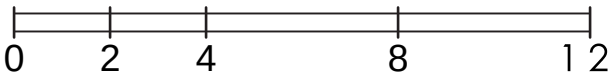
LEFT

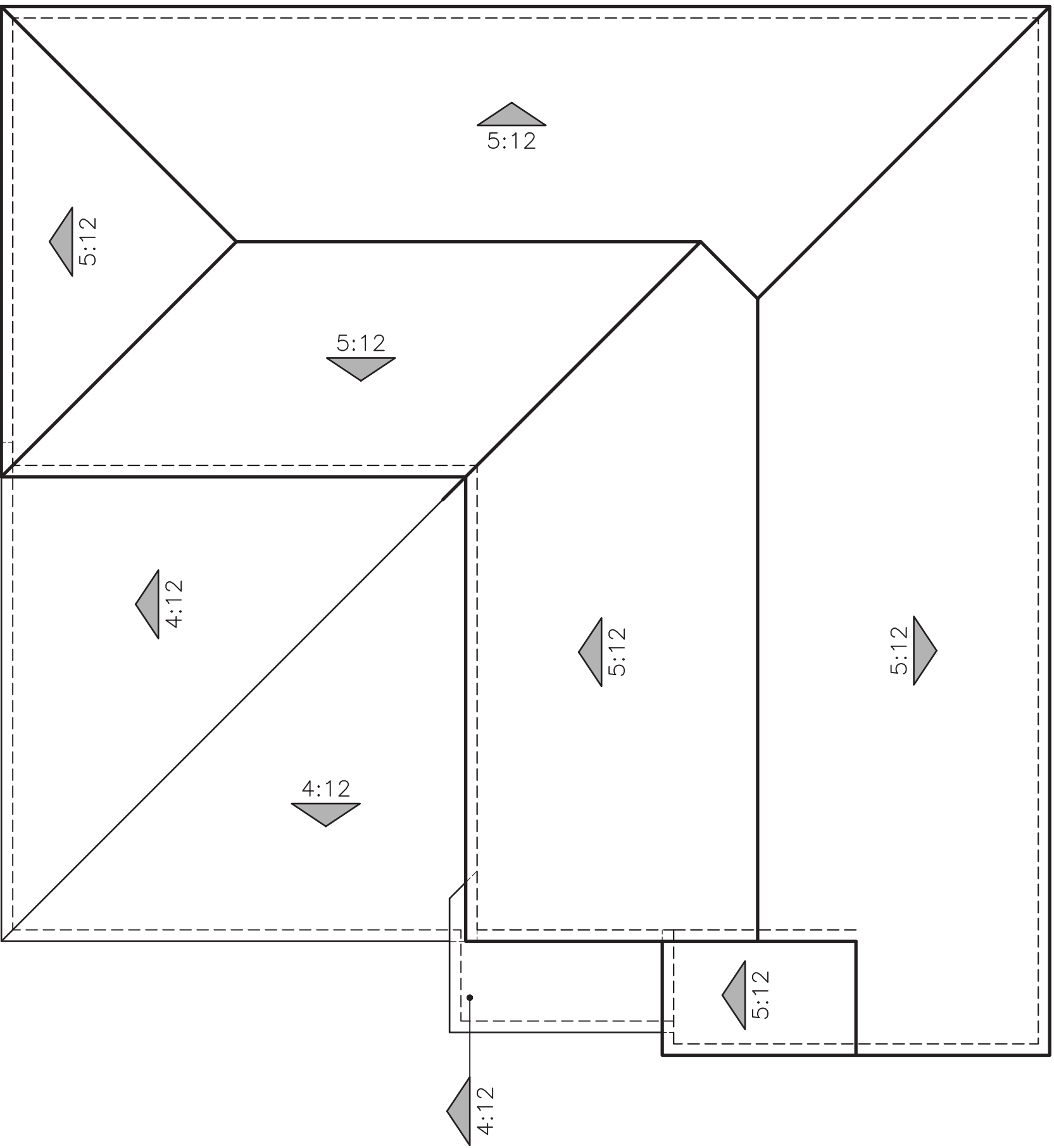


Items shown dashed shall occur at lots requiring enhancements.

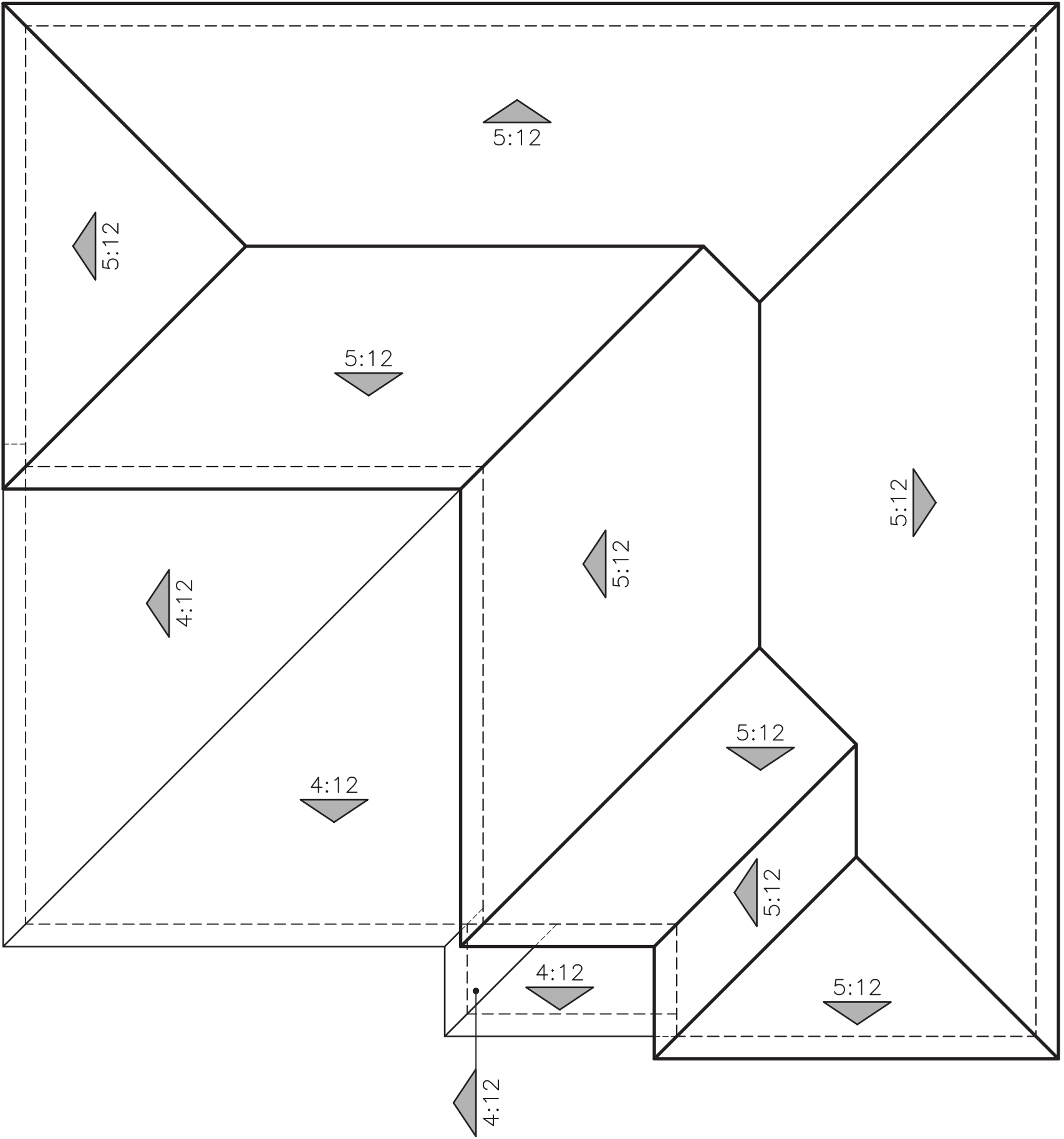
REAR

PLAN 1 C (2679 "C")
CRAFTSMAN ELEVATION

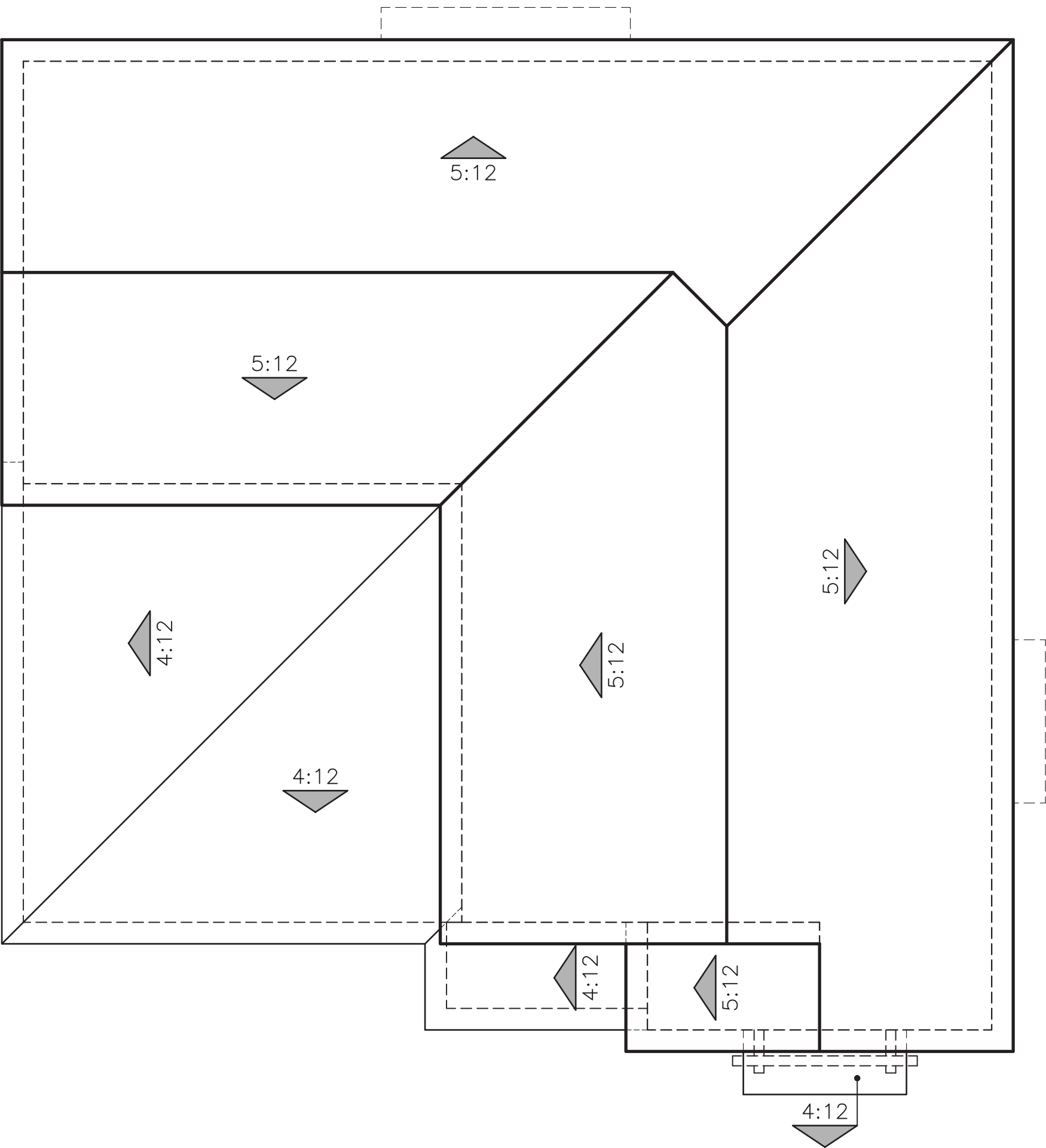




"A" SPANISH

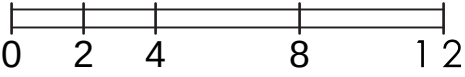


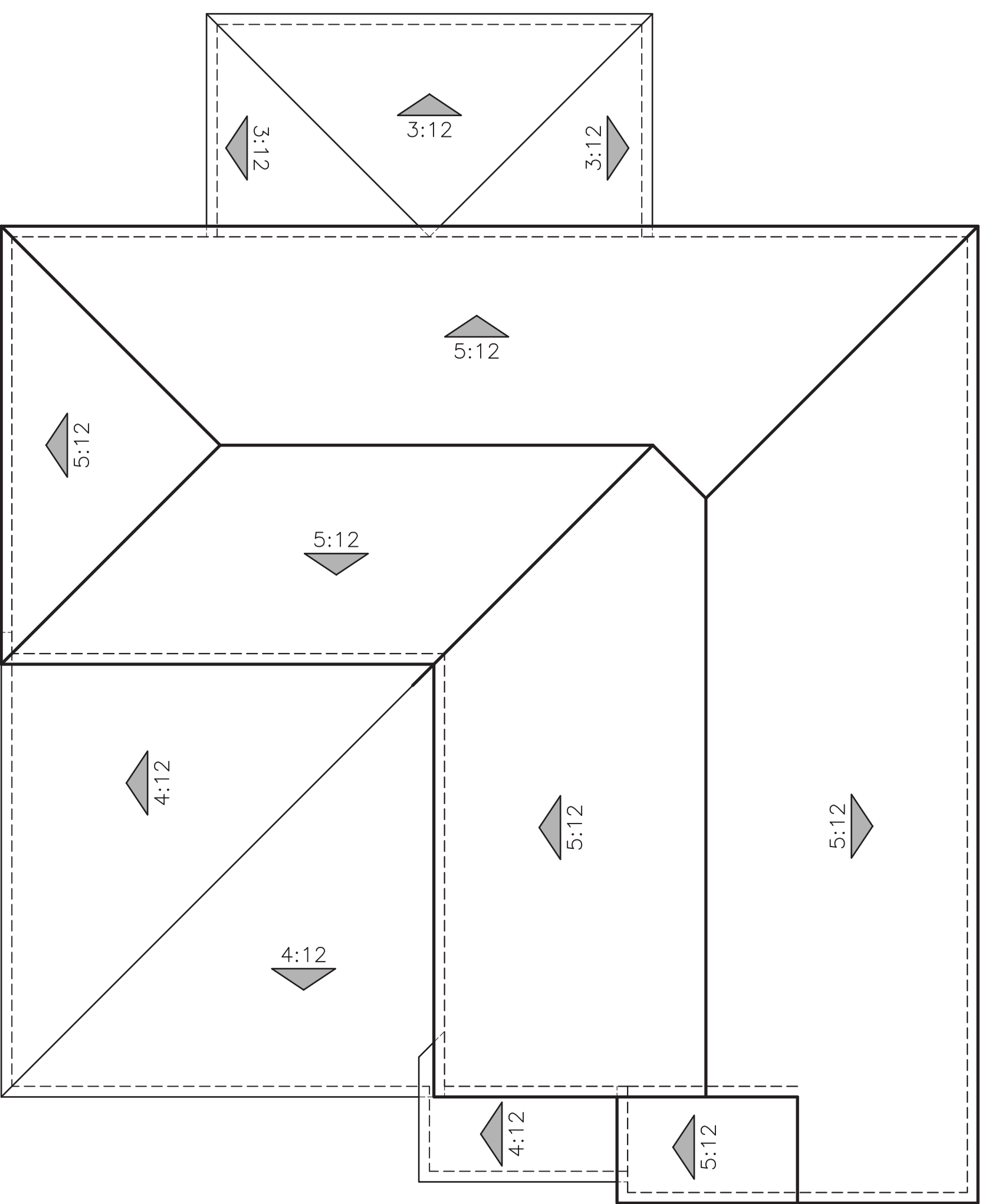
"B" ITALIANATE



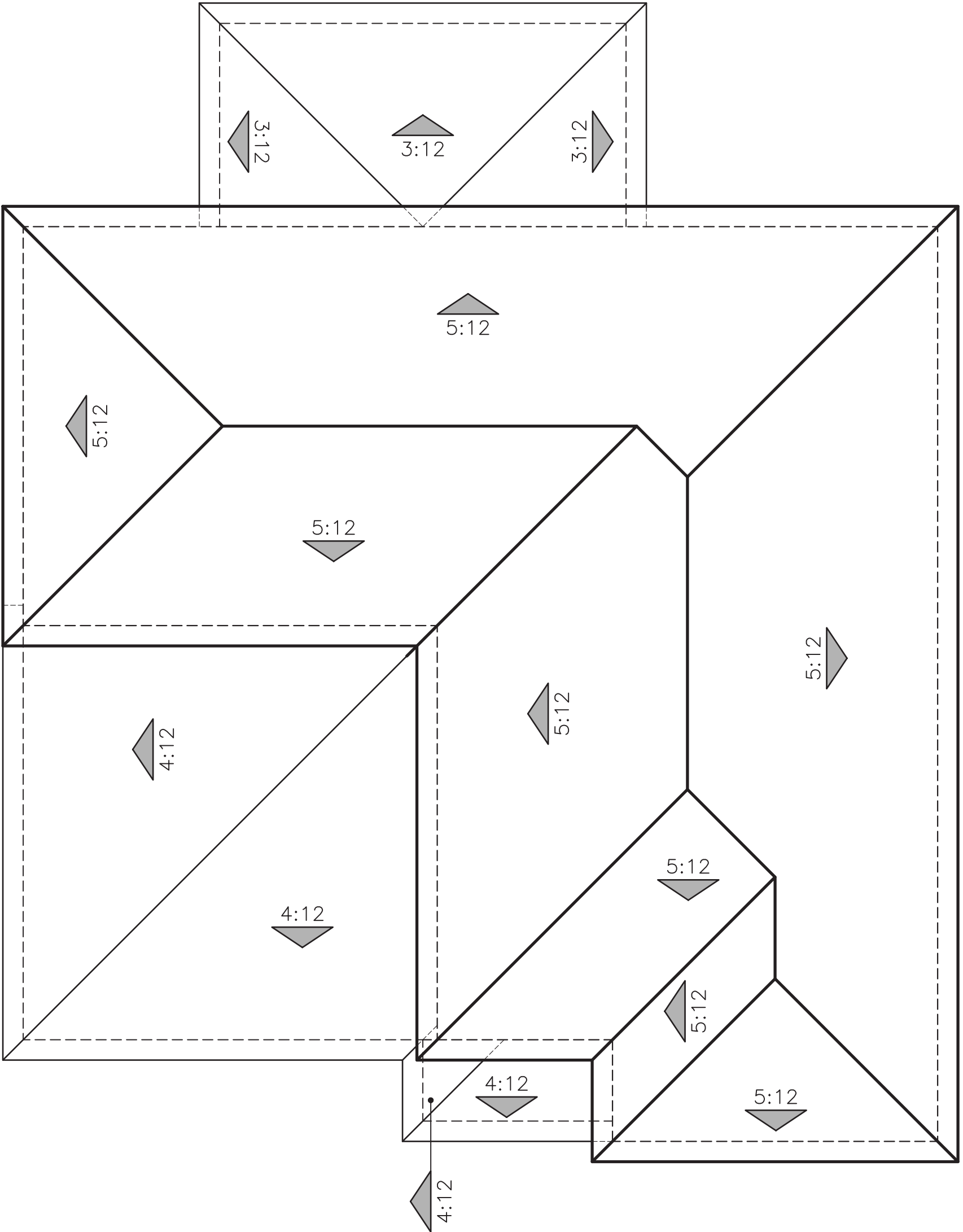
"C" CRAFTSMAN

ROOF PLANS
PLAN 1 (2679)

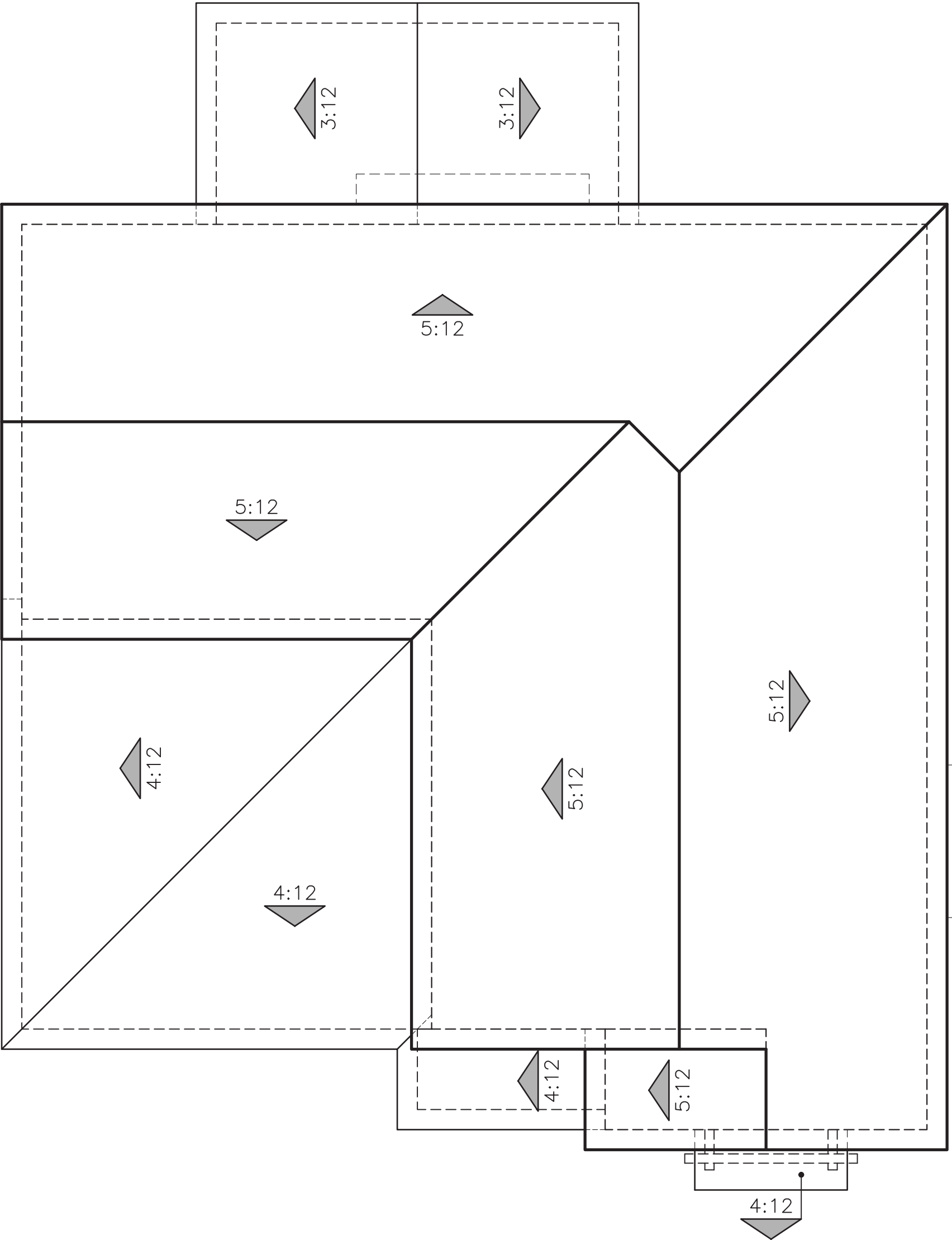




"A" SPANISH

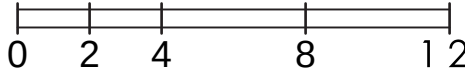


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 1 OPT. PATIO (2679)



EXTERIOR LIGHTS



KENT



Refer to landscape drawings for wall, tree, and shrub location:

"A" SPANISH



Refer to landscape drawings for wall, tree, and shrub location:

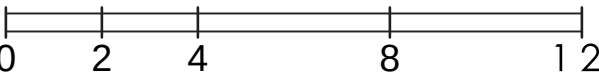
"B" ITALIANATE

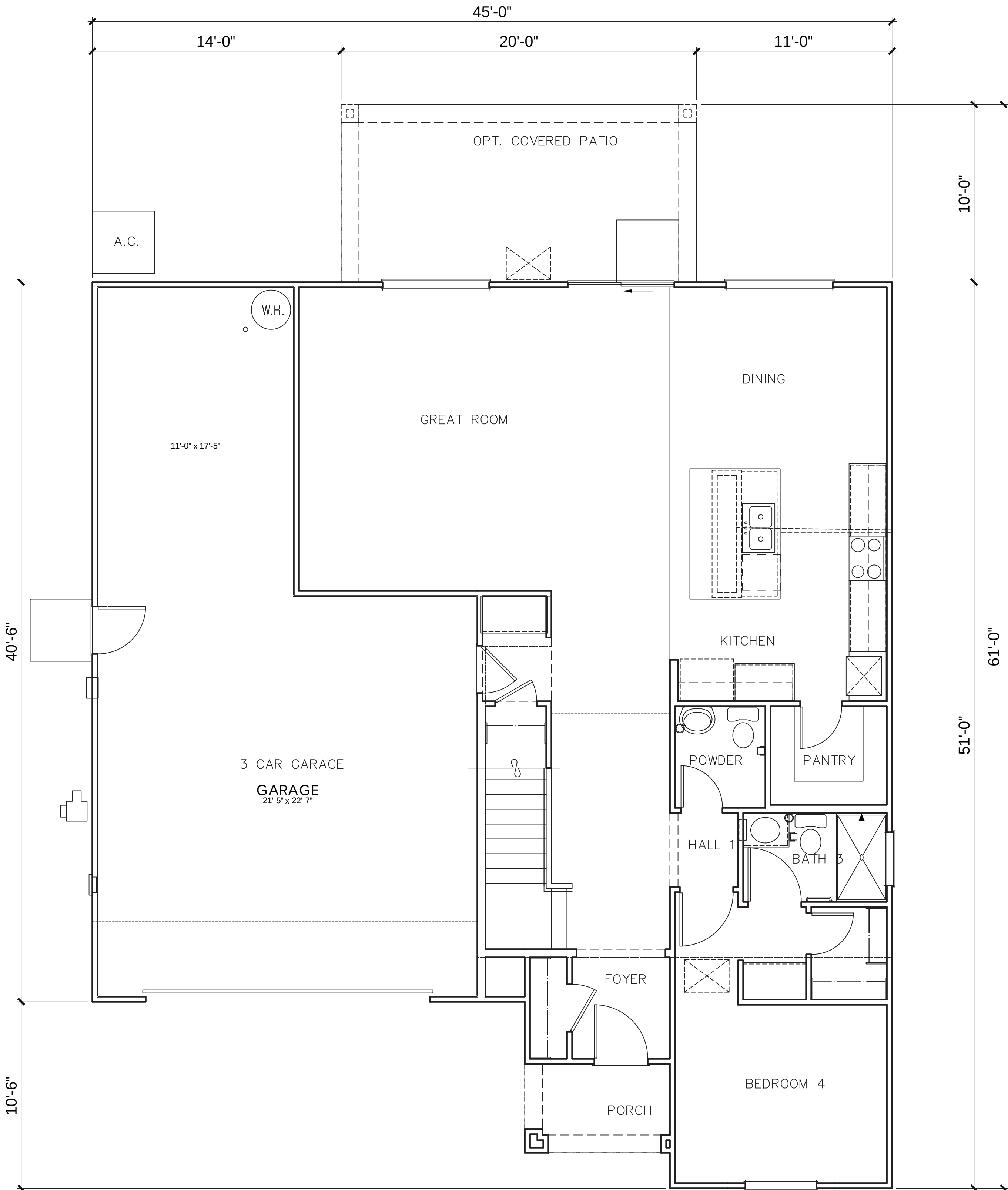
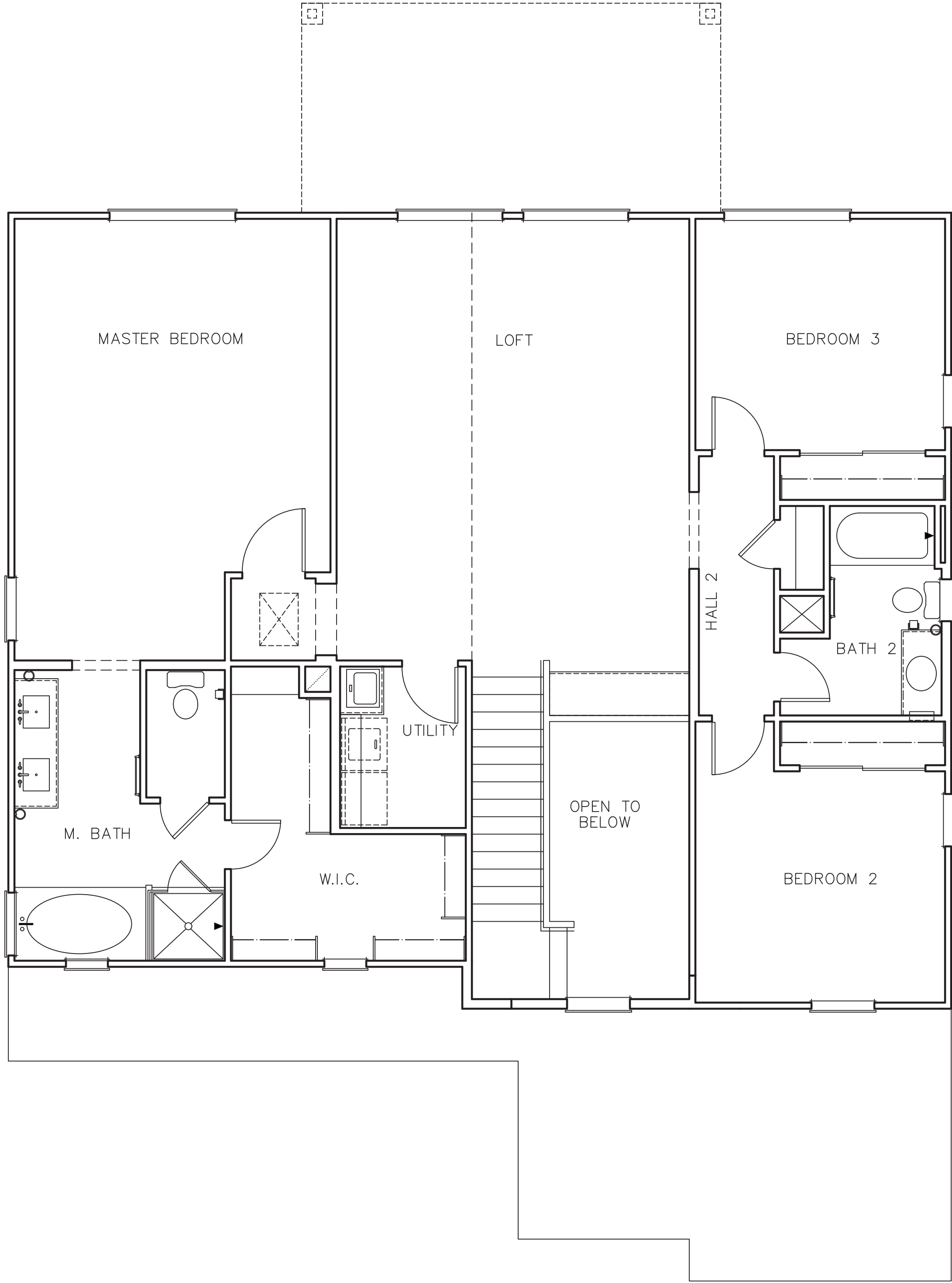


Refer to landscape drawings for wall, tree, and shrub location:

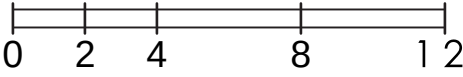
"C" CRAFTSMAN

PLAN 2 (2789)
FRONT ELEVATIONS





PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,280 SQ. FT.
SECOND FLOOR AREA	1,509 SQ. FT.
TOTAL DWELLING	2,789 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	701 SQ. FT.
COVERED PORCH	40 SQ. FT.
OPT. COVERED PATIO	200 SQ. FT.



SECOND FLOOR PLAN

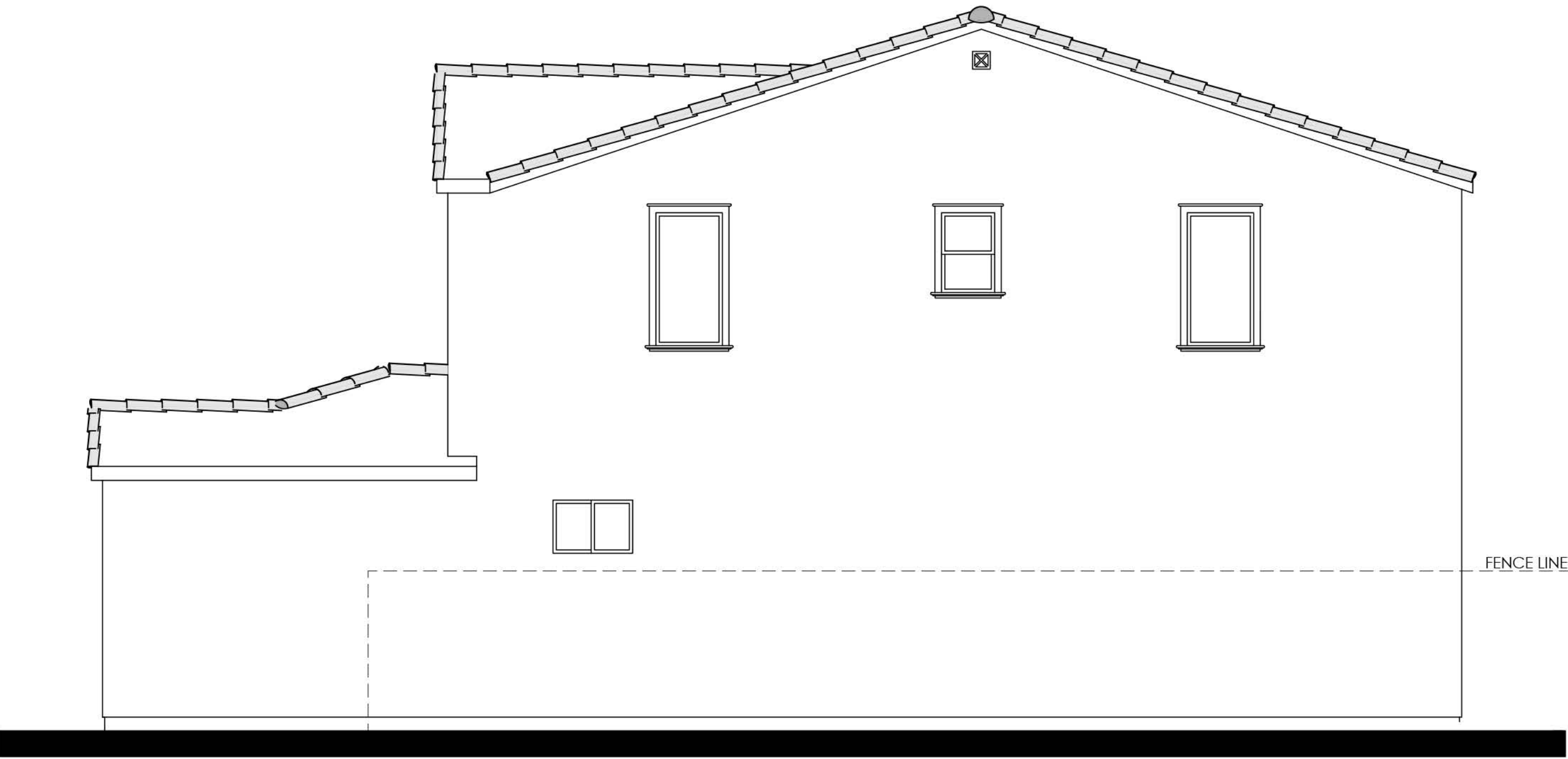
FIRST FLOOR PLAN

PLAN 2 (2789)
4 BEDROOM, 3 BATH, LOFT



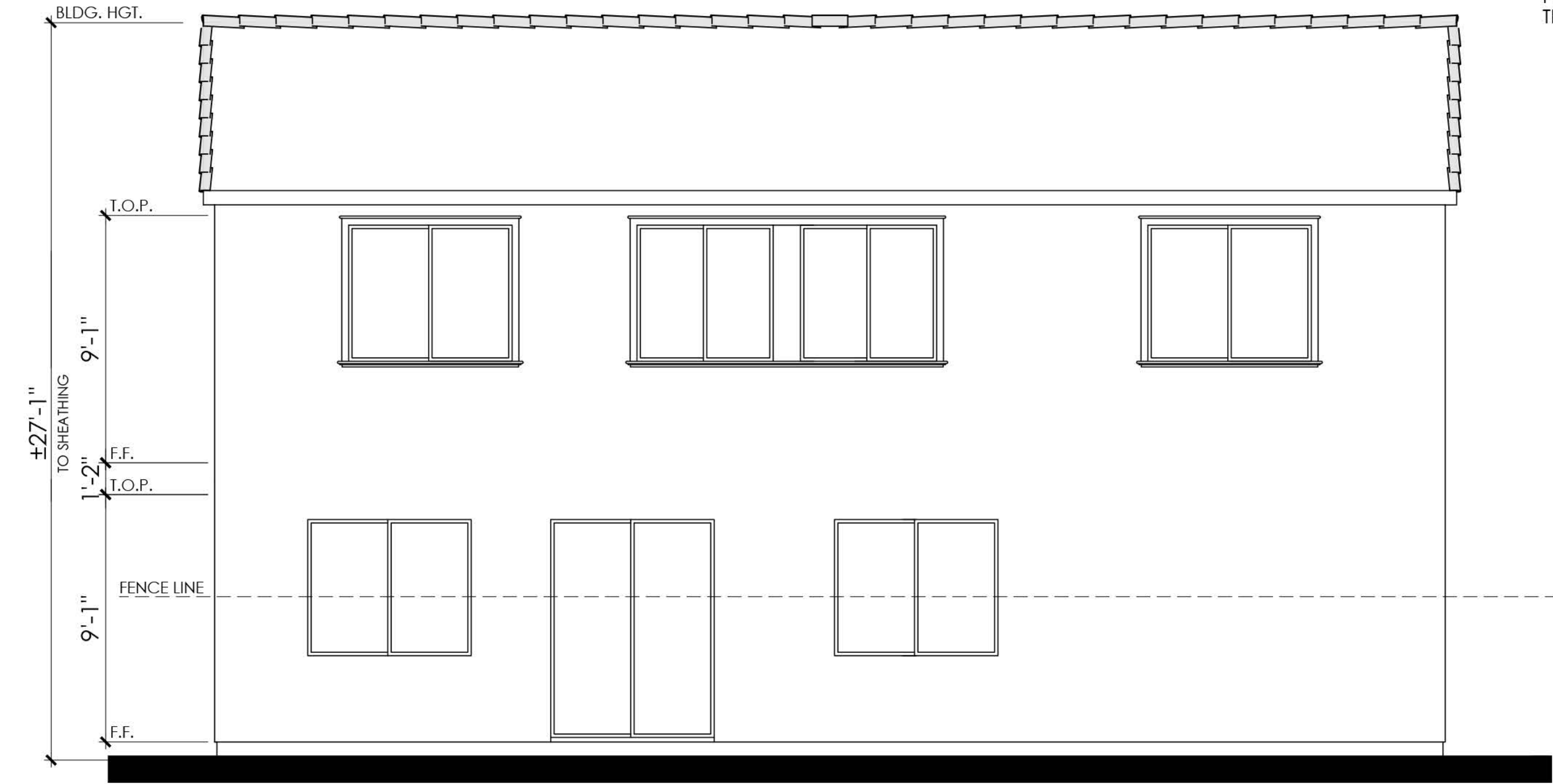
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

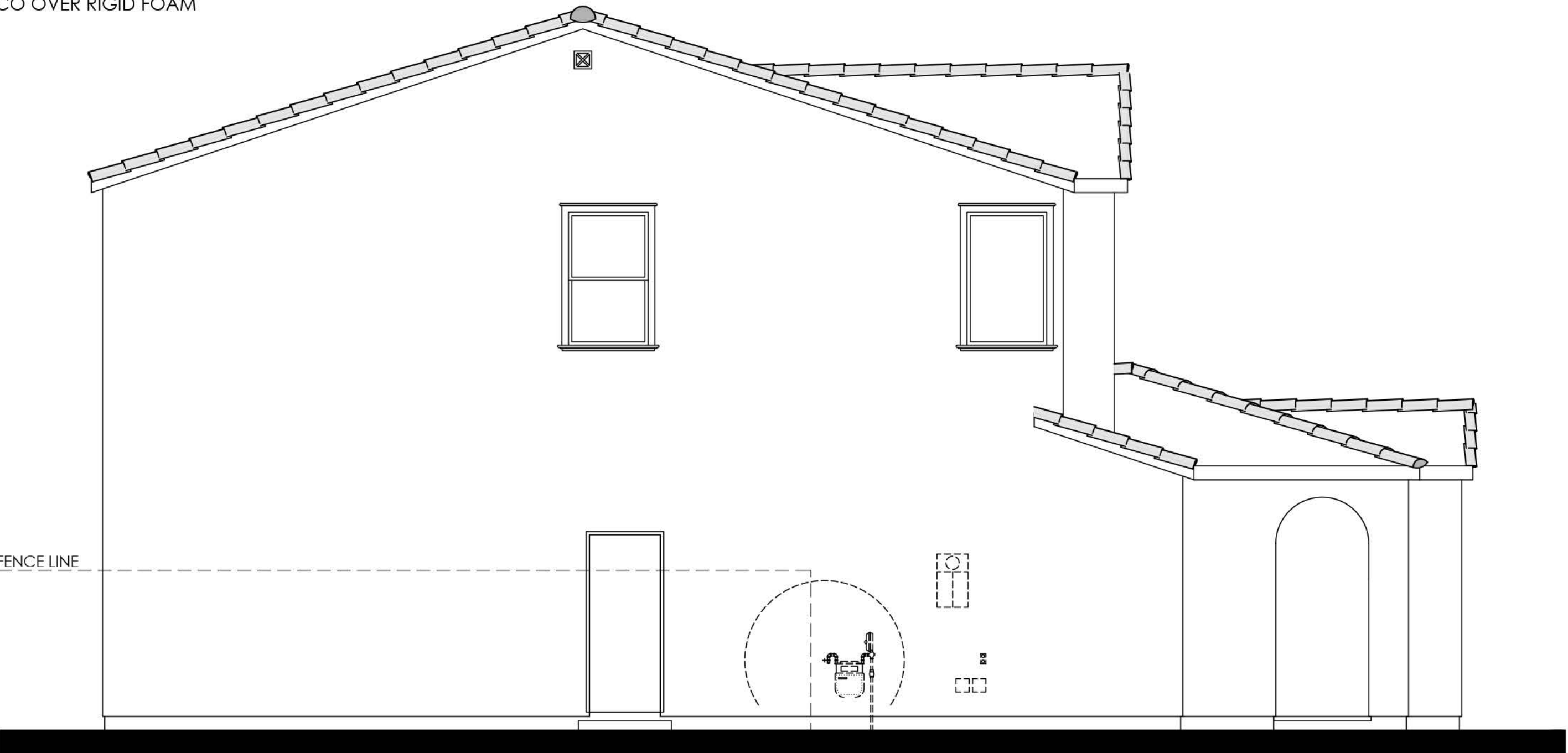


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 2
PLAN 2A (2789 "A")
SPANISH ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 2
PLAN 2A (2789 "A")
SPANISH ENHANCED ELEVATION

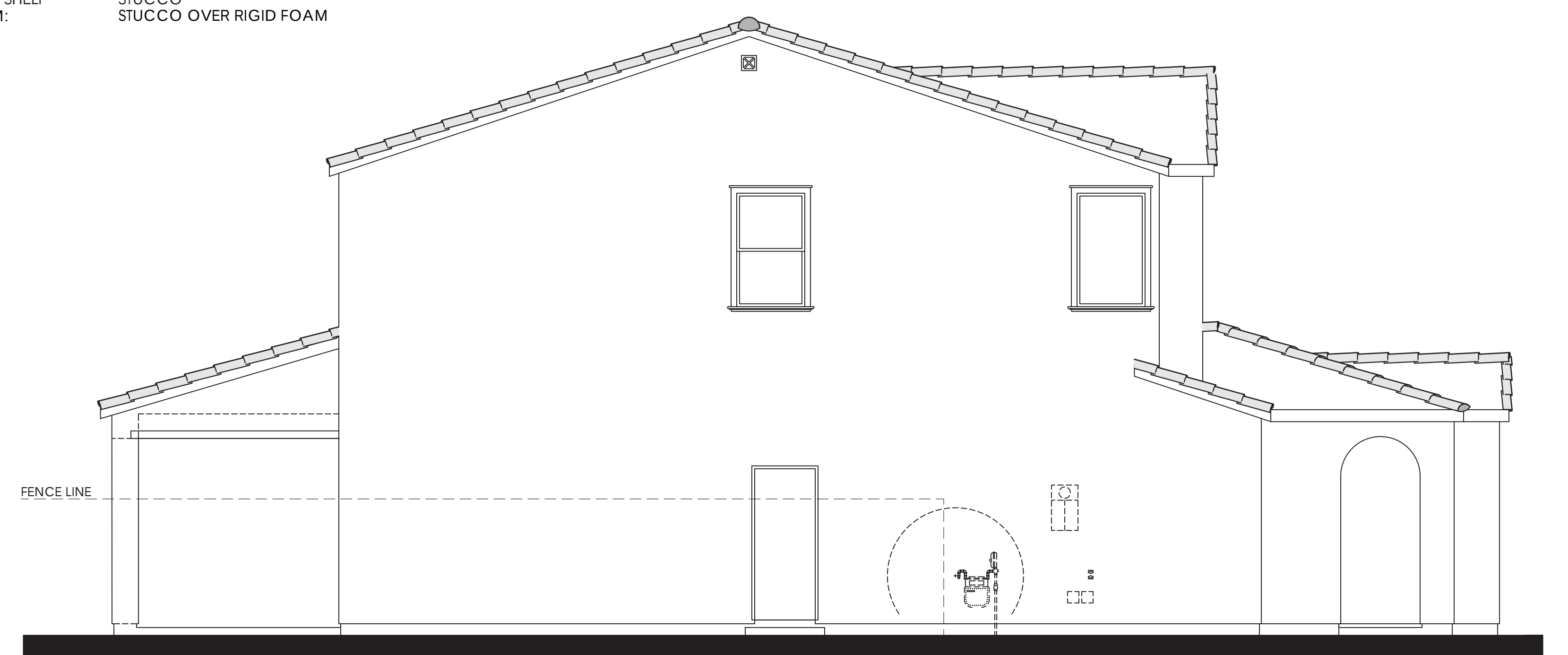
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





REAR

PLAN 2A OPT. PATIO (2789 "A")
SPANISH ELEVATION

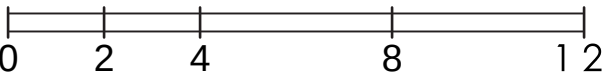


LEFT



RIGHT

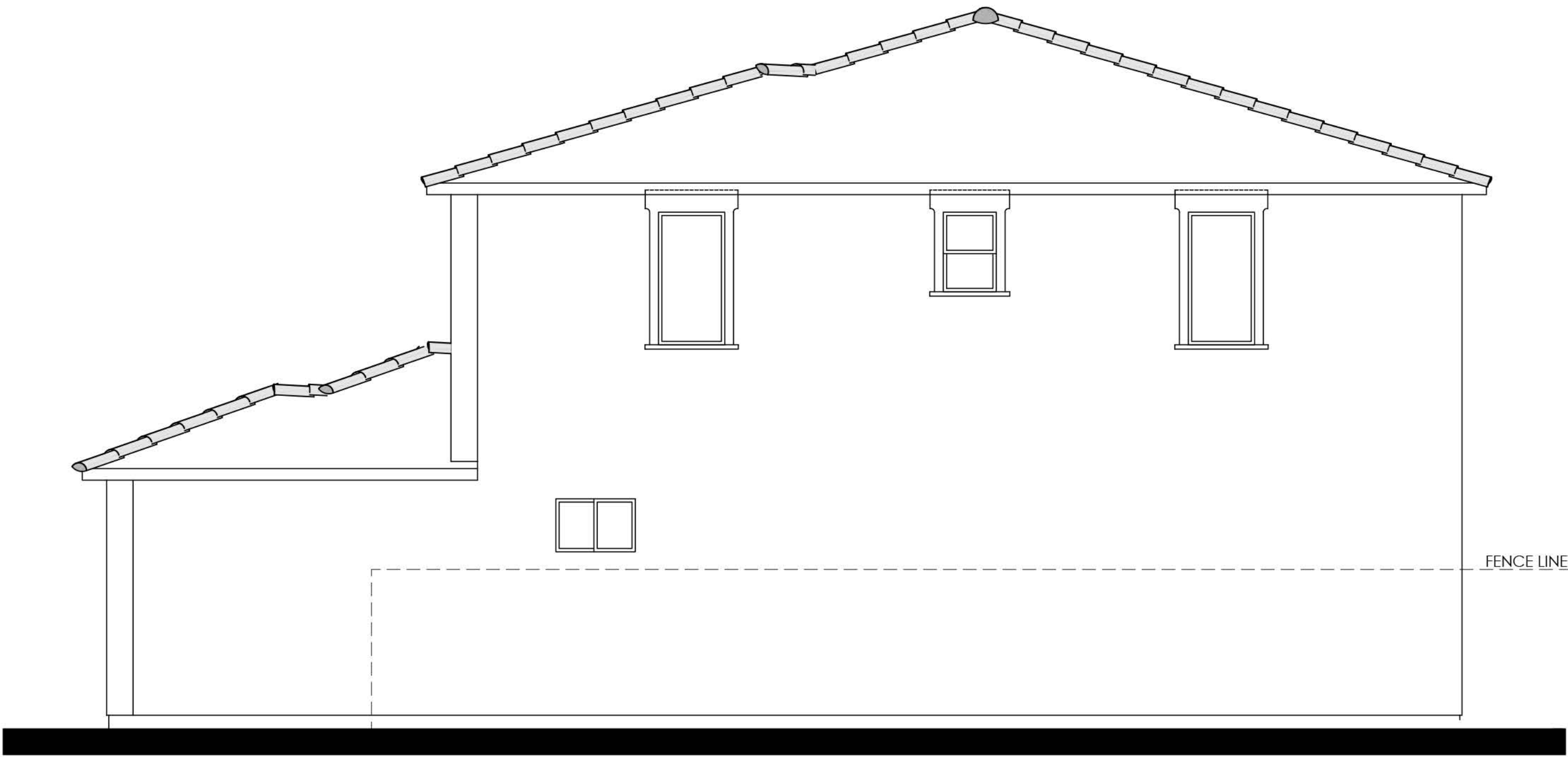
- MATERIALS LEGEND
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |





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

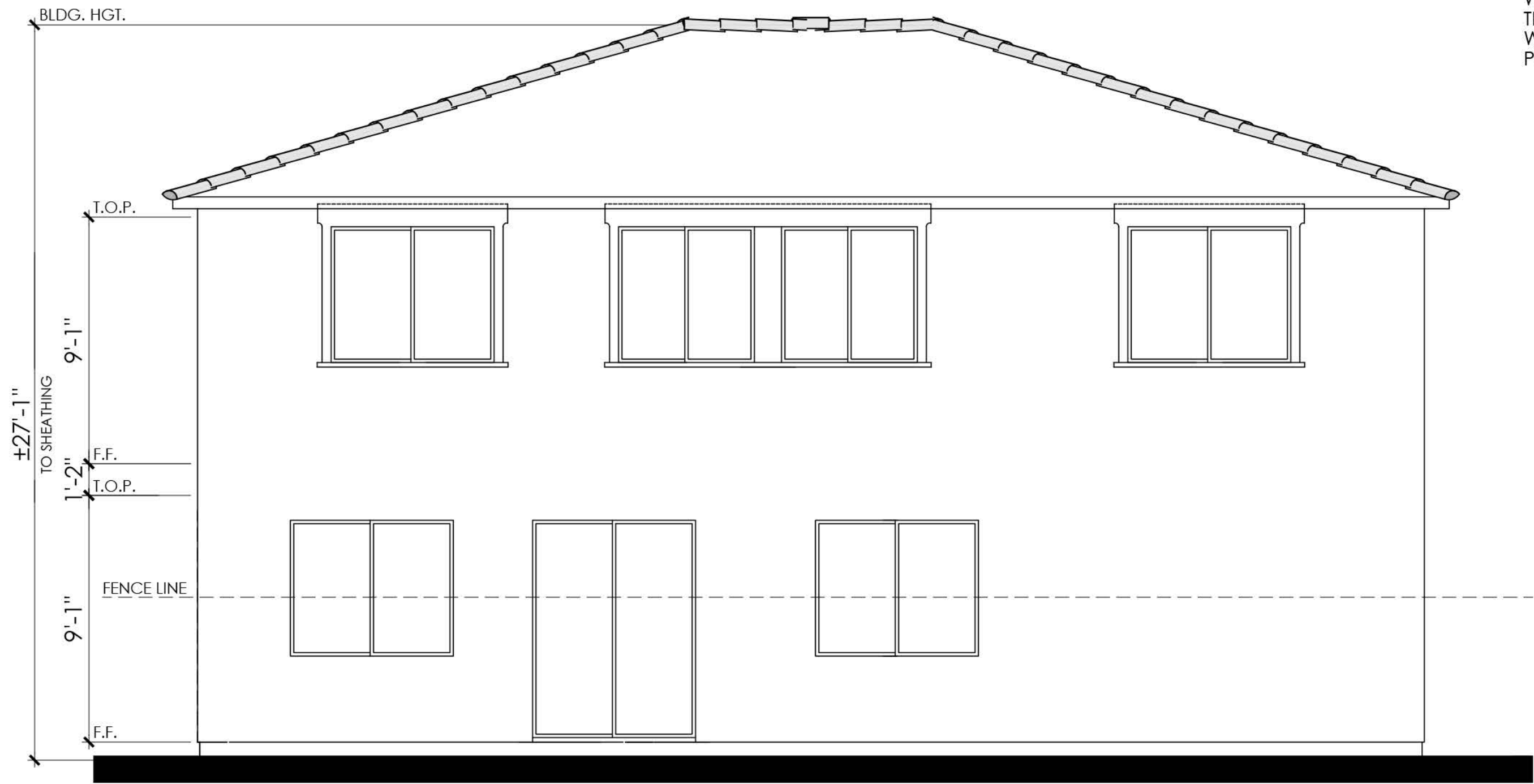
FRONT



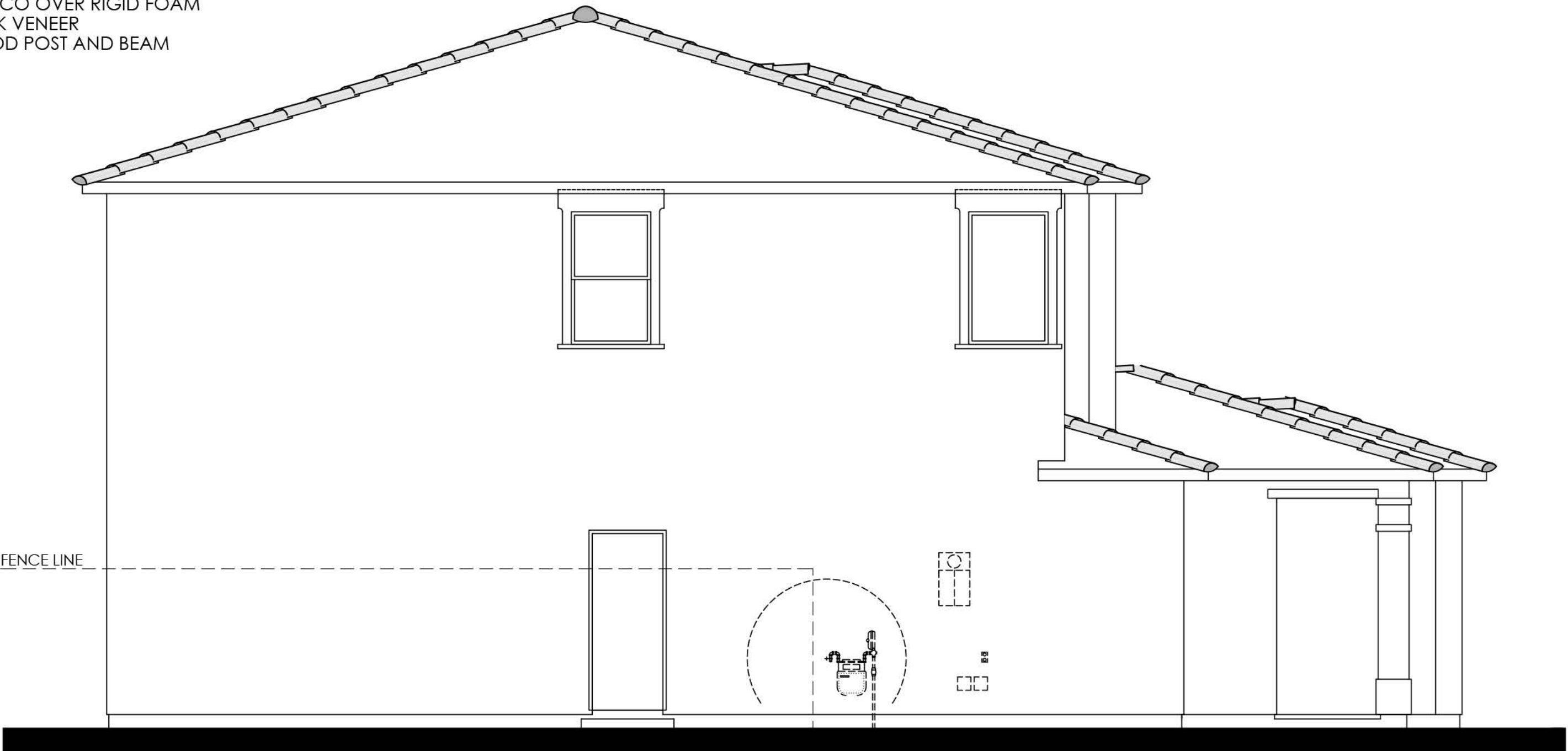
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2789 "B")
ITALIANATE ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |



REAR

COLOR SCHEME 5
PLAN 2B (2789 "B")
ITALIANATE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



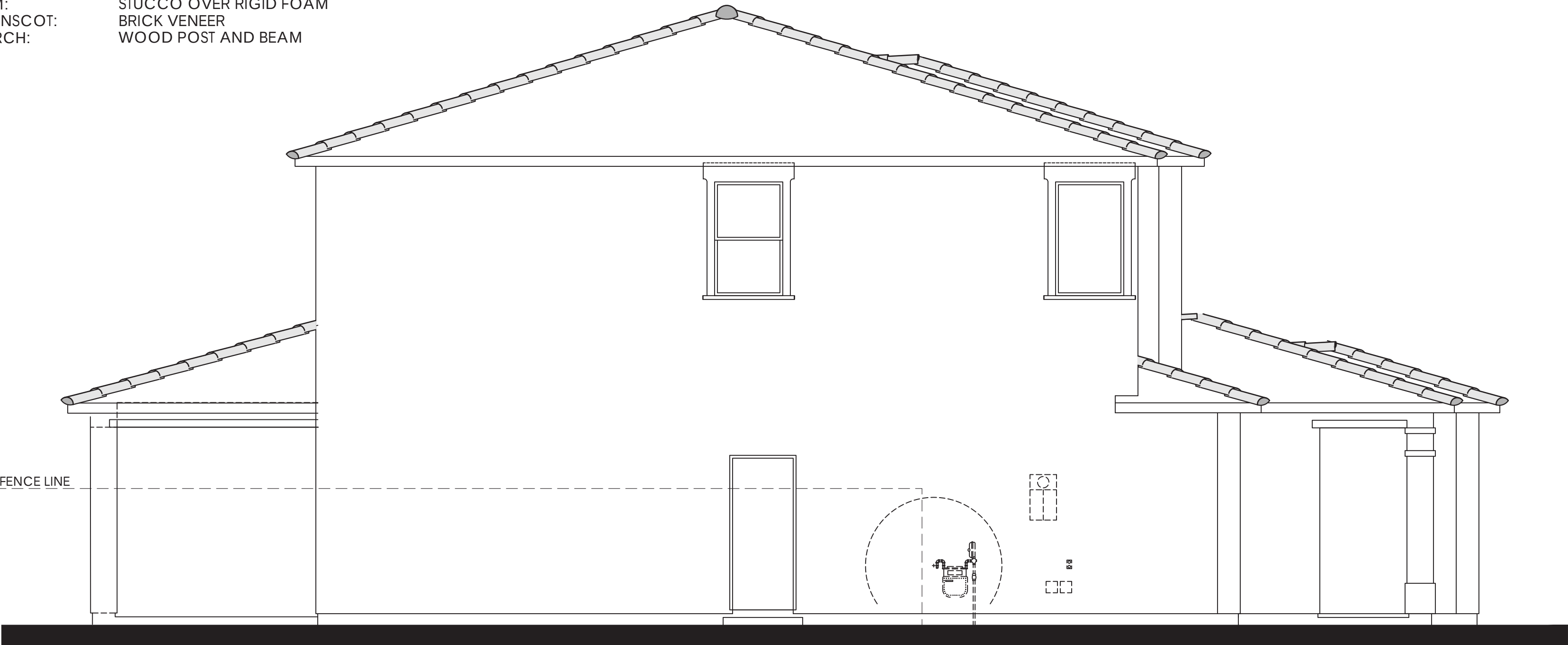


REAR



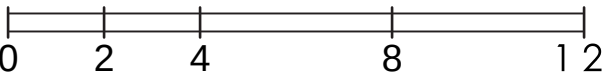
RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE 'S' TILE
 - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD & BATTEN
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: BRICK VENEER
 - PORCH: WOOD POST AND BEAM



LEFT

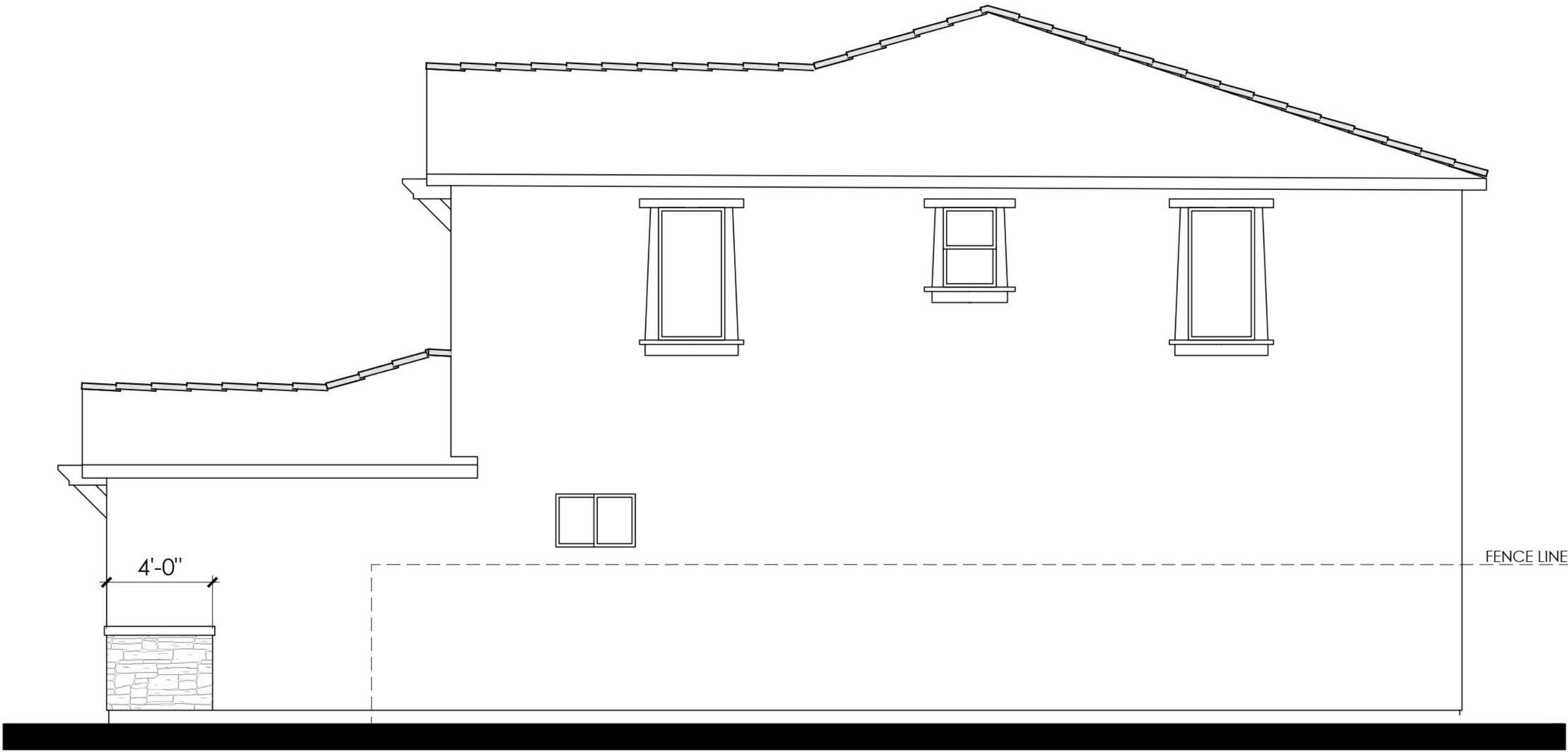
PLAN 2B OPT. PATIO (2789 "B")
ITALIANATE ELEVATION





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

FRONT

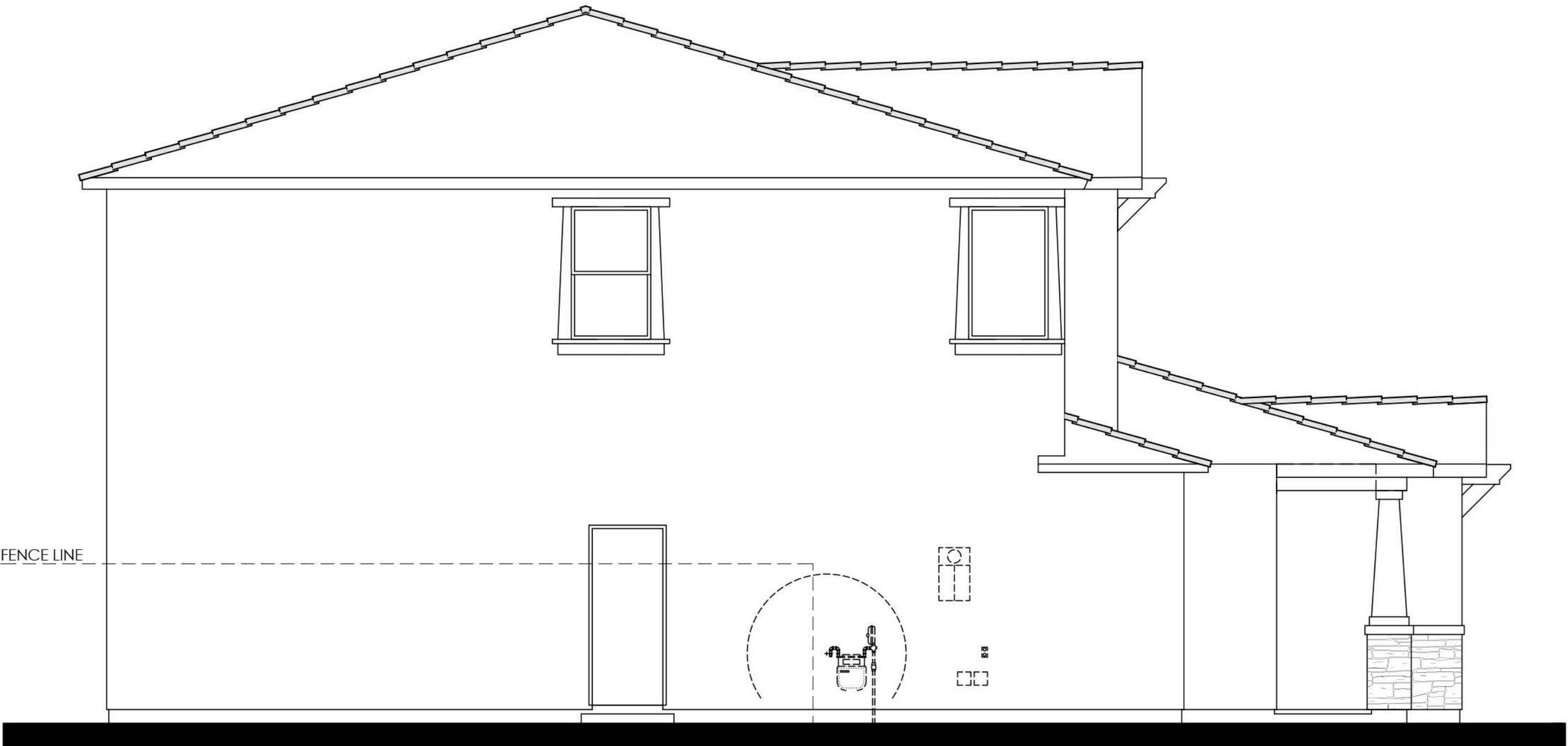


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |



REAR



LEFT

COLOR SCHEME 8
PLAN 2C (2789 "C")
CRAFTSMAN ELEVATION





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: | BRICK VENEER |



REAR

COLOR SCHEME 8
PLAN 2C (2789 "C")
CRAFTSMAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

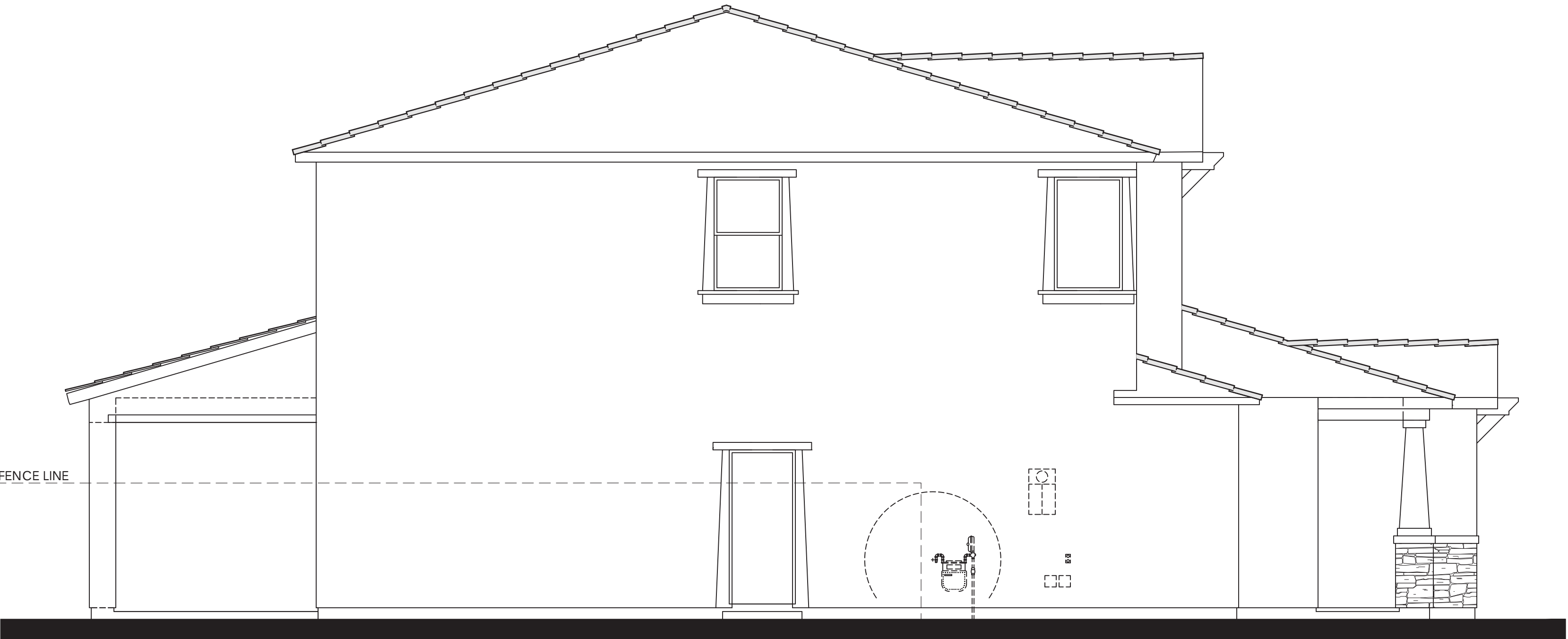
REAR



Items shown dashed shall occur at lots requiring enhancements.

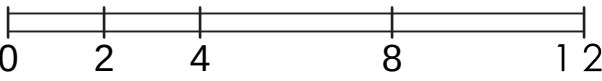
RIGHT

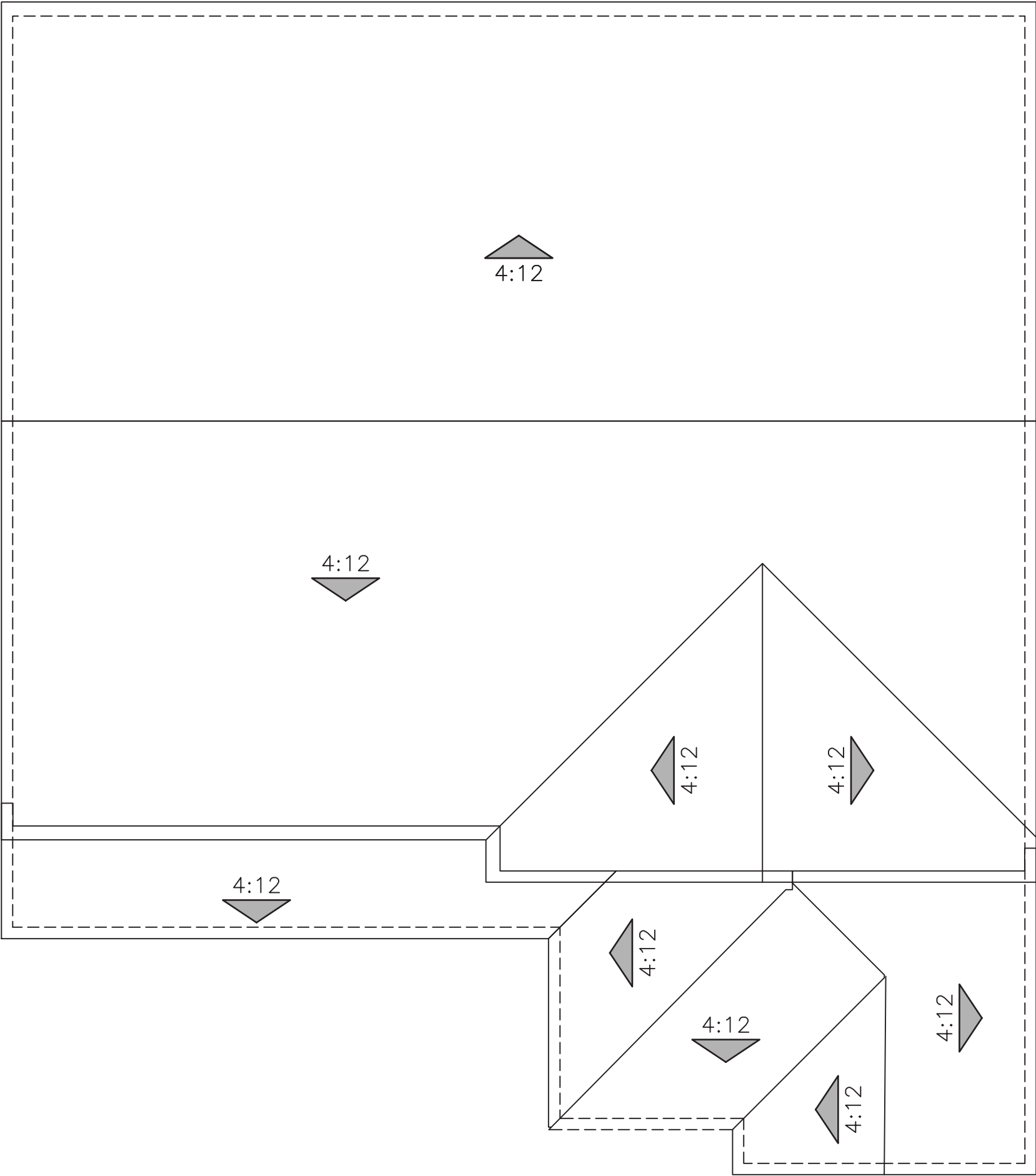
- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: BRICK VENEER



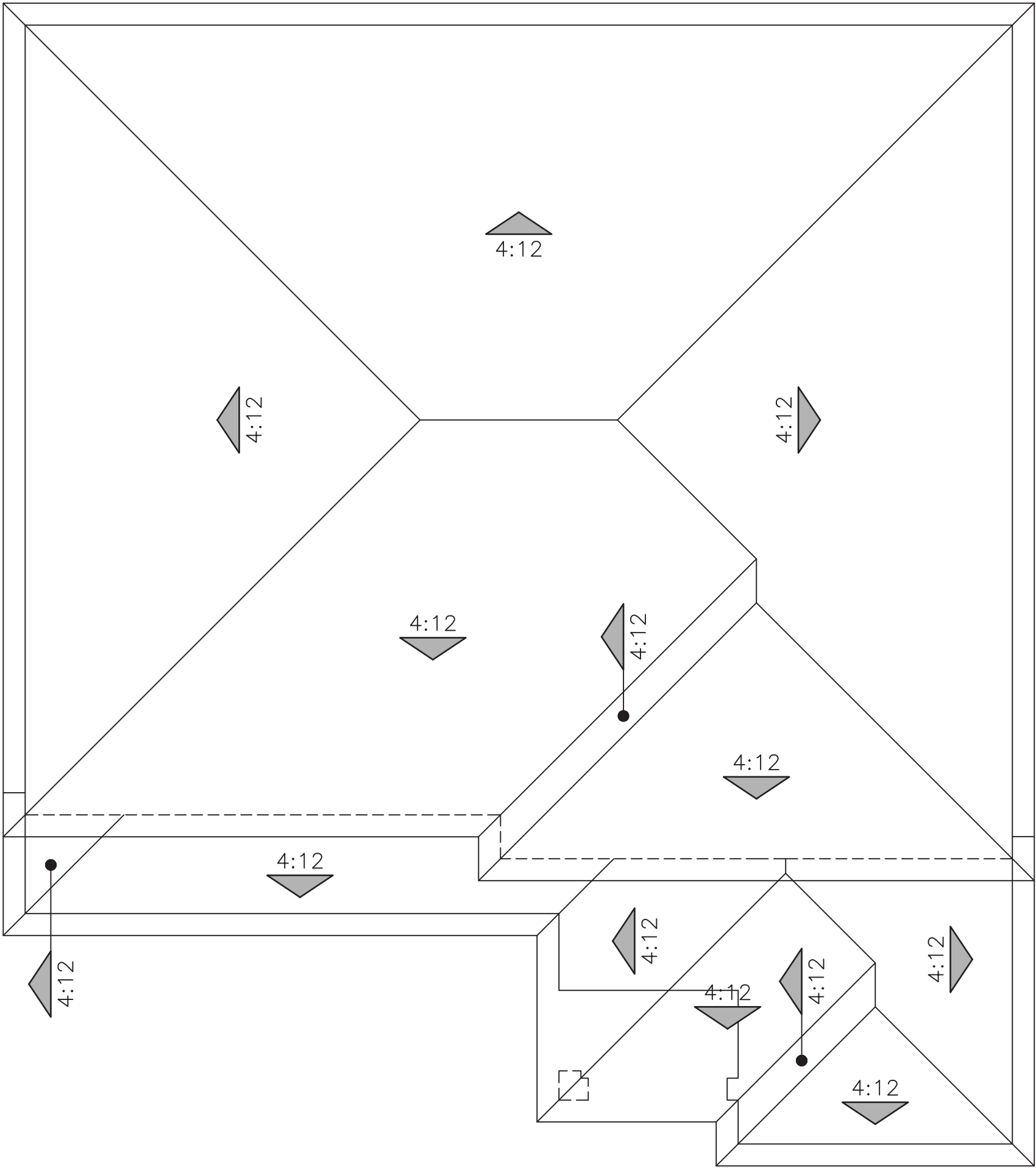
LEFT

PLAN 2C OPT. PATIO (2789 "C")
CRAFTSMAN ELEVATION

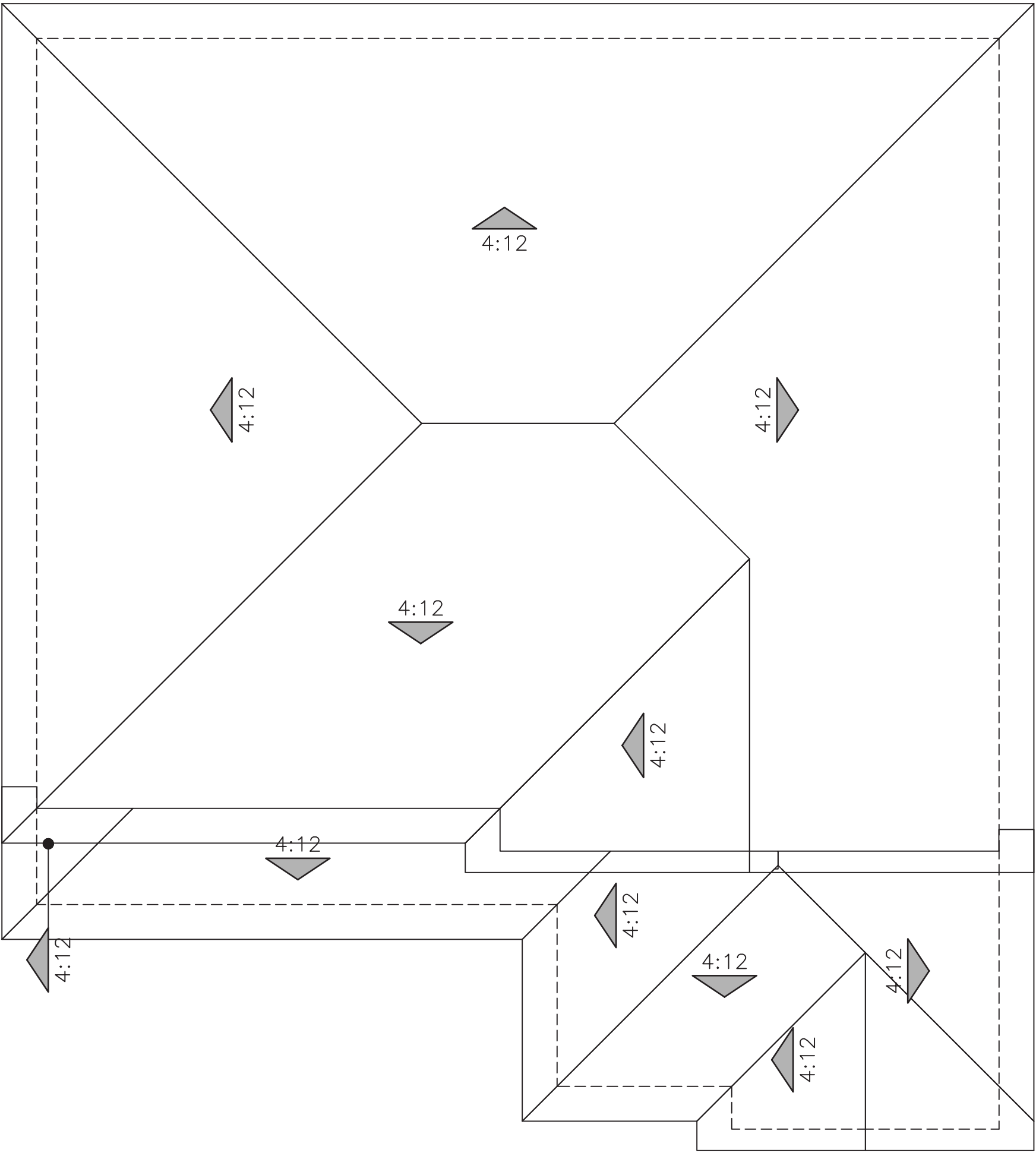




"A" SPANISH

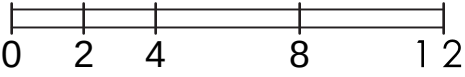


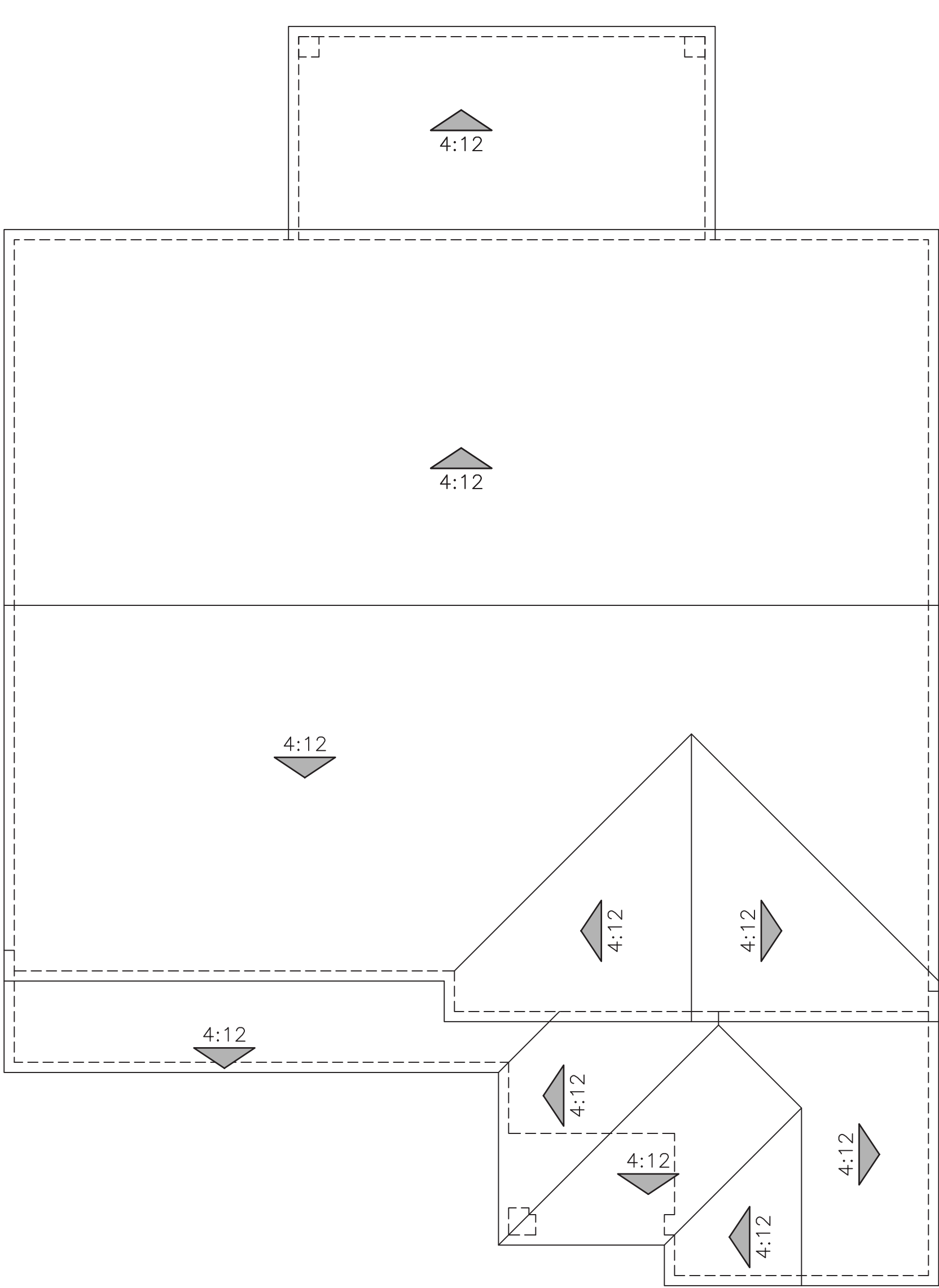
"B" ITALIANATE



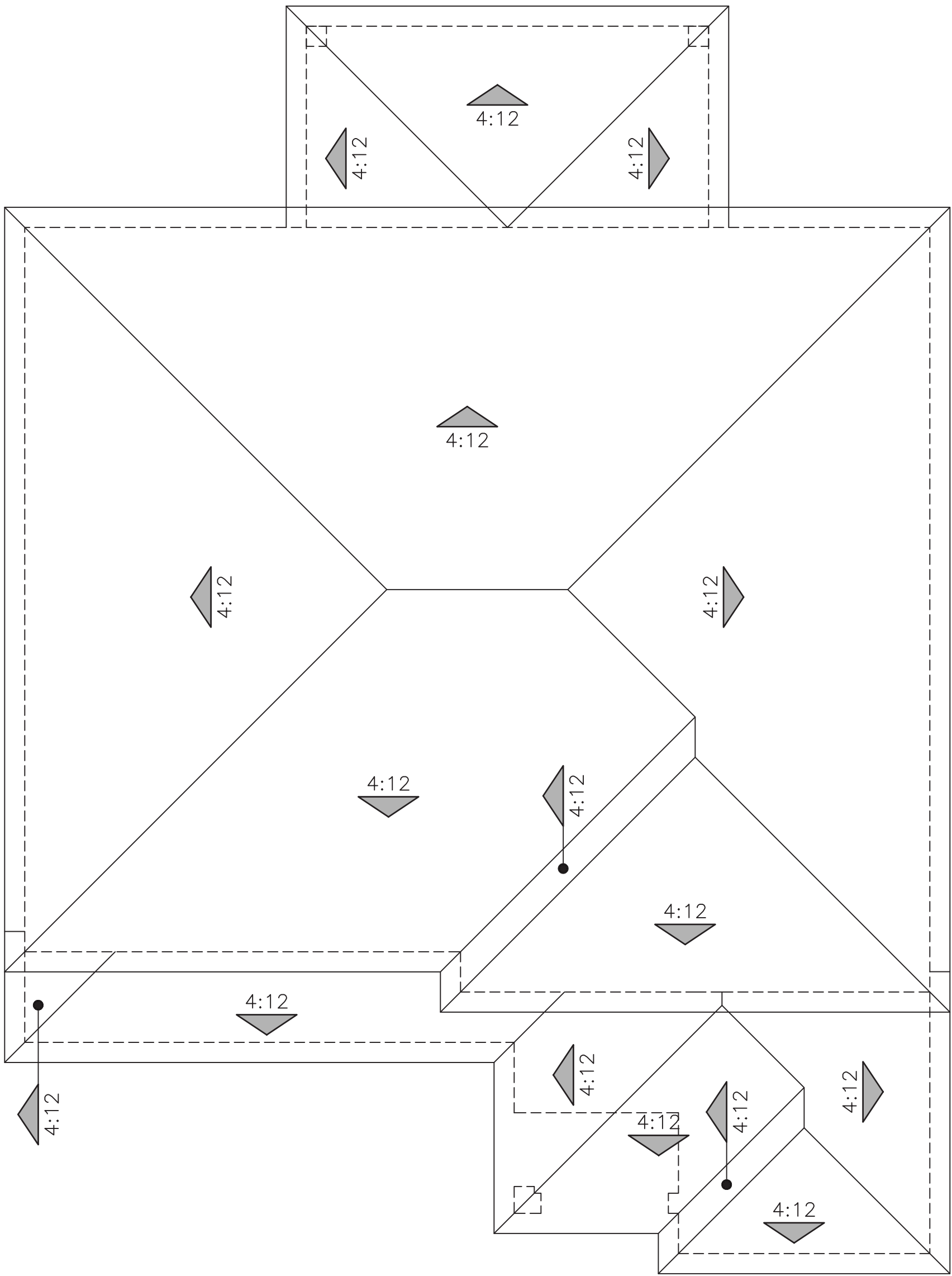
"C" CRAFTSMAN

ROOF PLANS
PLAN 2 (2789)

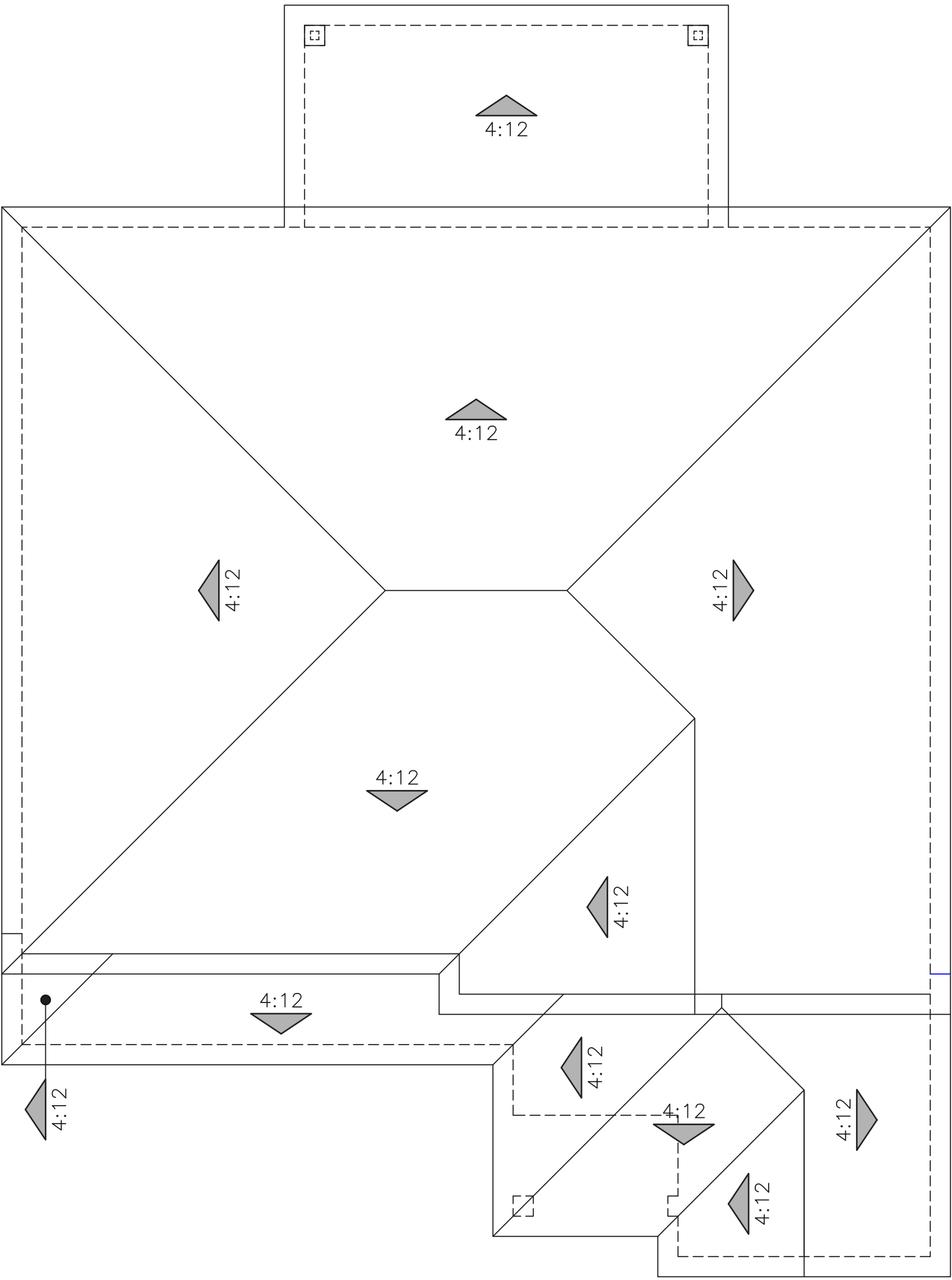




"A" SPANISH

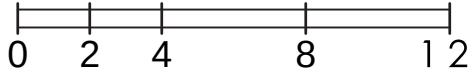


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 2 OPT. PATIO (2789)



EXTERIOR LIGHTS

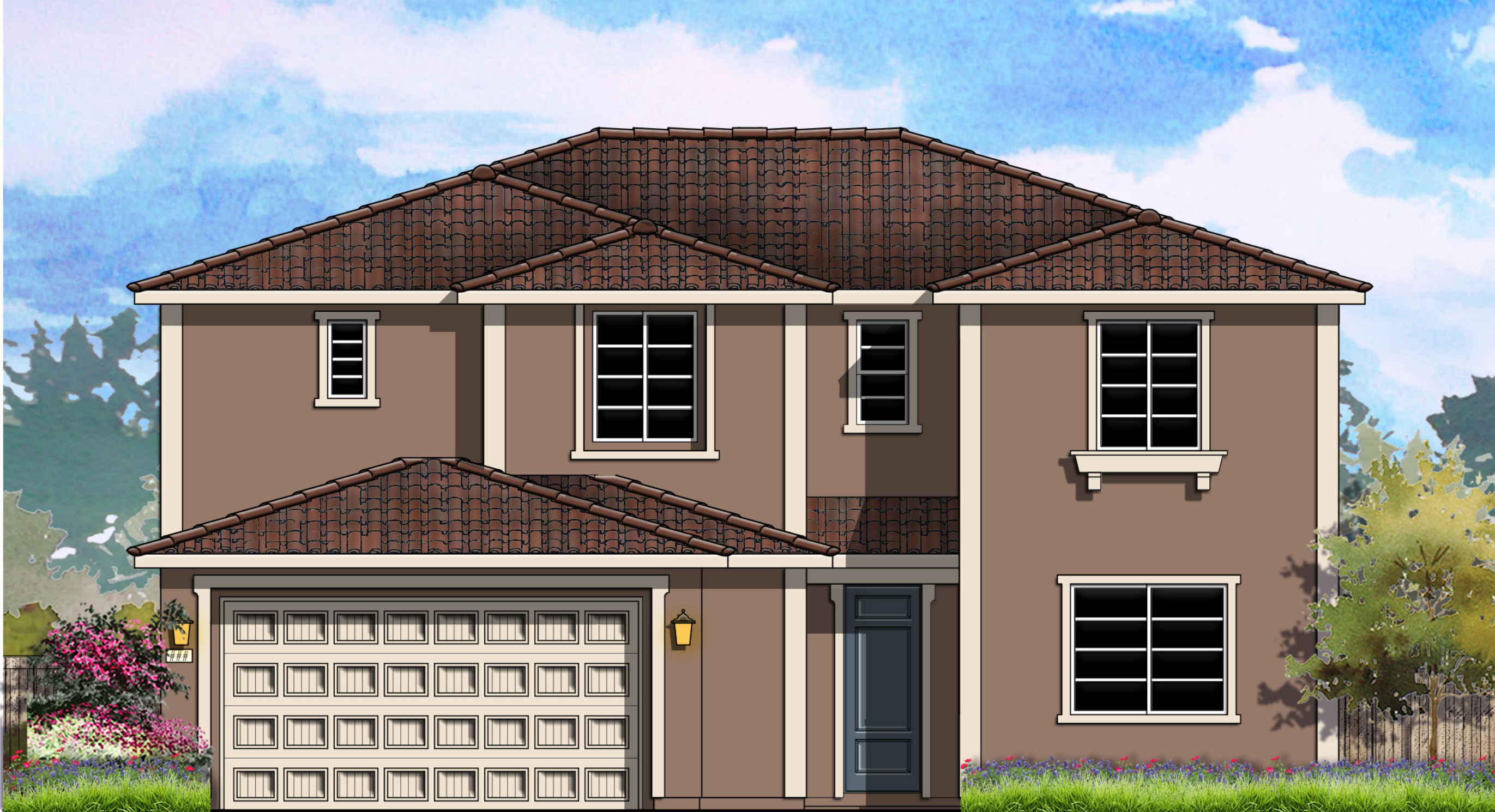


KENT



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

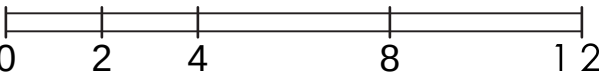
"B" ITALIANATE

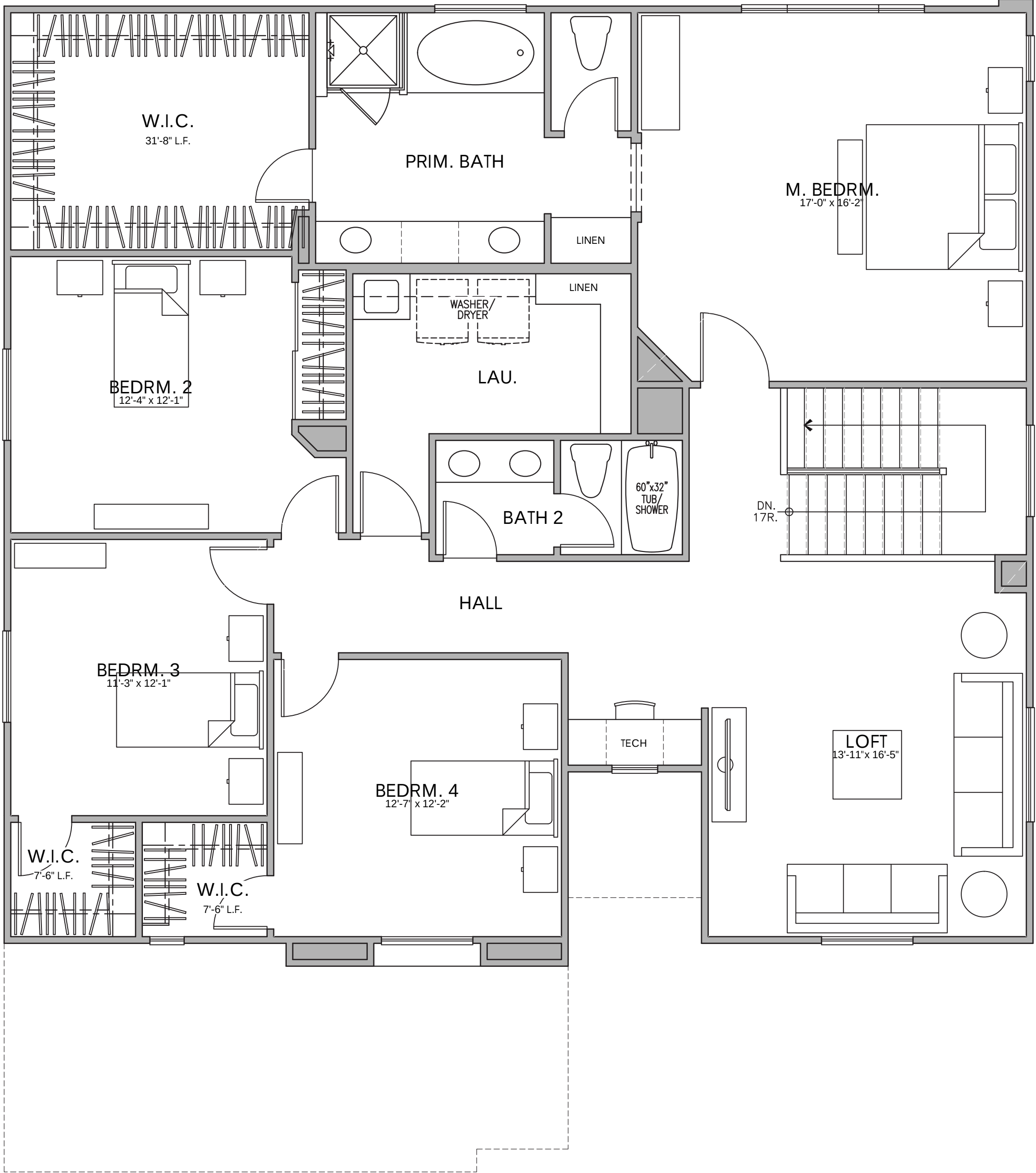


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

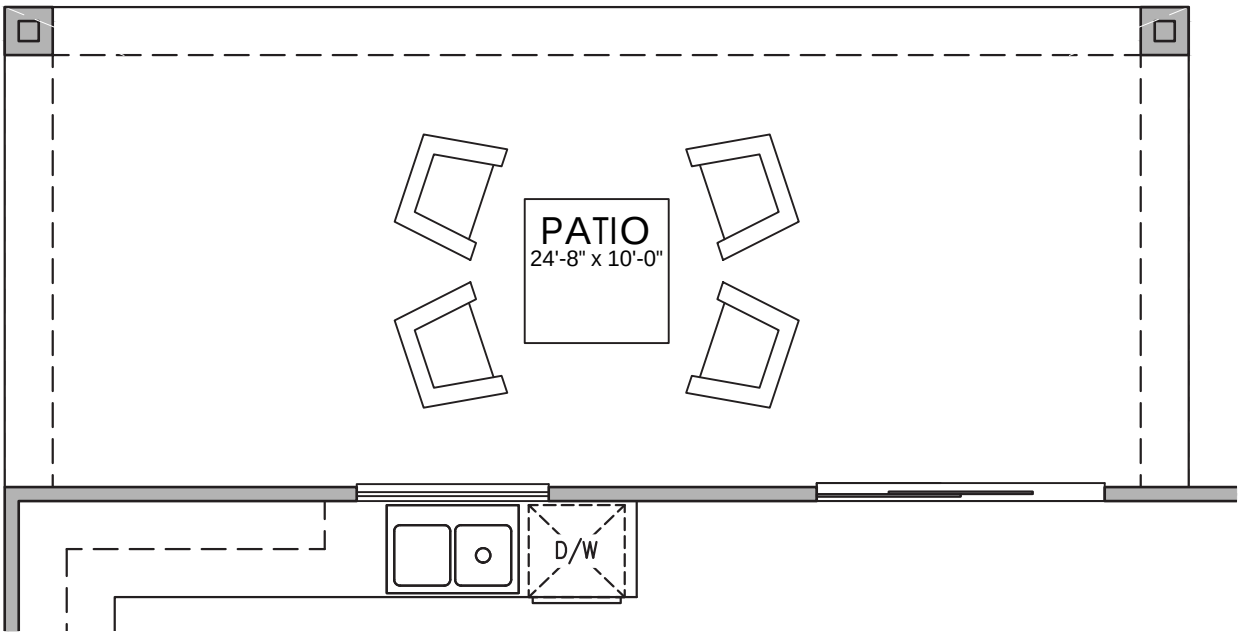
"C" CRAFTSMAN

PLAN 3 (3105)
FRONT ELEVATIONS





SECOND FLOOR PLAN

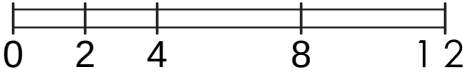


OPT. PATIO



FIRST FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,386 SQ. FT.
SECOND FLOOR AREA	1,719 SQ. FT.
TOTAL DWELLING	3,105 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	636 SQ. FT.
PORCH "A", "B" & "C"	32 SQ. FT.
OPT. PATIO	247 SQ. FT.



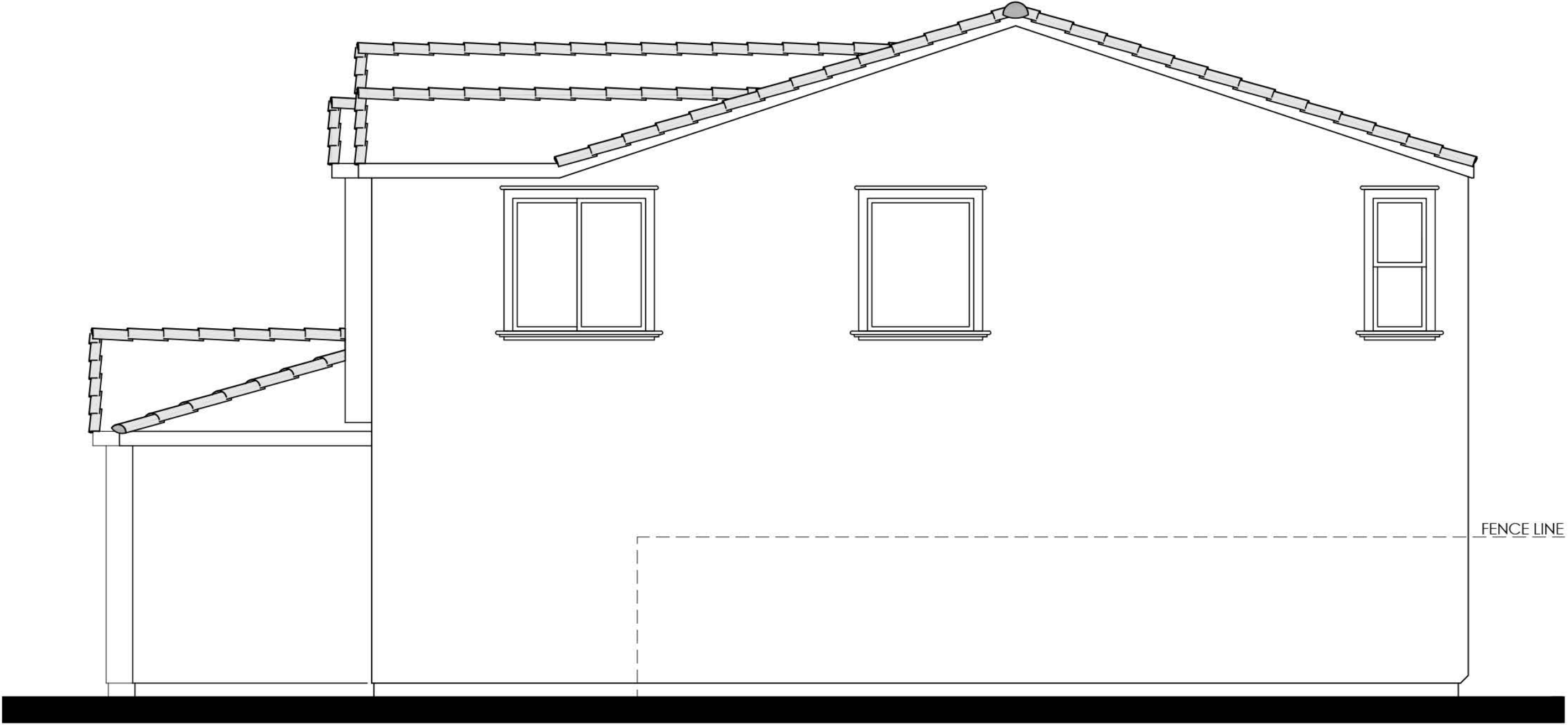
PLAN 3 (3105)
4 BEDROOM, 3 BATH, LOFT



© 2024 Kevin L. Crook Architect, Inc.

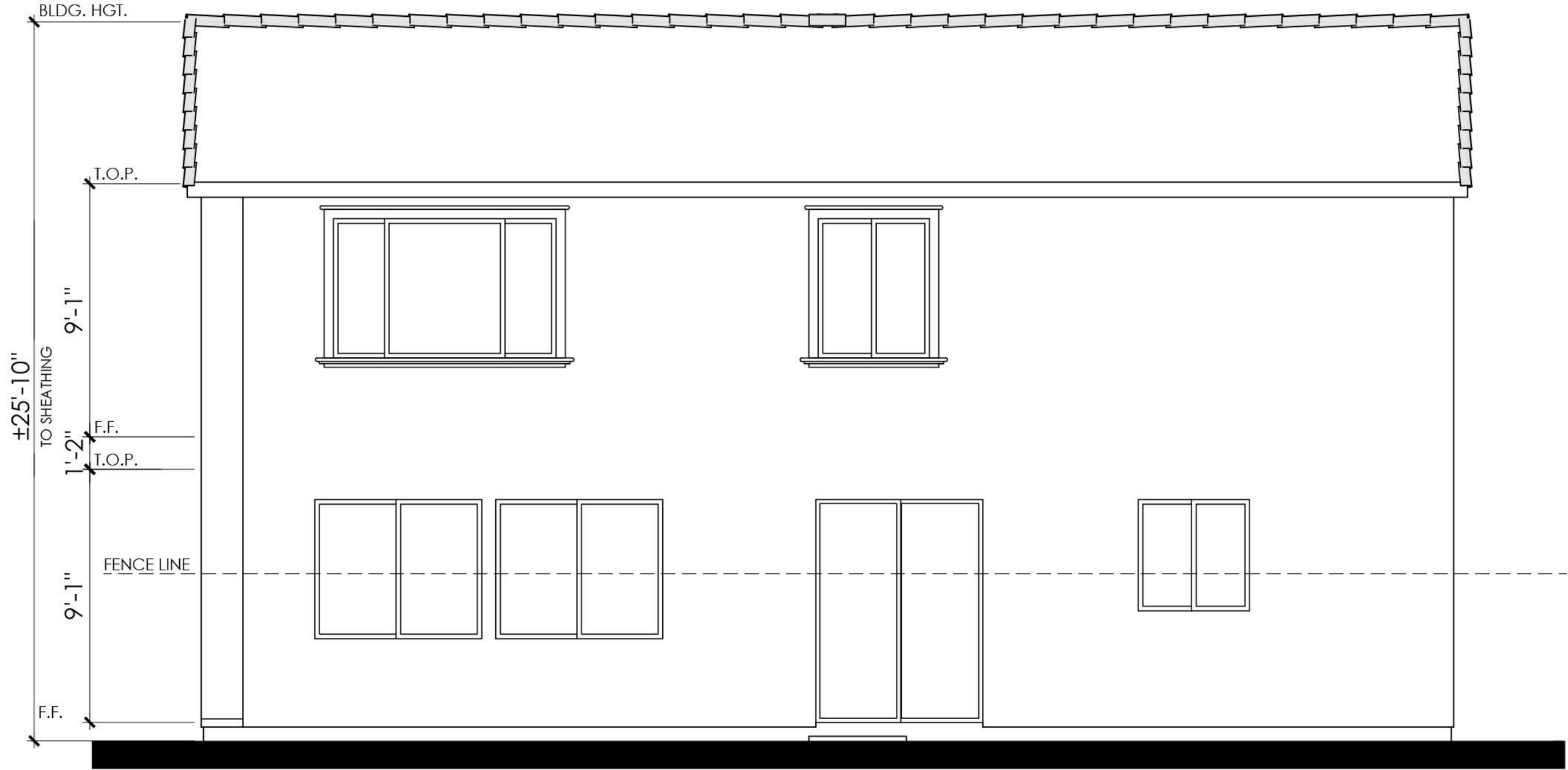
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

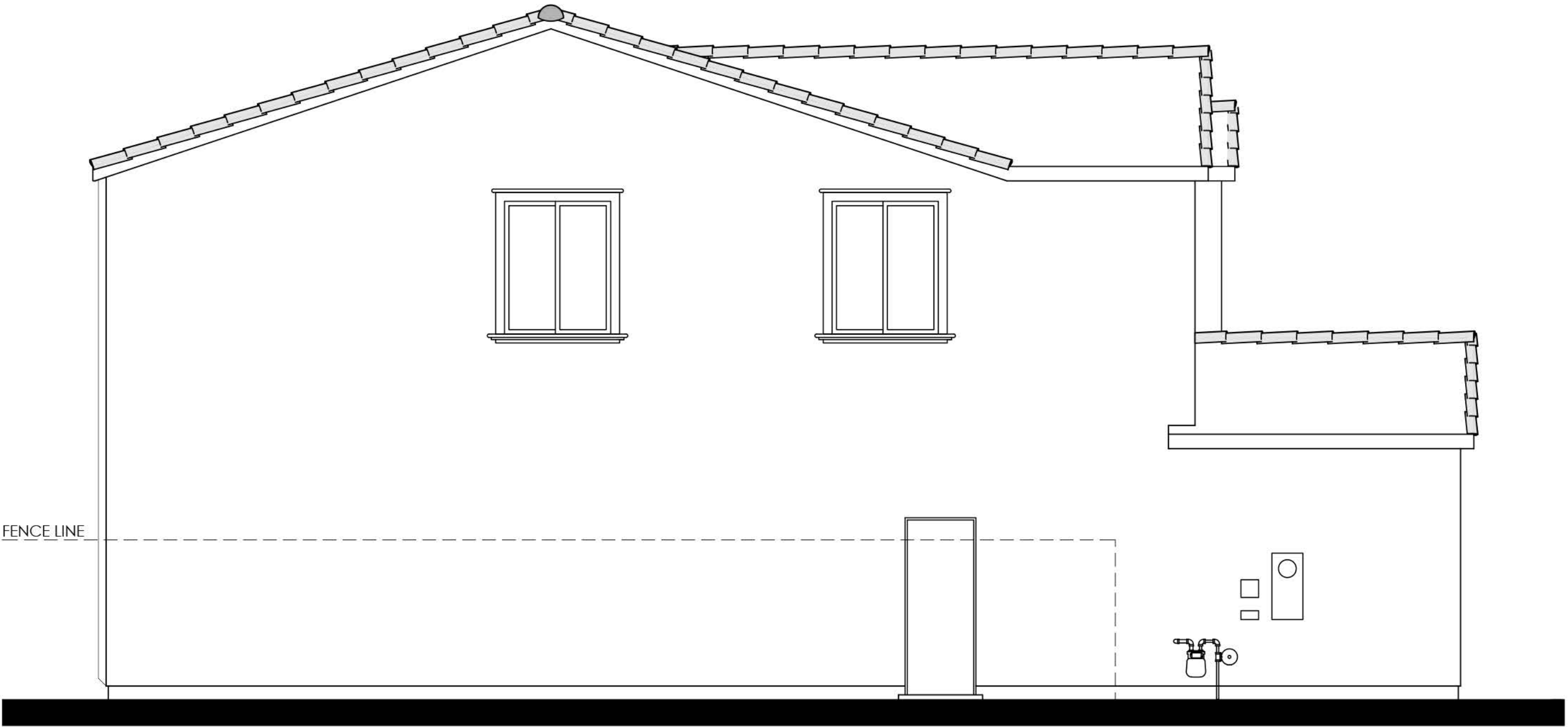


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |



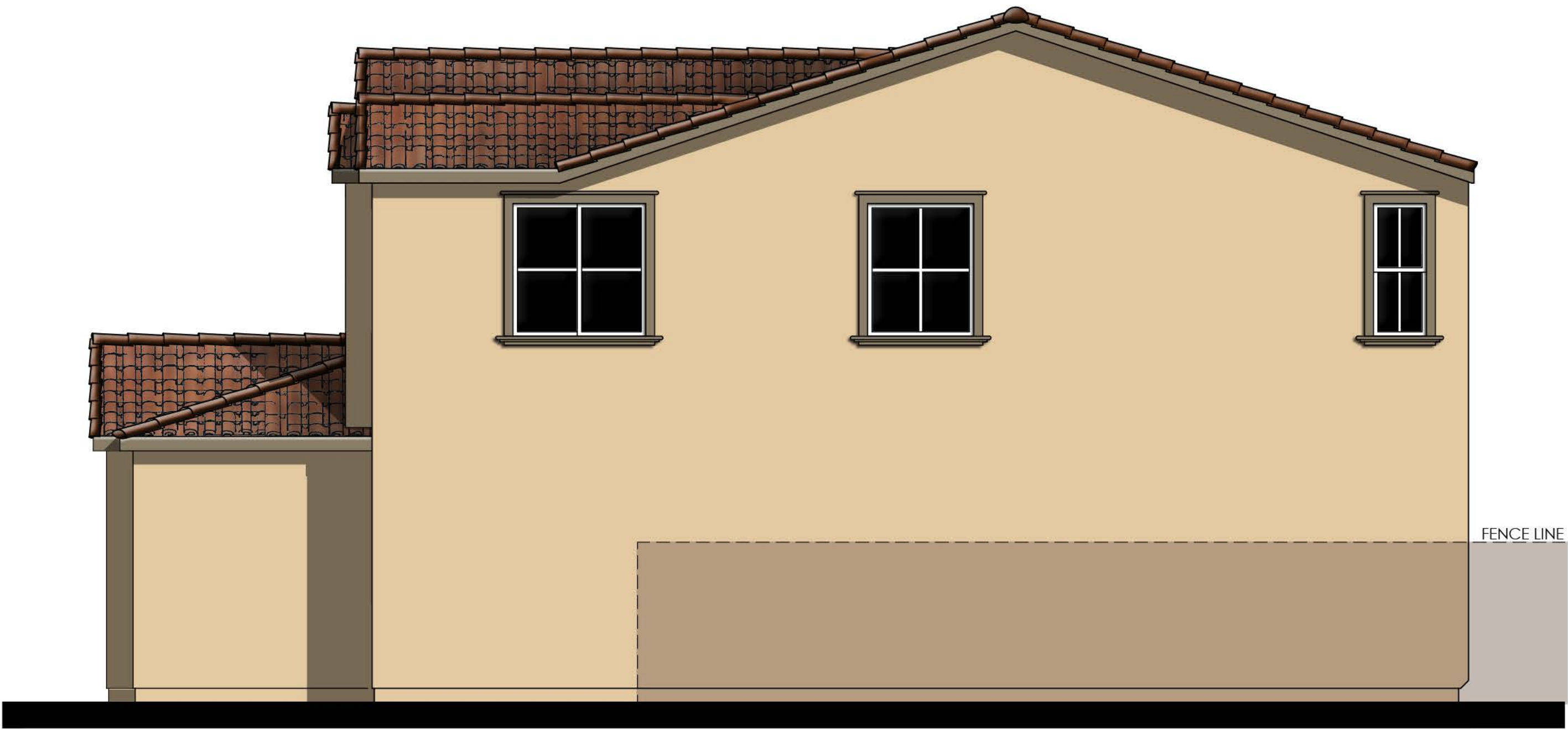
REAR



LEFT

COLOR SCHEME 3
PLAN 3A (3105)
SPANISH ELEVATIONS





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |

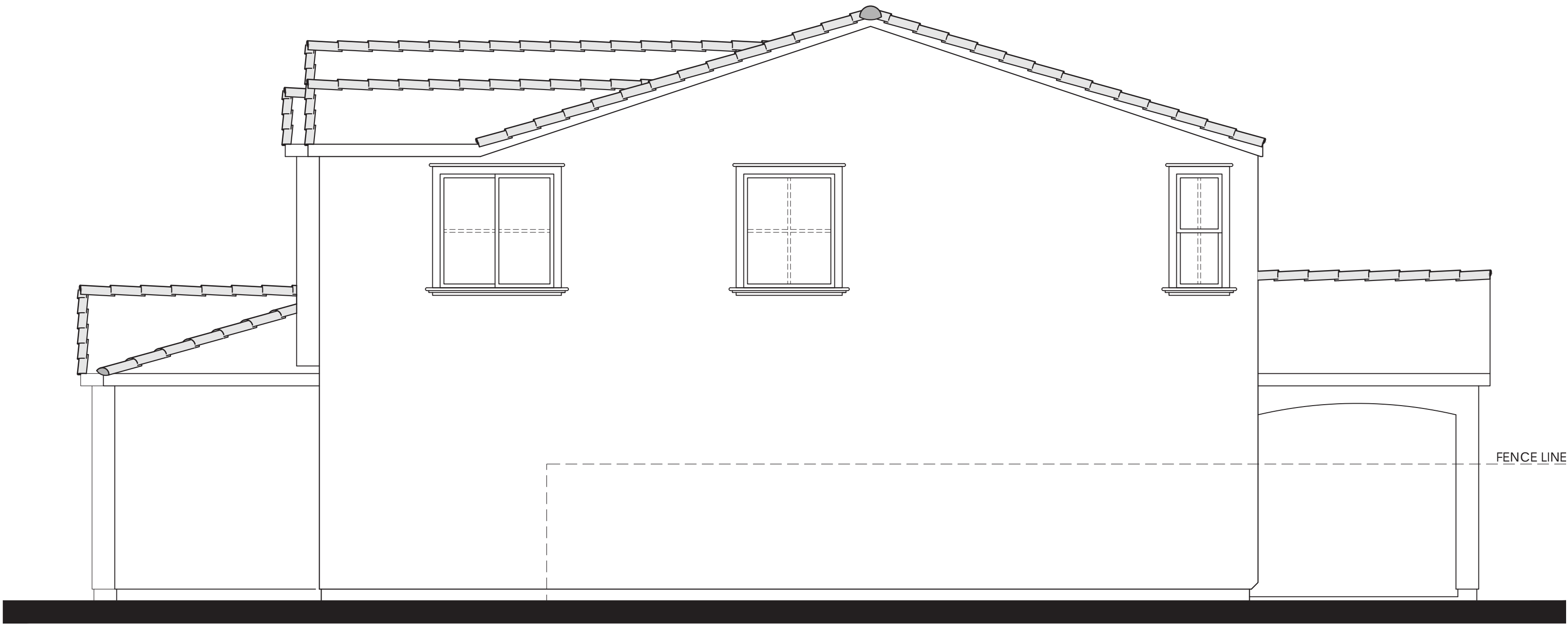


REAR

COLOR SCHEME 3
PLAN 3A (3105)
SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND
(WHERE OCCURS)
- FRONT DOOR:

GARAGE DOOR:

ROOF:

FASCIA:

BARGE:

WALL:

WINDOWS:

SHUTTERS:

POT SHELF

TRIM:
- FIBERGLASS

METAL SECTIONAL

CONCRETE 'S' TILE

GUTTER

2x6 WOOD

STUCCO

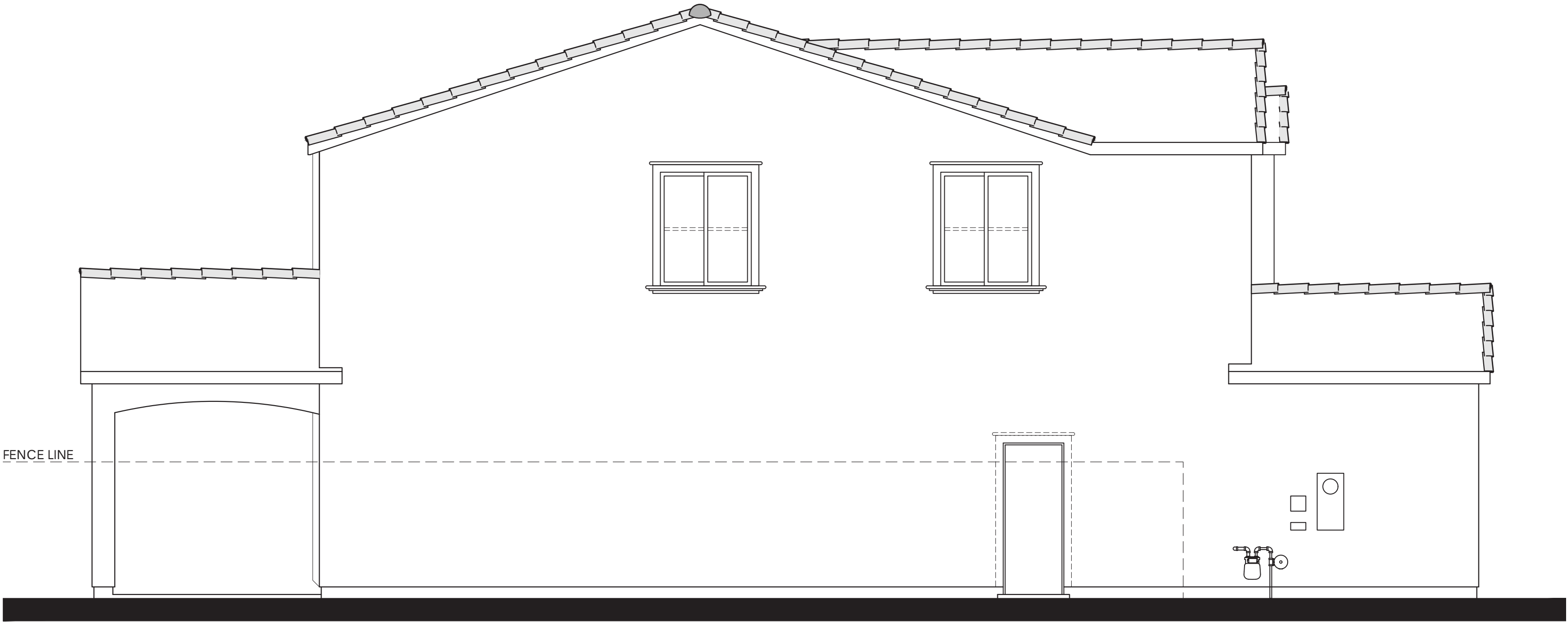
VINYL W/ GRIDS

SIMULATED WOOD

STUCCO

STUCCO OVER RIGID FOAM

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

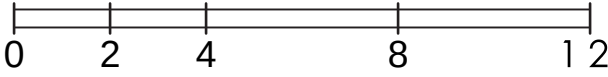
LEFT

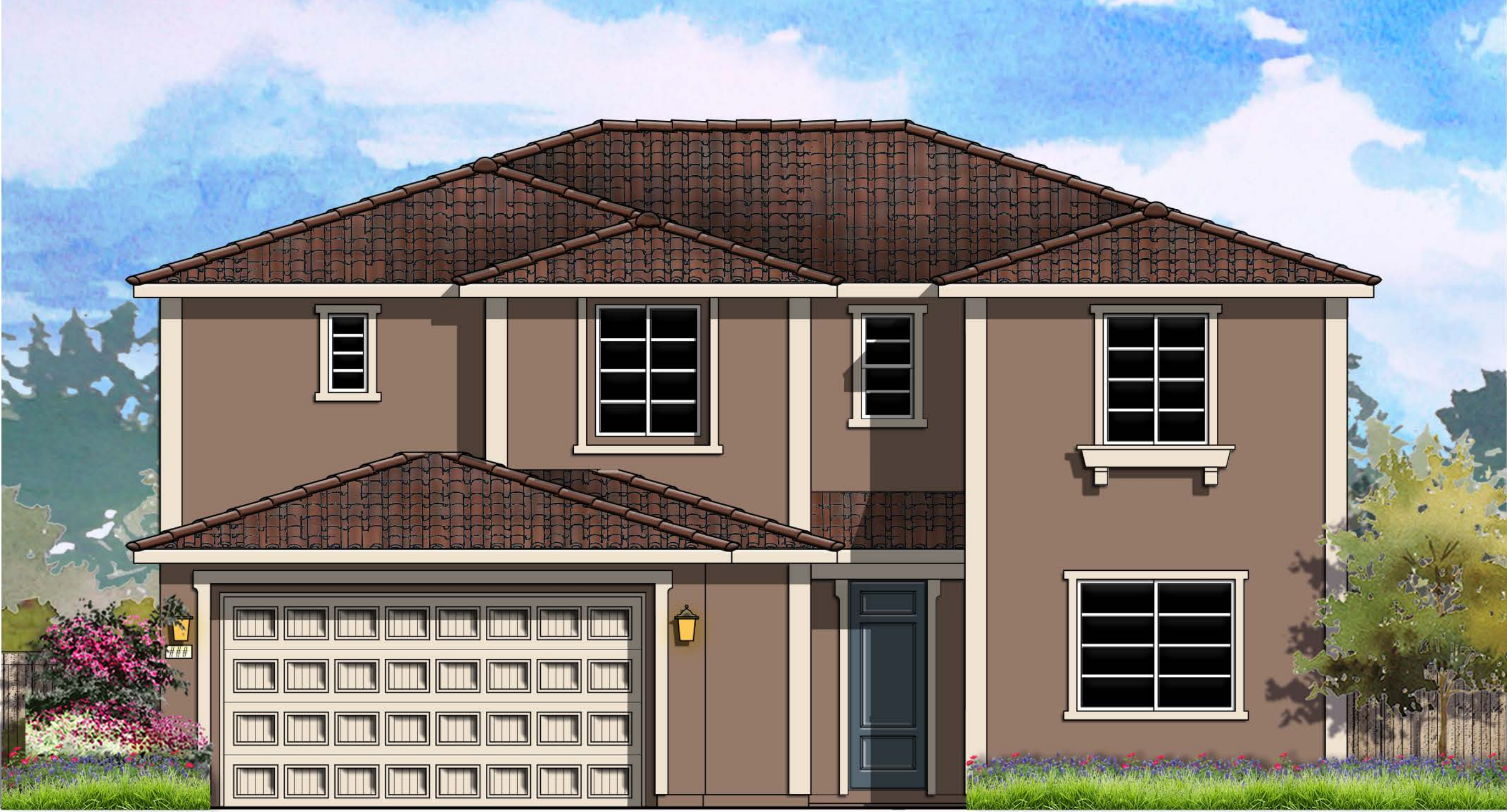


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 3A OPT. PATIO (3105)
SPANISH ELEVATIONS

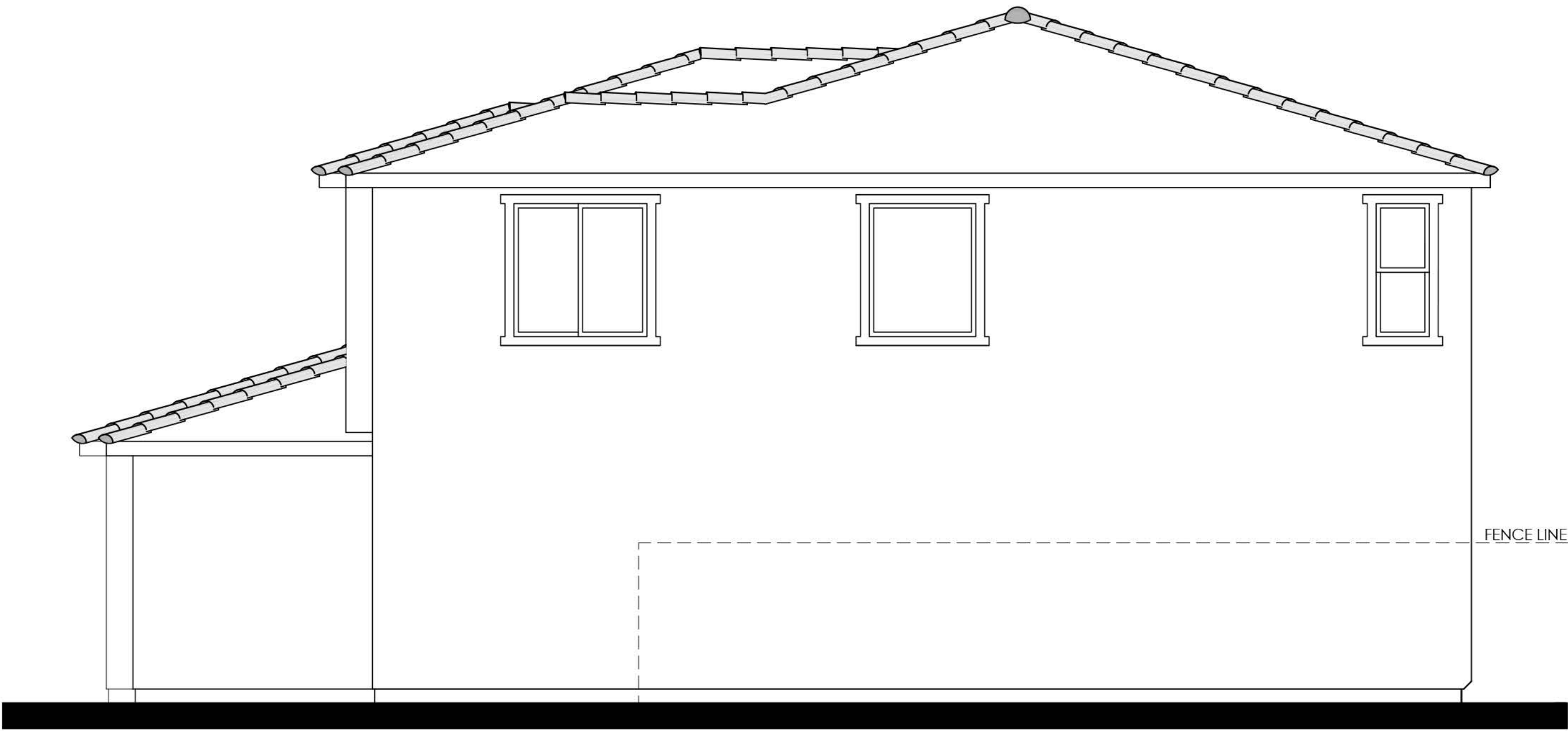




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Refer to landscape drawings for wall, tree, and shrub locations

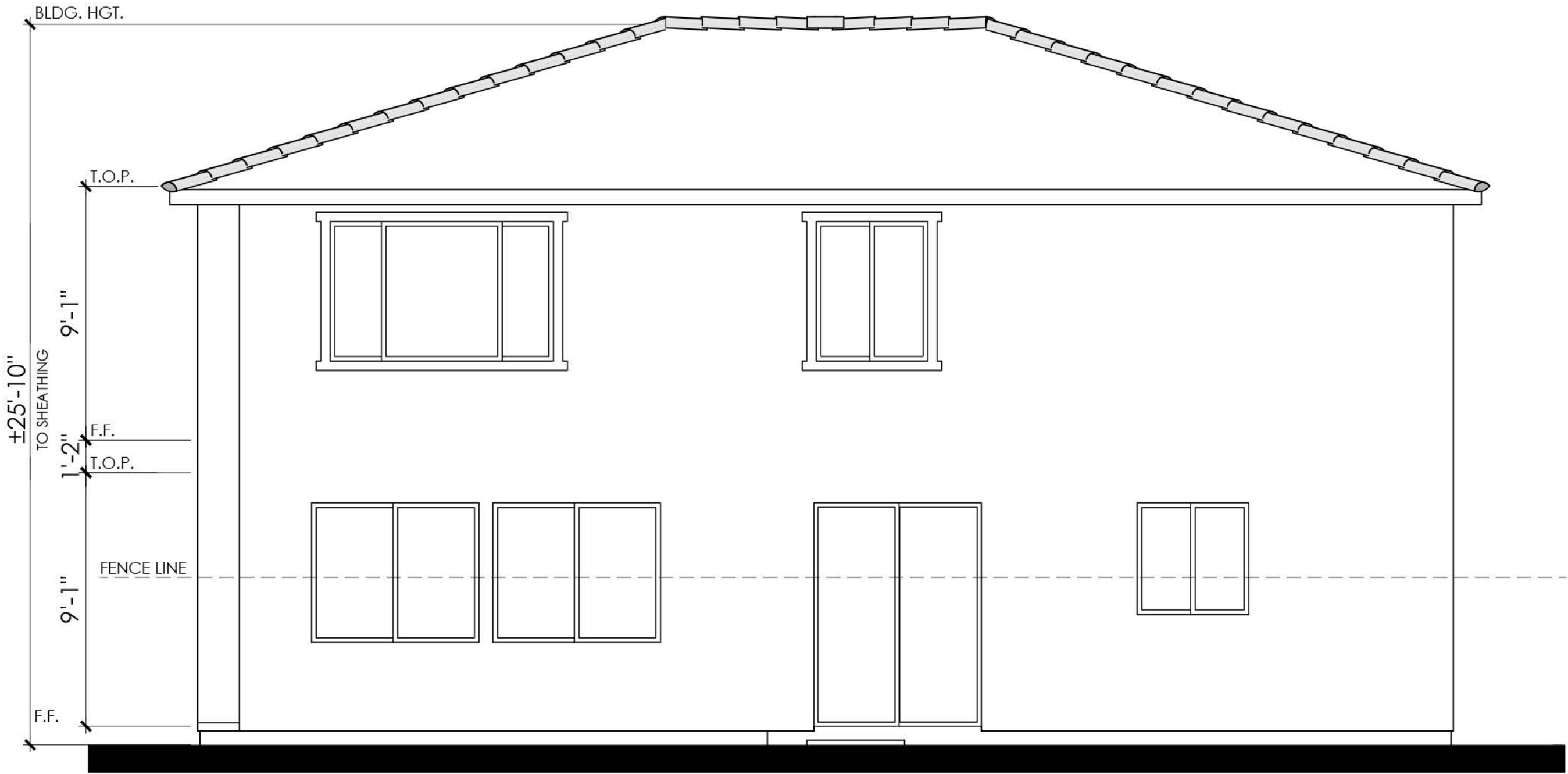
FRONT



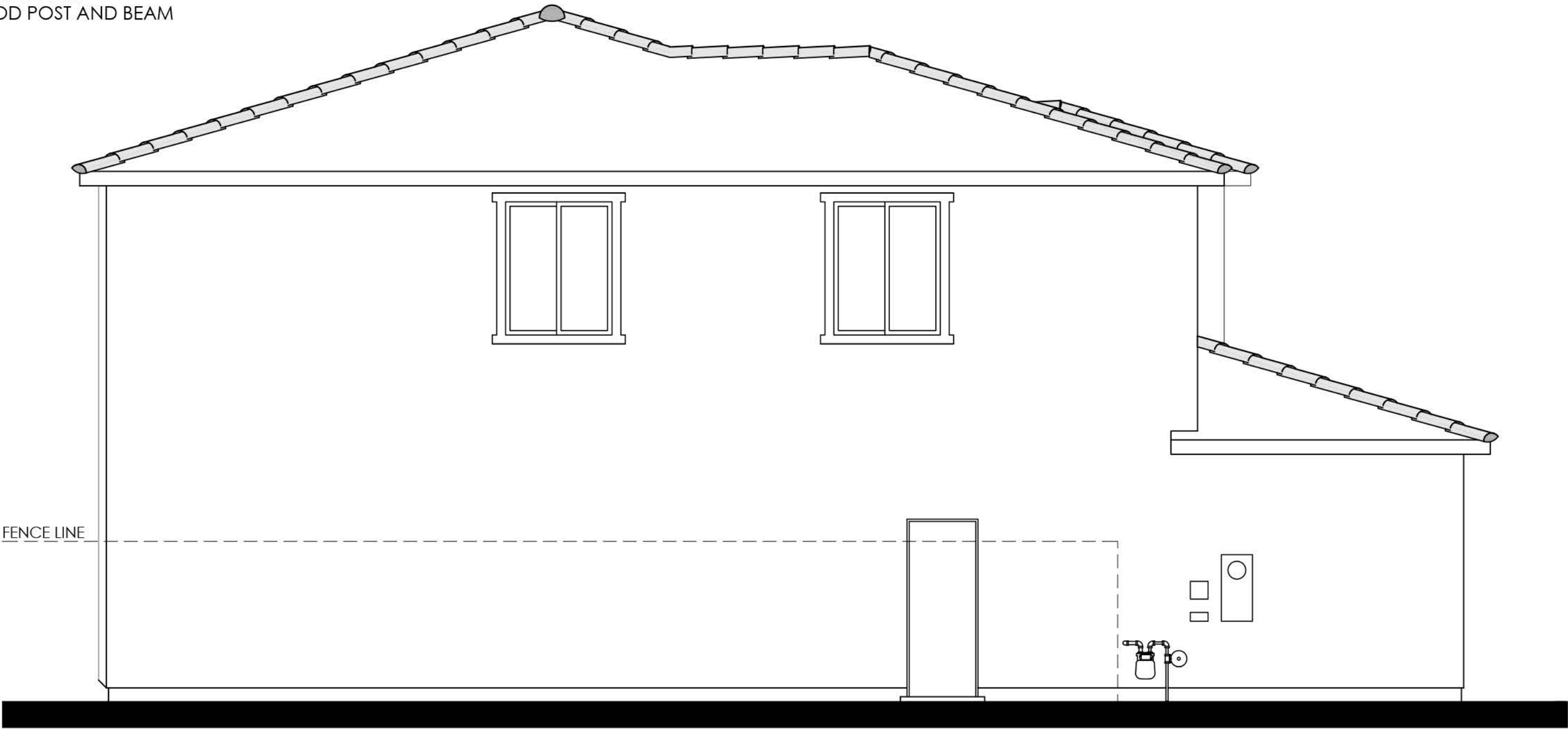
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (3105)
ITALIANATE ELEVATIONS





RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |



REAR

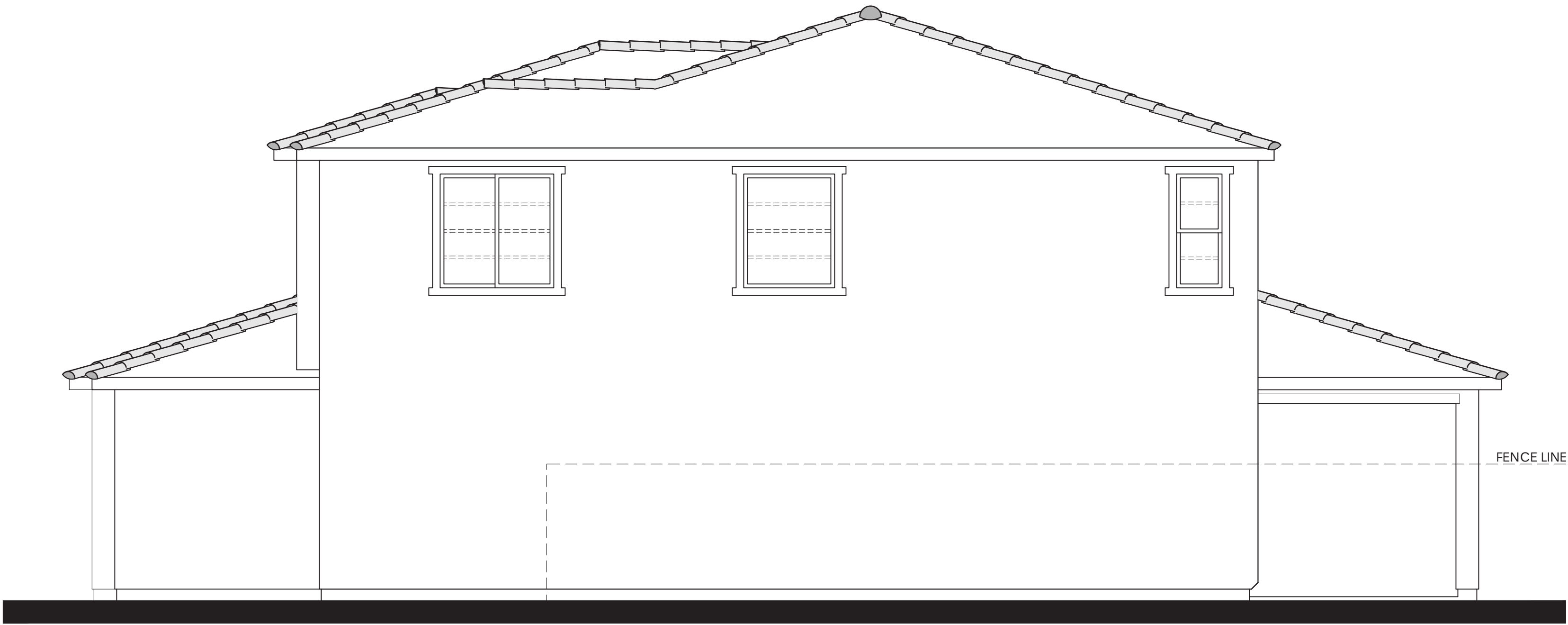
COLOR SCHEME 6

PLAN 3B (3105)

ITALIANATE ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.

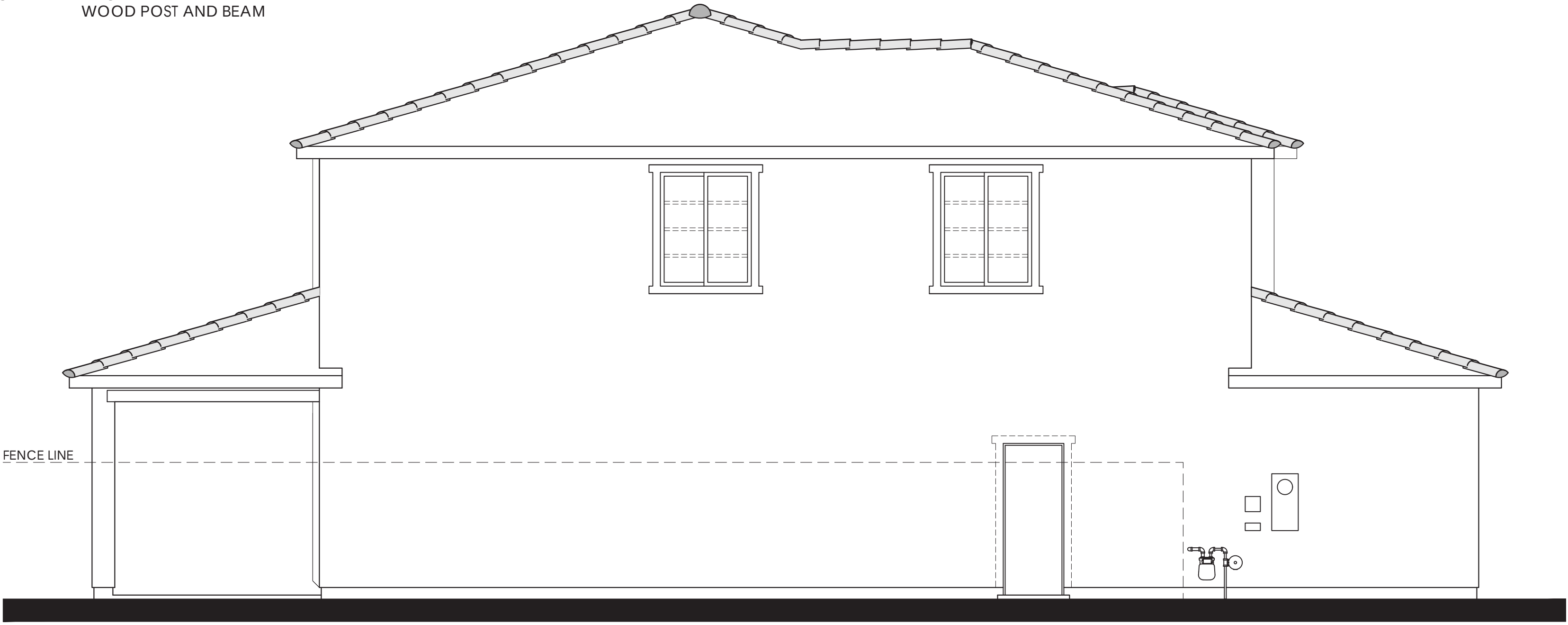




Items shown dashed shall occur at lots requiring enhancements.

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

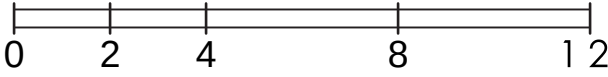
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 3B OPT. PATIO (3105)
ITALIANATE ELEVATIONS

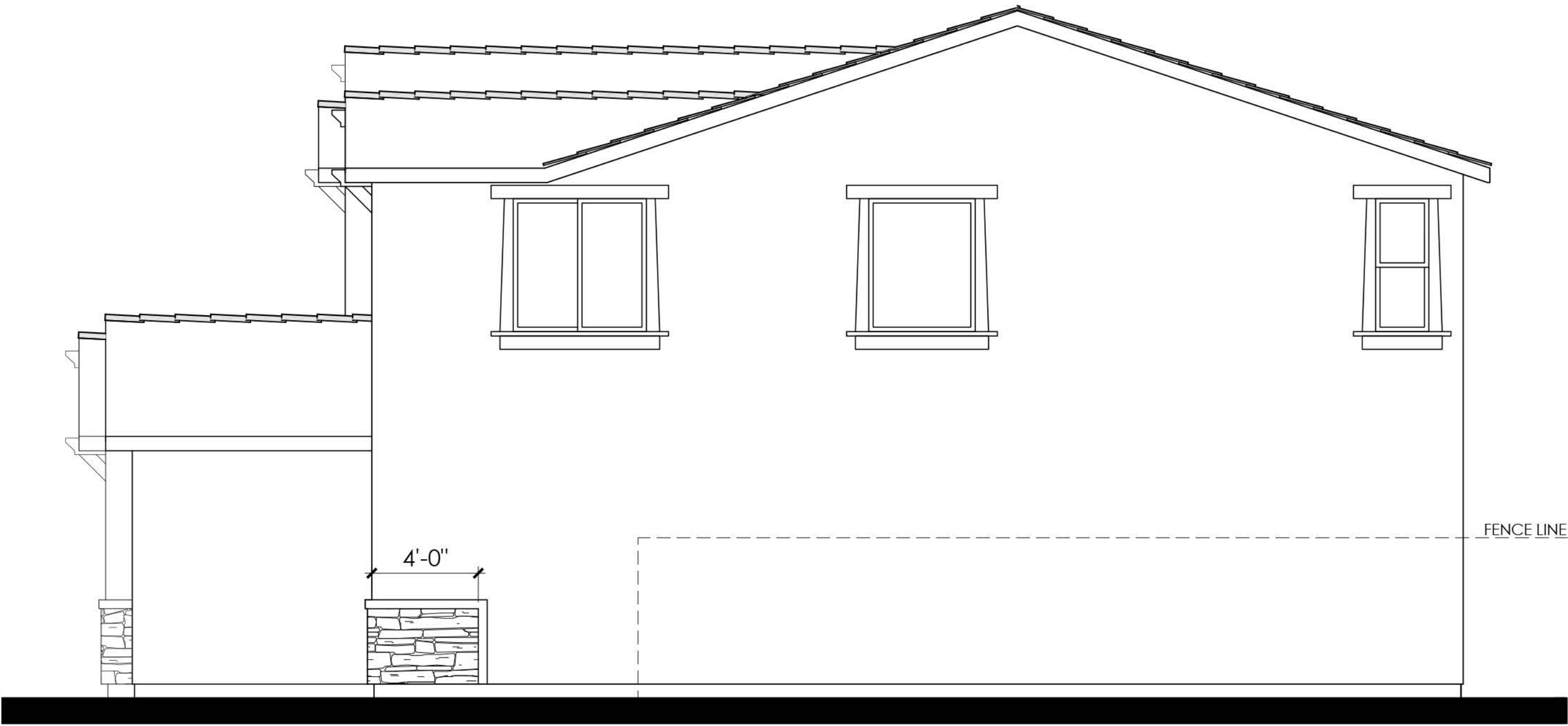




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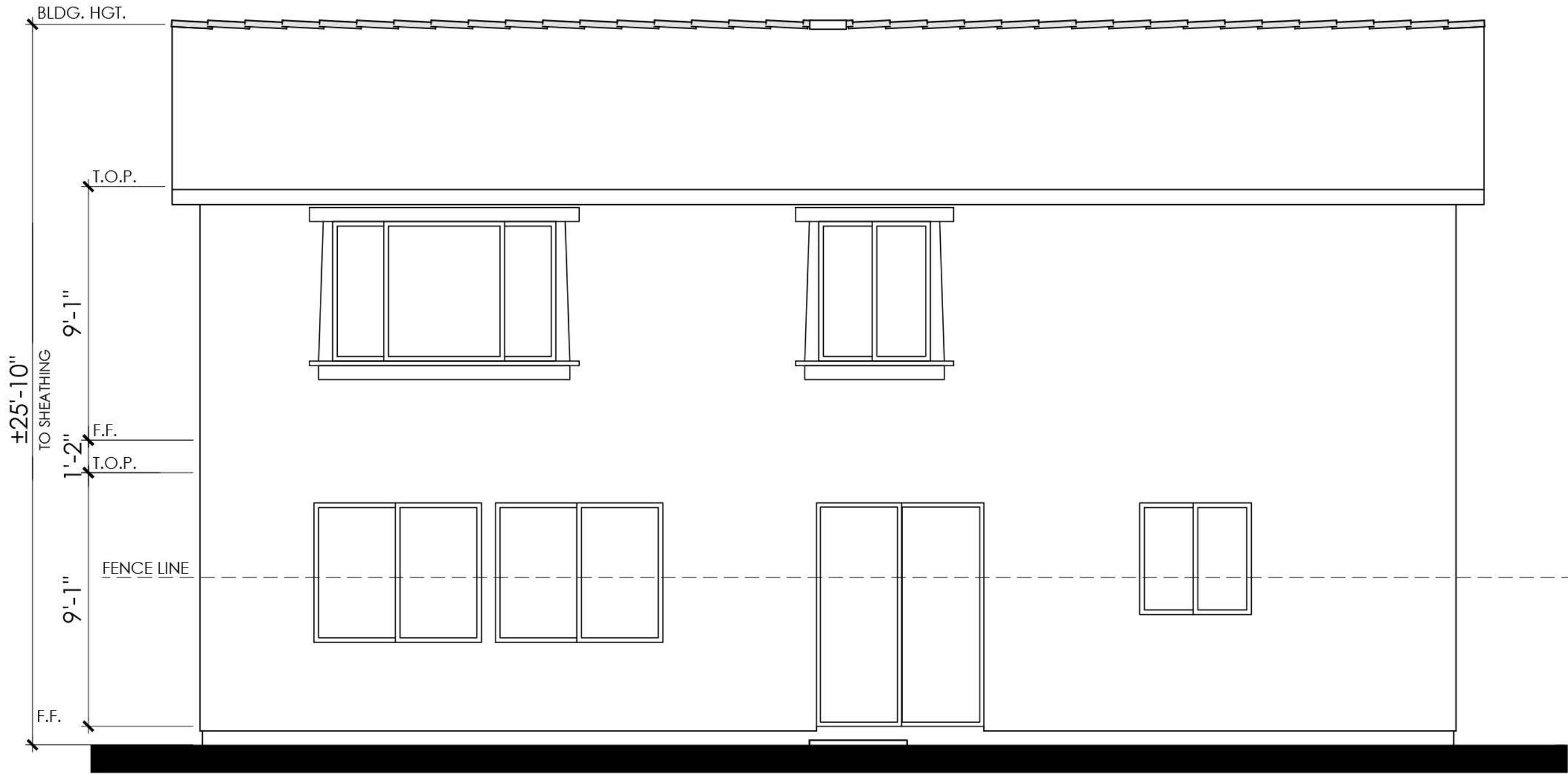
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

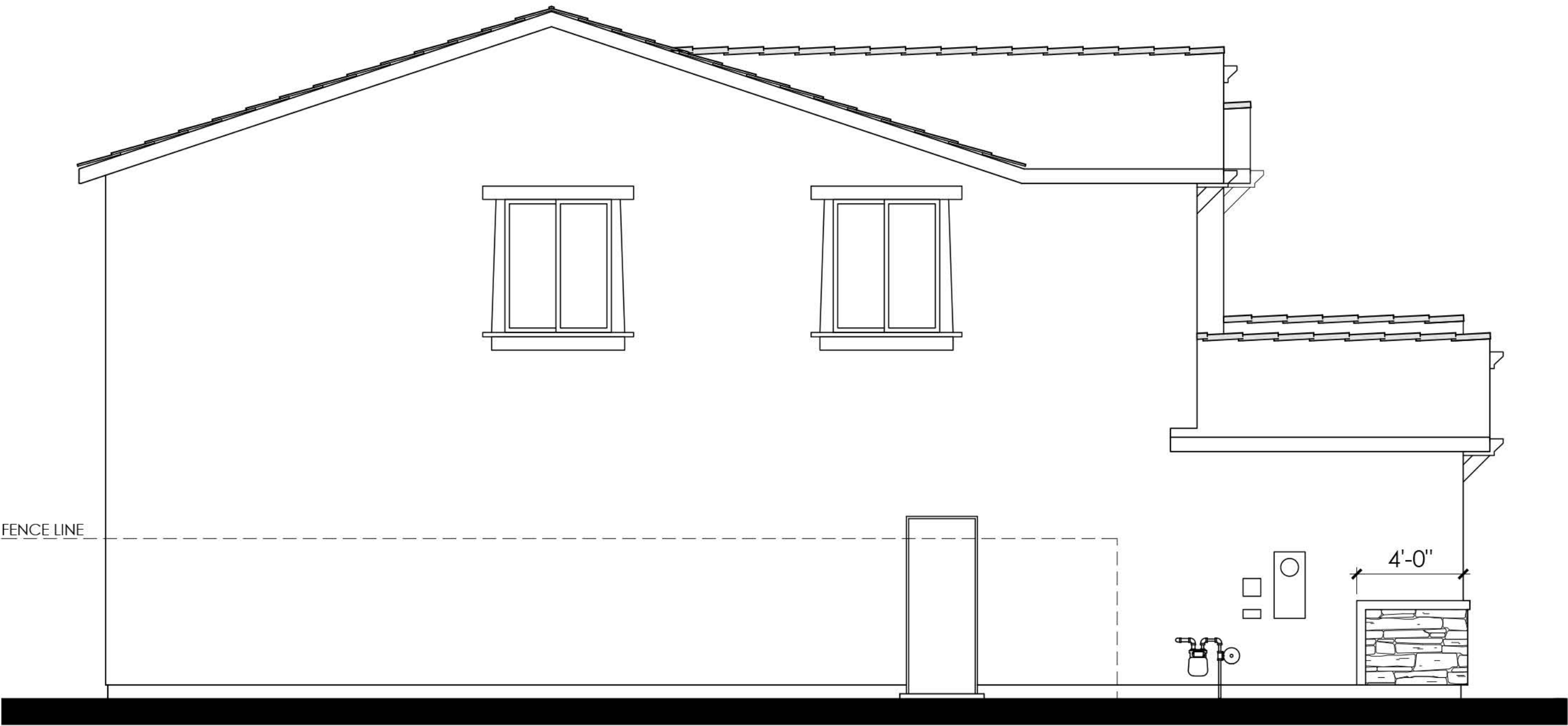


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |



REAR



LEFT

COLOR SCHEME 9
PLAN 3C (3105)
CRAFTSMAN ELEVATIONS





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: | BRICK VENEER |



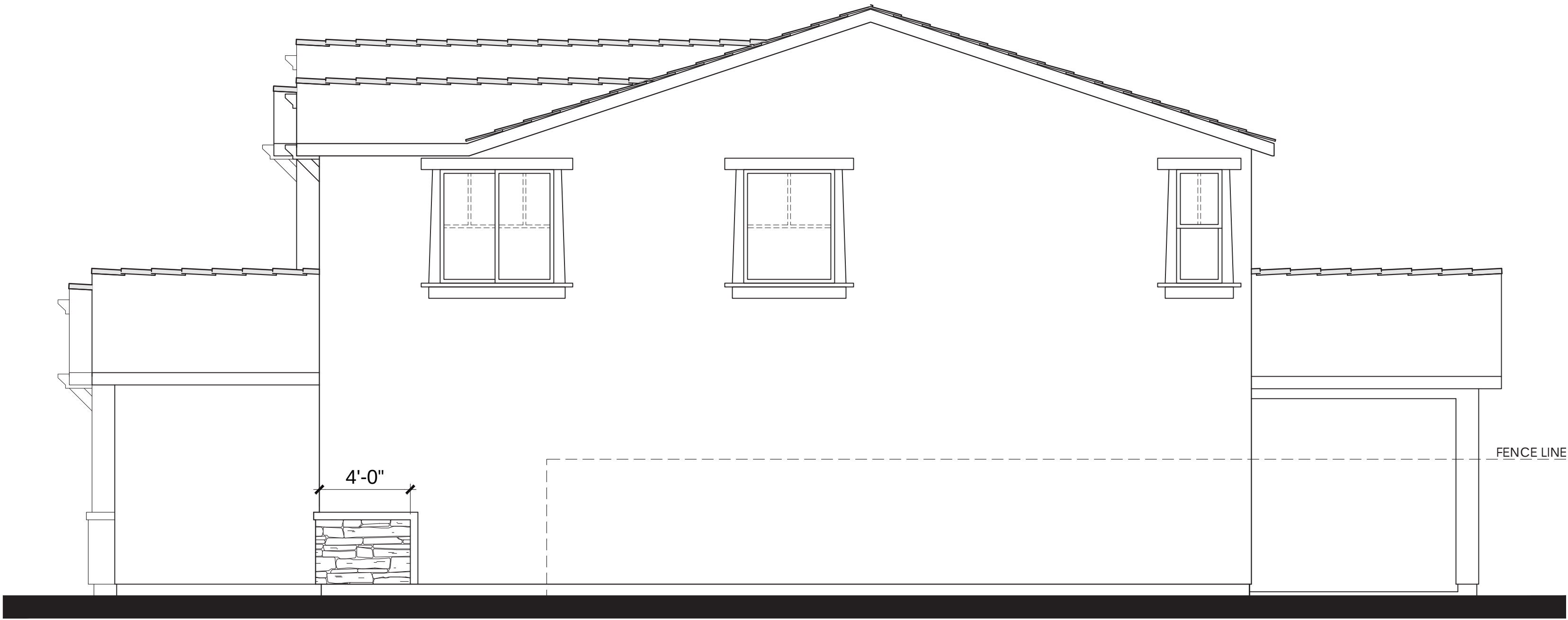
REAR

COLOR SCHEME 9

PLAN 3C (3105)
CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

- 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: | BRICK VENEER |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

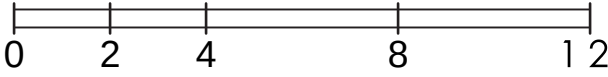
REAR

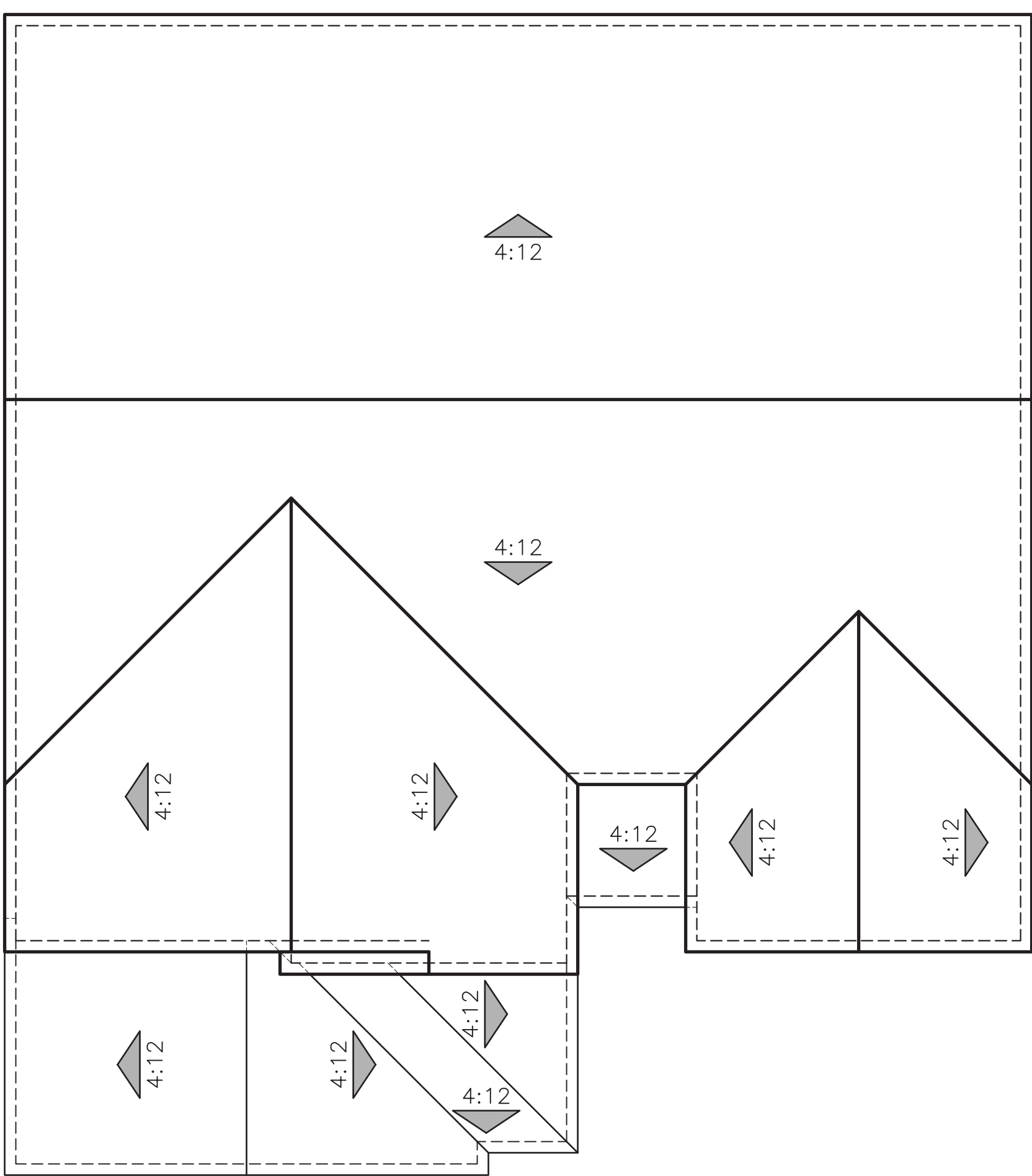


Items shown dashed shall occur at lots requiring enhancements.

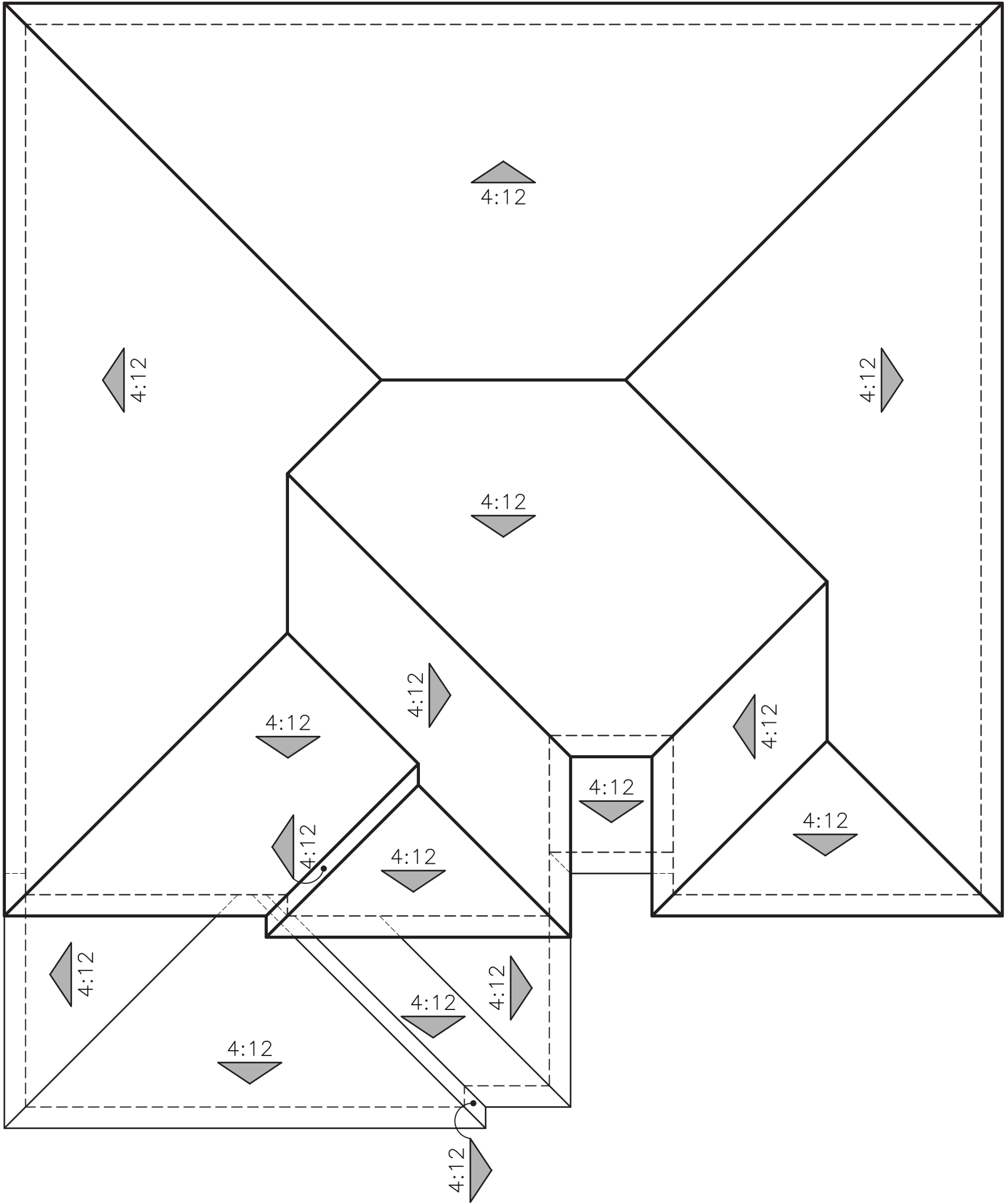
LEFT

PLAN 3C OPT. PATIO (3105)
CRAFTSMAN ELEVATIONS

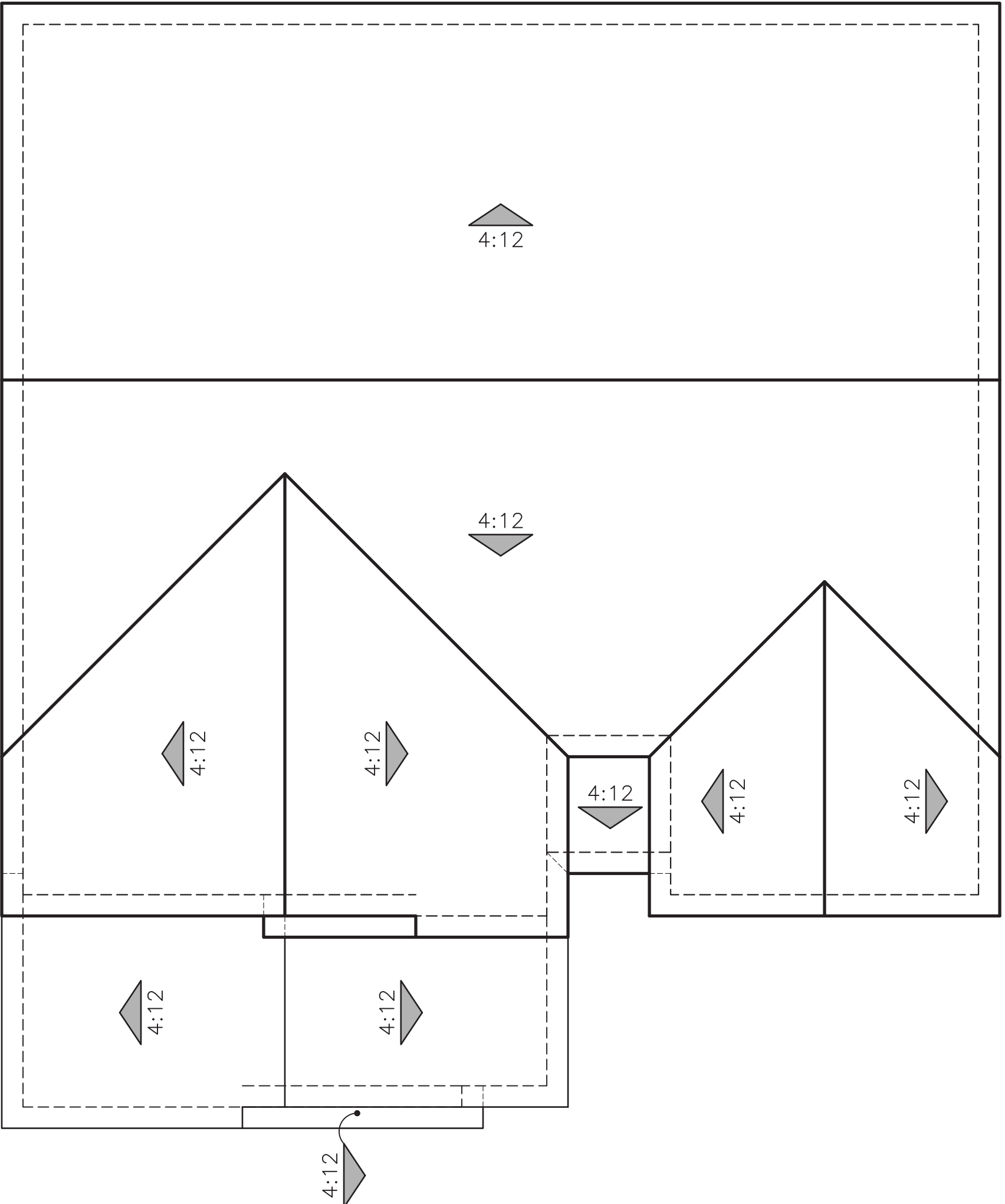




"A" SPANISH

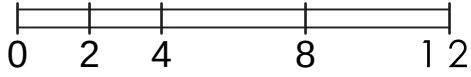


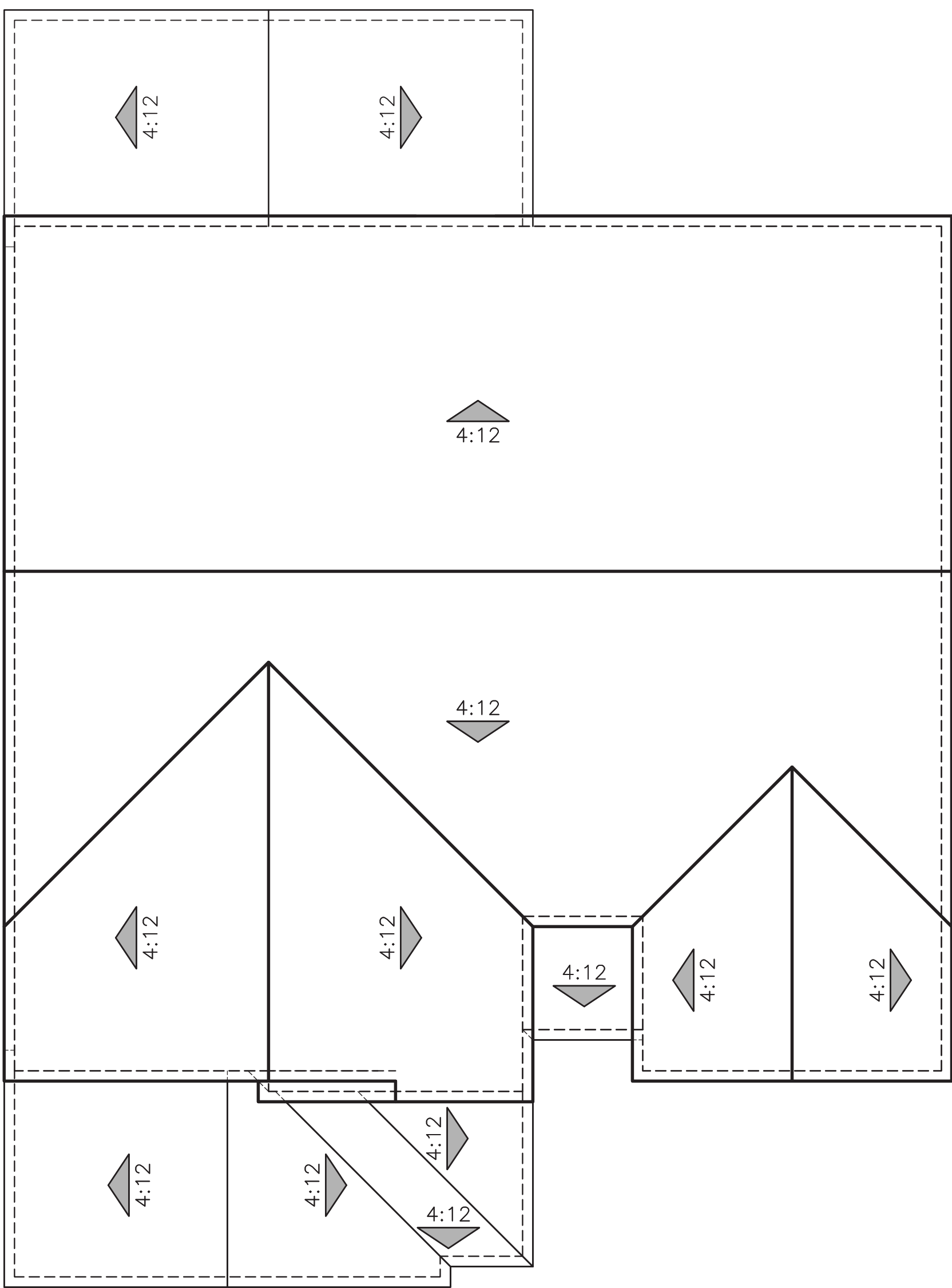
"B" ITALIANATE



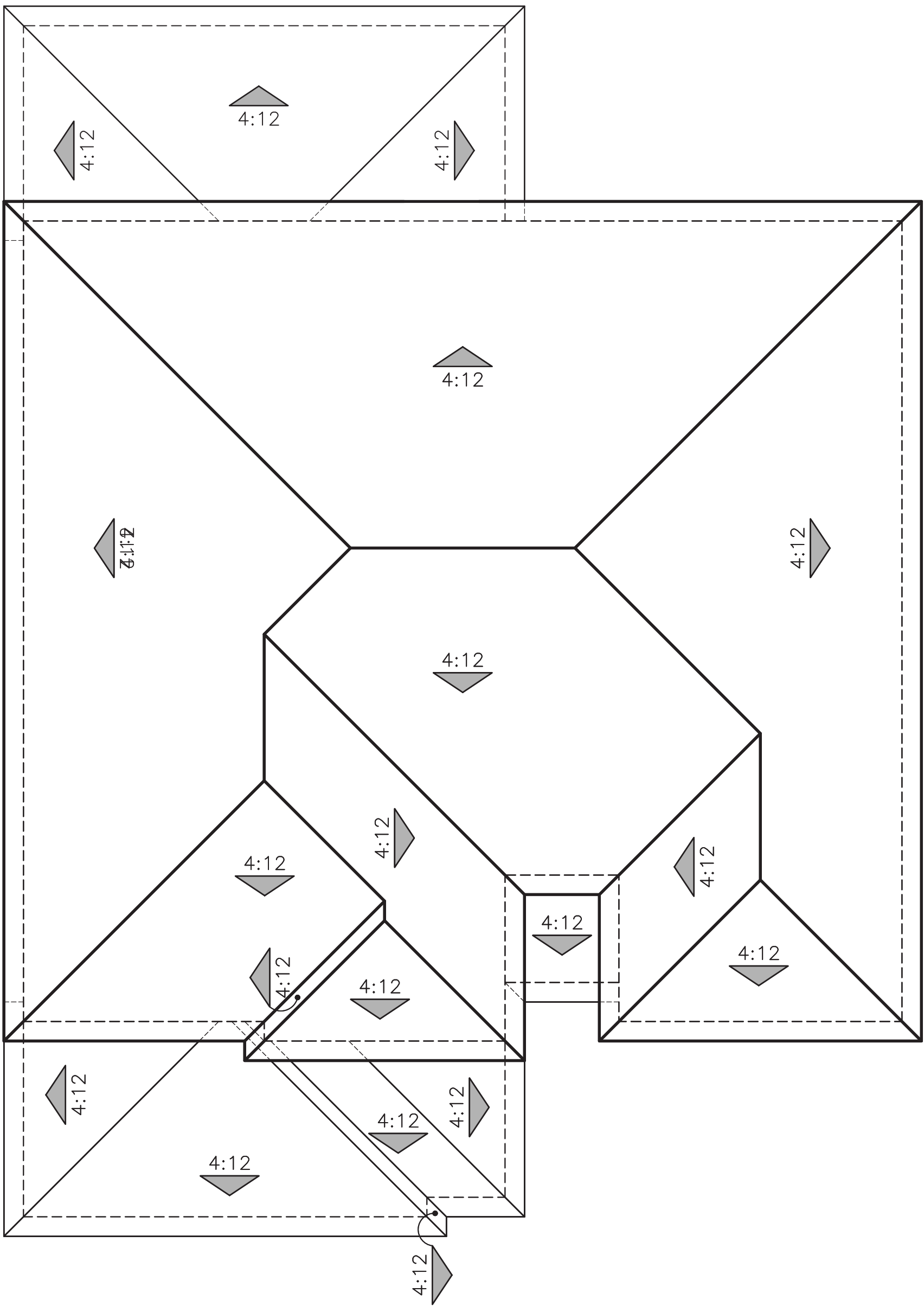
"C" CRAFTSMAN

ROOF PLANS
PLAN 3 (3105)

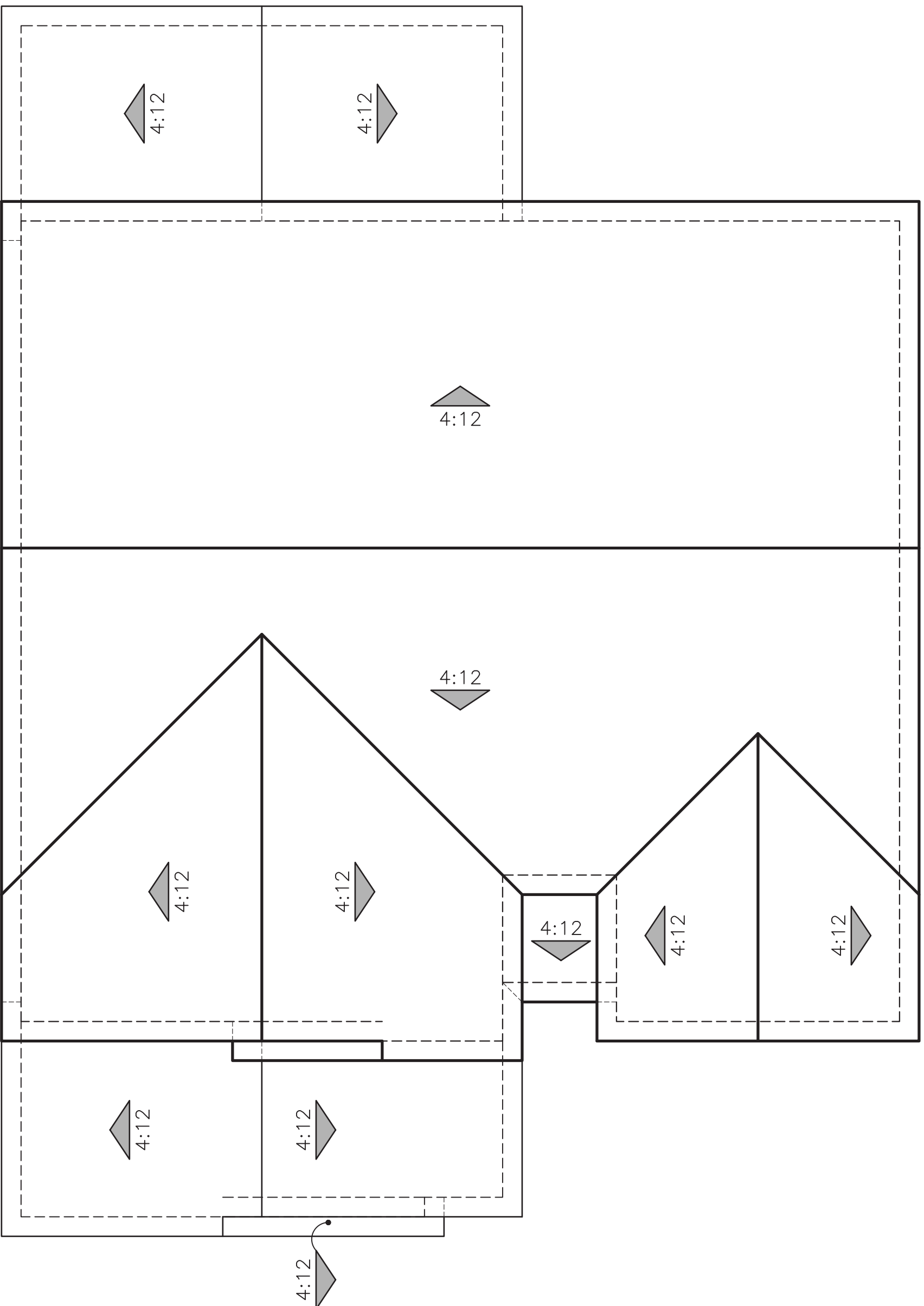




"A" SPANISH

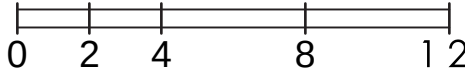


"B" ITALIANATE



"C" CRAFTSMAN

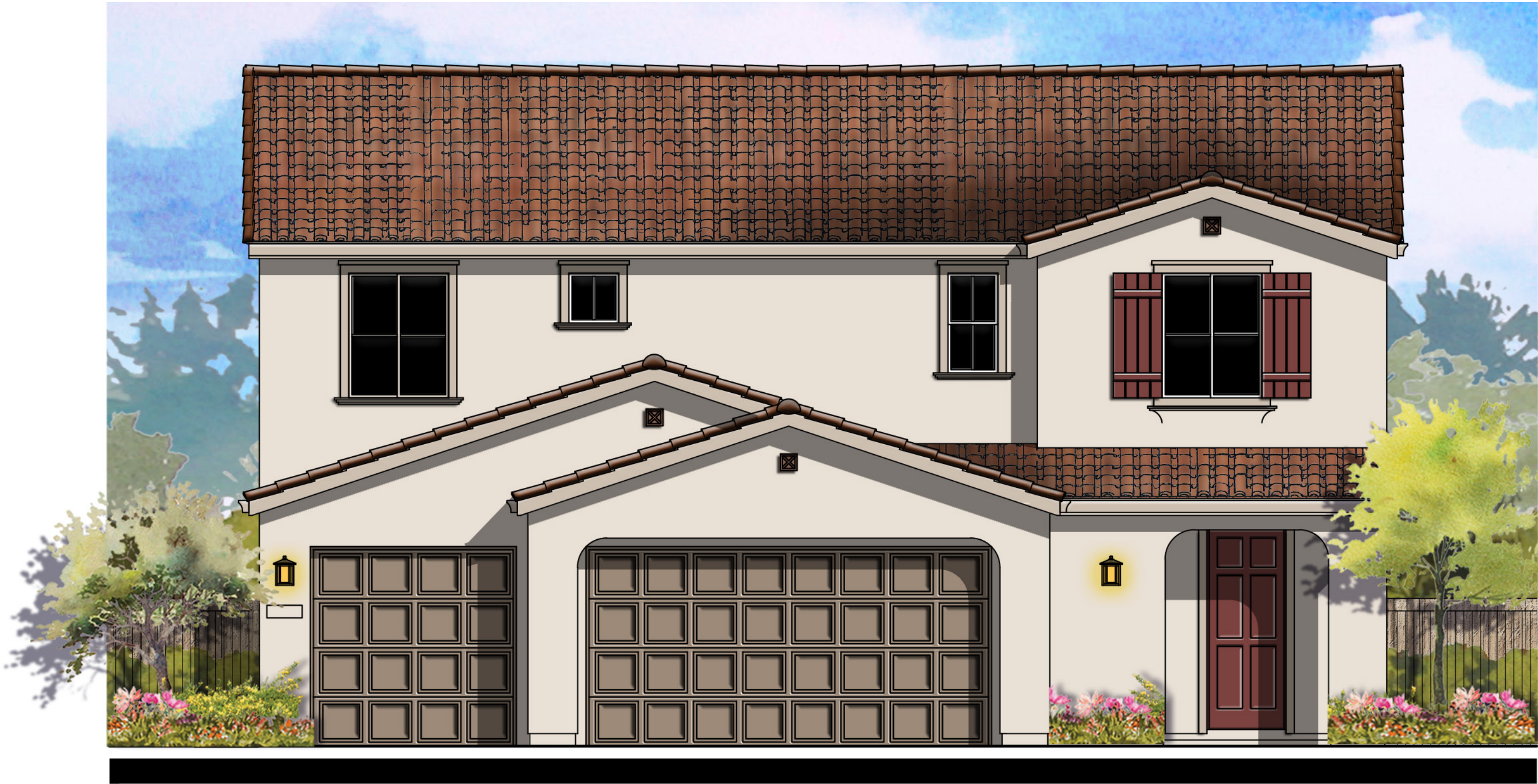
ROOF PLANS
PLAN 3 OPT. PATIO (3105)



EXTERIOR LIGHTS



KENT



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

"A" SPANISH



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

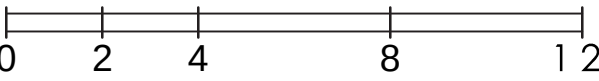
"B" ITALIANATE

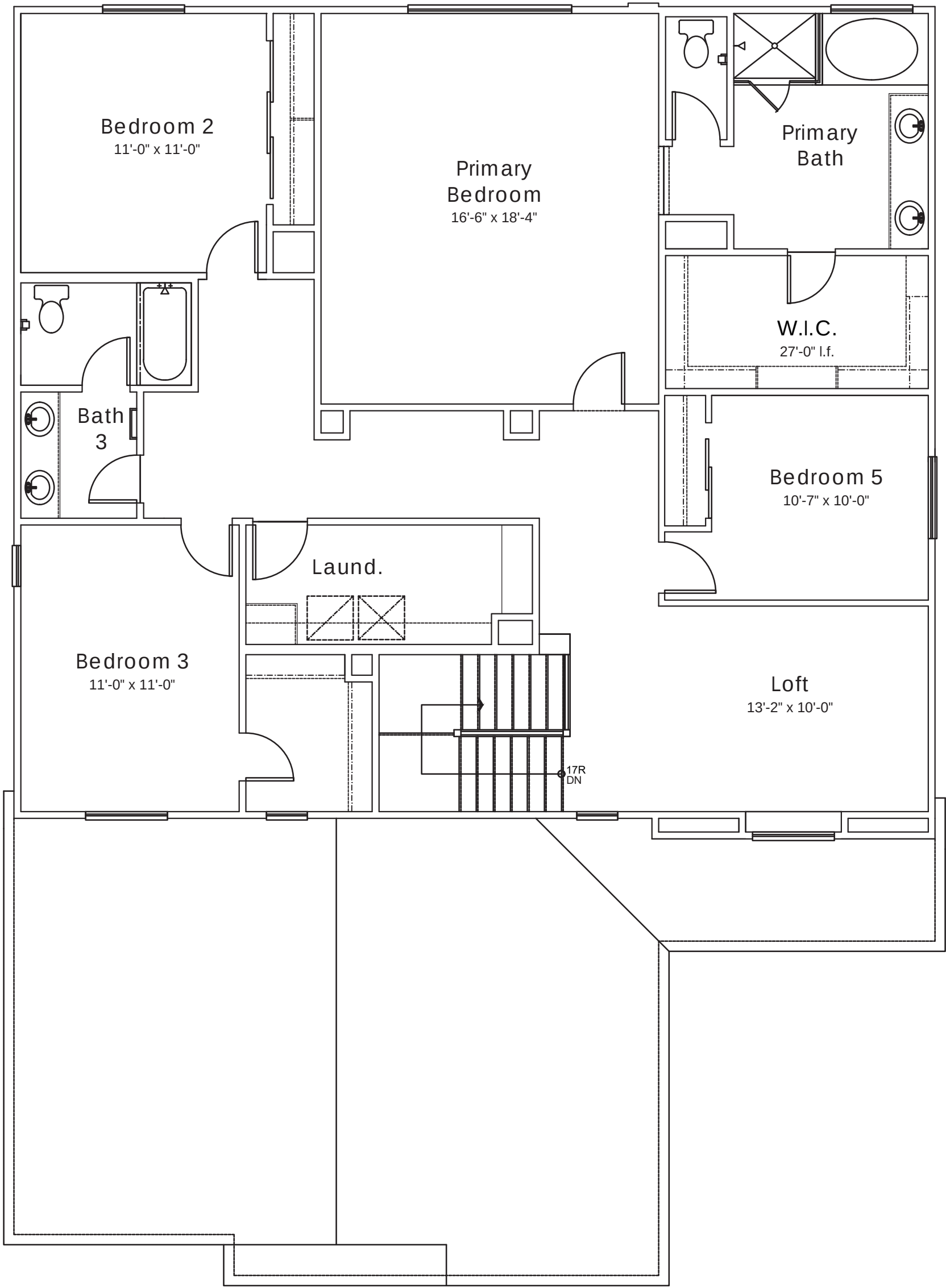


Refer to landscape drawings for wall, tree, and shrub locations

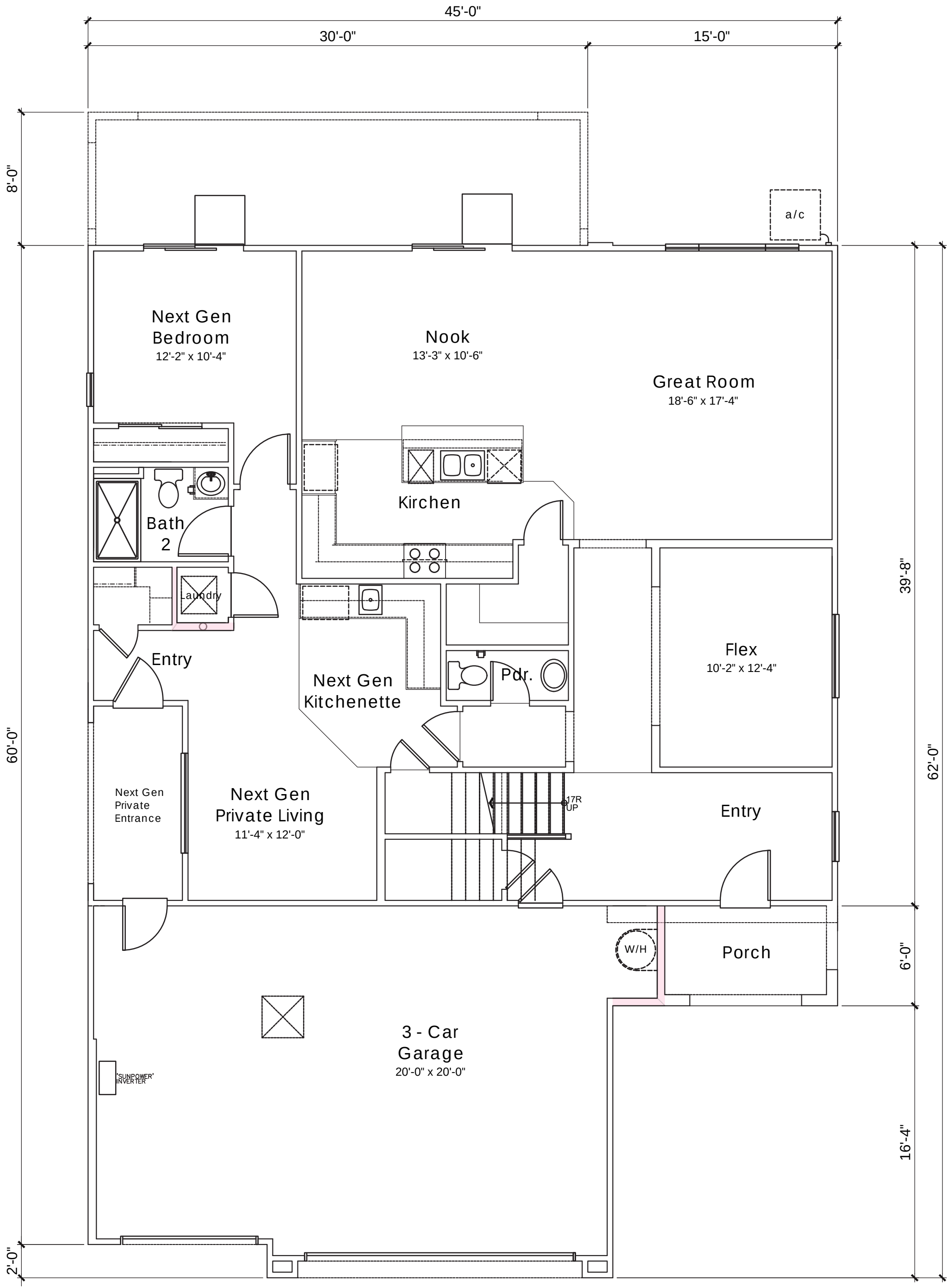
"C" CRAFTSMAN

PLAN 4 (3427)
FRONT ELEVATIONS





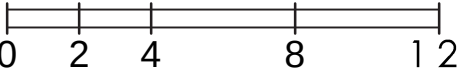
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4 AREA TABULATION		
CONDITIONED SPACE		
FIRST FLOOR AREA	1,717	SQ. FT.
SECOND FLOOR AREA	1,710	SQ. FT.
TOTAL DWELLING	3,427	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	682	SQ. FT.
COVERED PORCH	62	SQ. FT.
NEXT GEN PRIVATE ENTRY	66	SQ. FT.

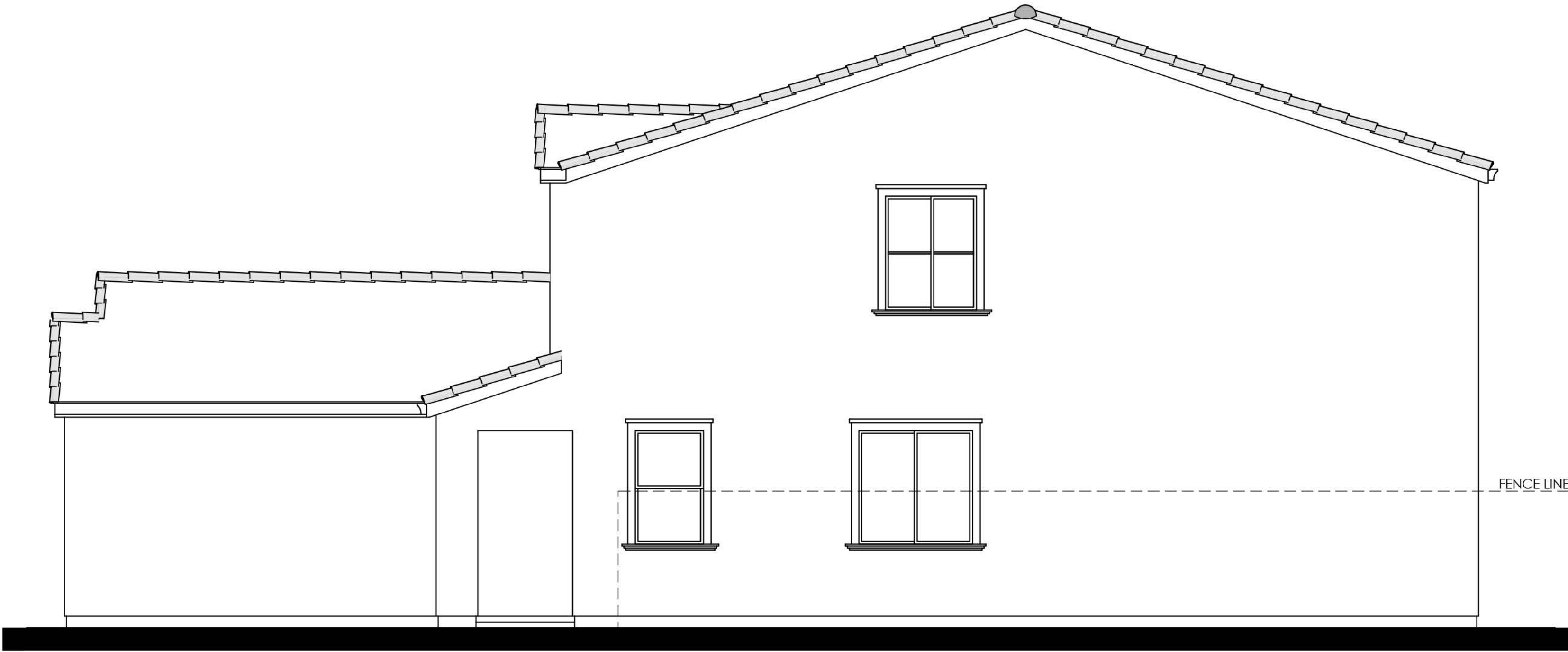
PLAN 4 (3427)
4 BEDROOM, 3.5 BATH, LOFT





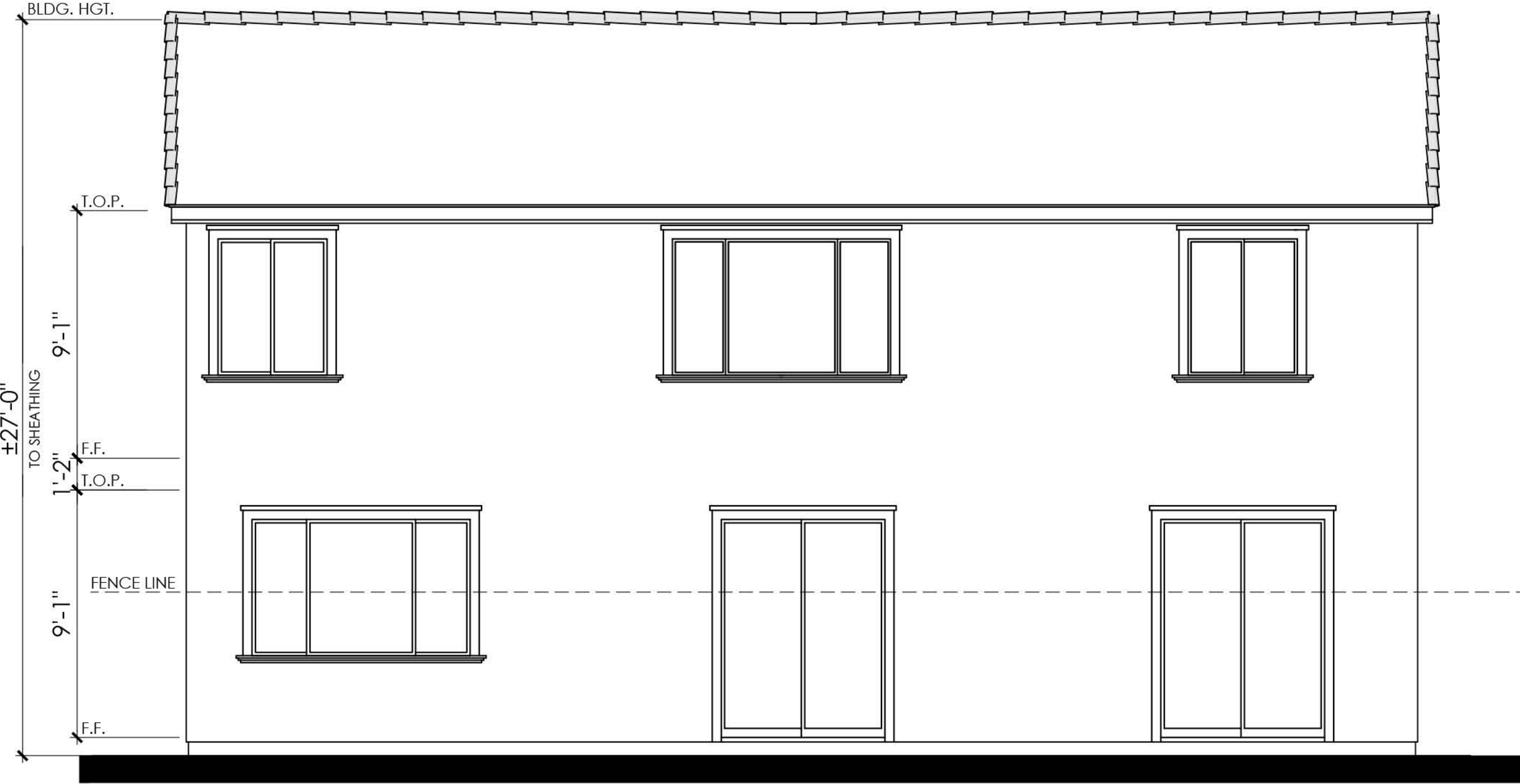
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

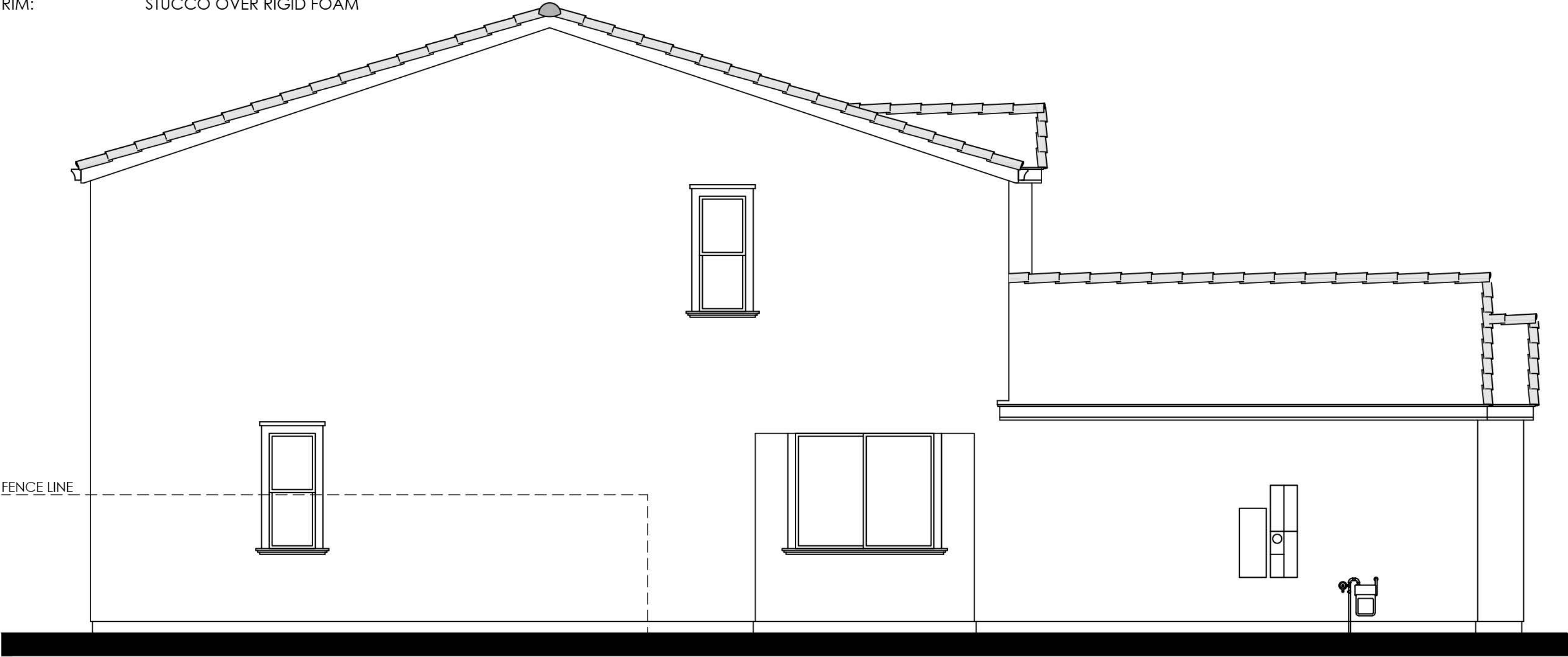


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (3427)
SPANISH ELEVATION





RIGHT



REAR

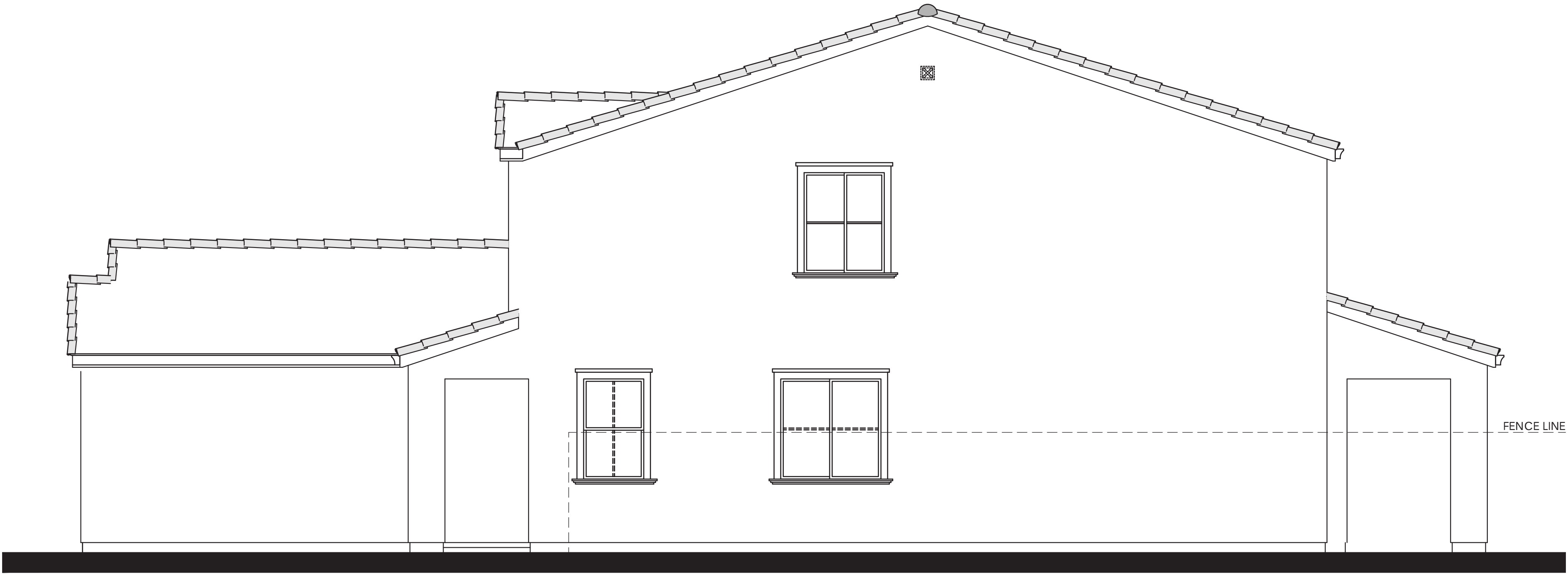
COLOR SCHEME 1

PLAN 4A (3427)

SPANISH ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





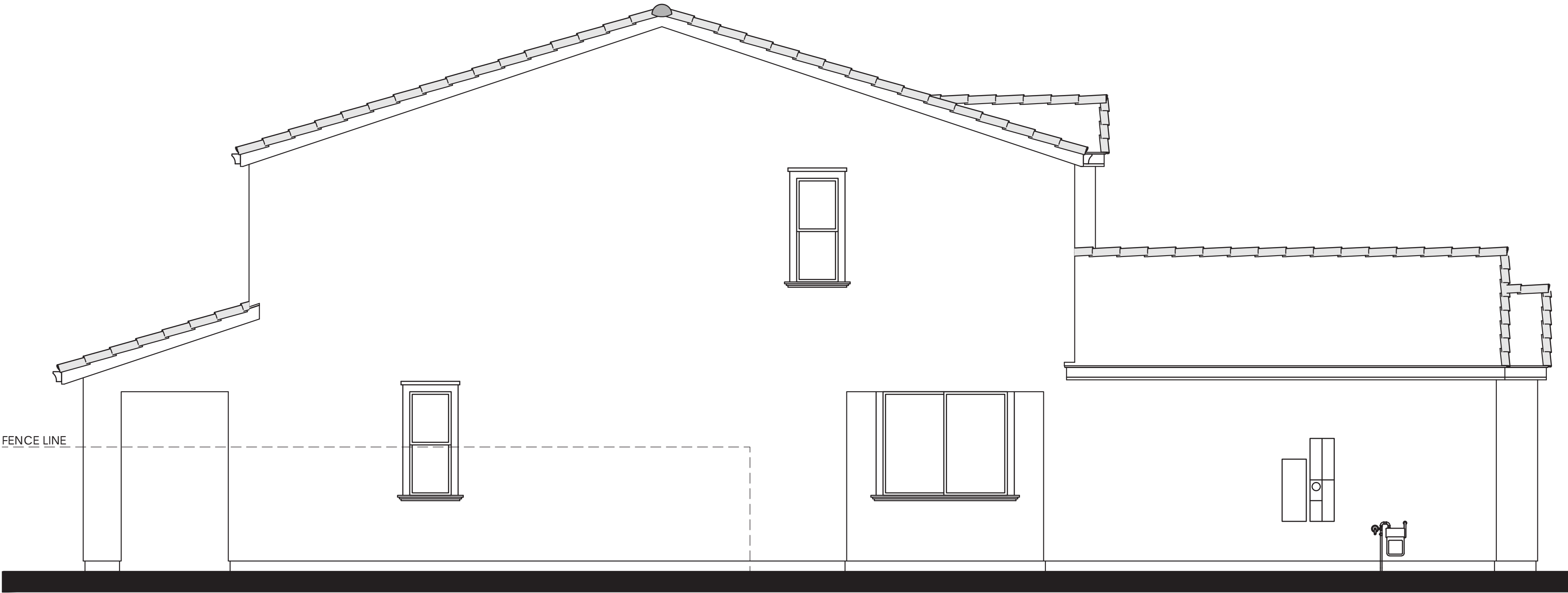
Items shown dashed shall occur at lots requiring enhancements.

RIGHT



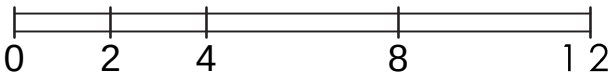
Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

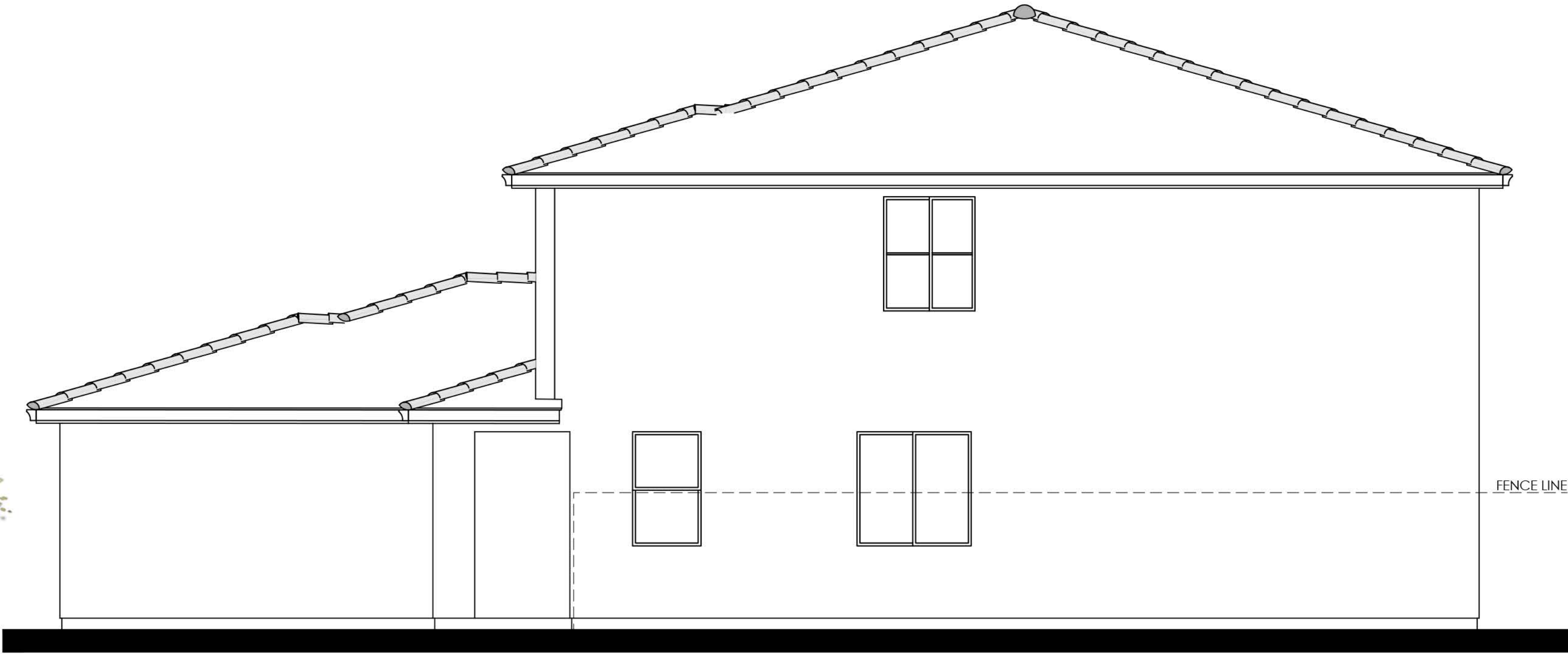
PLAN 4A OPT. PATIO (3427)
SPANISH ELEVATION





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

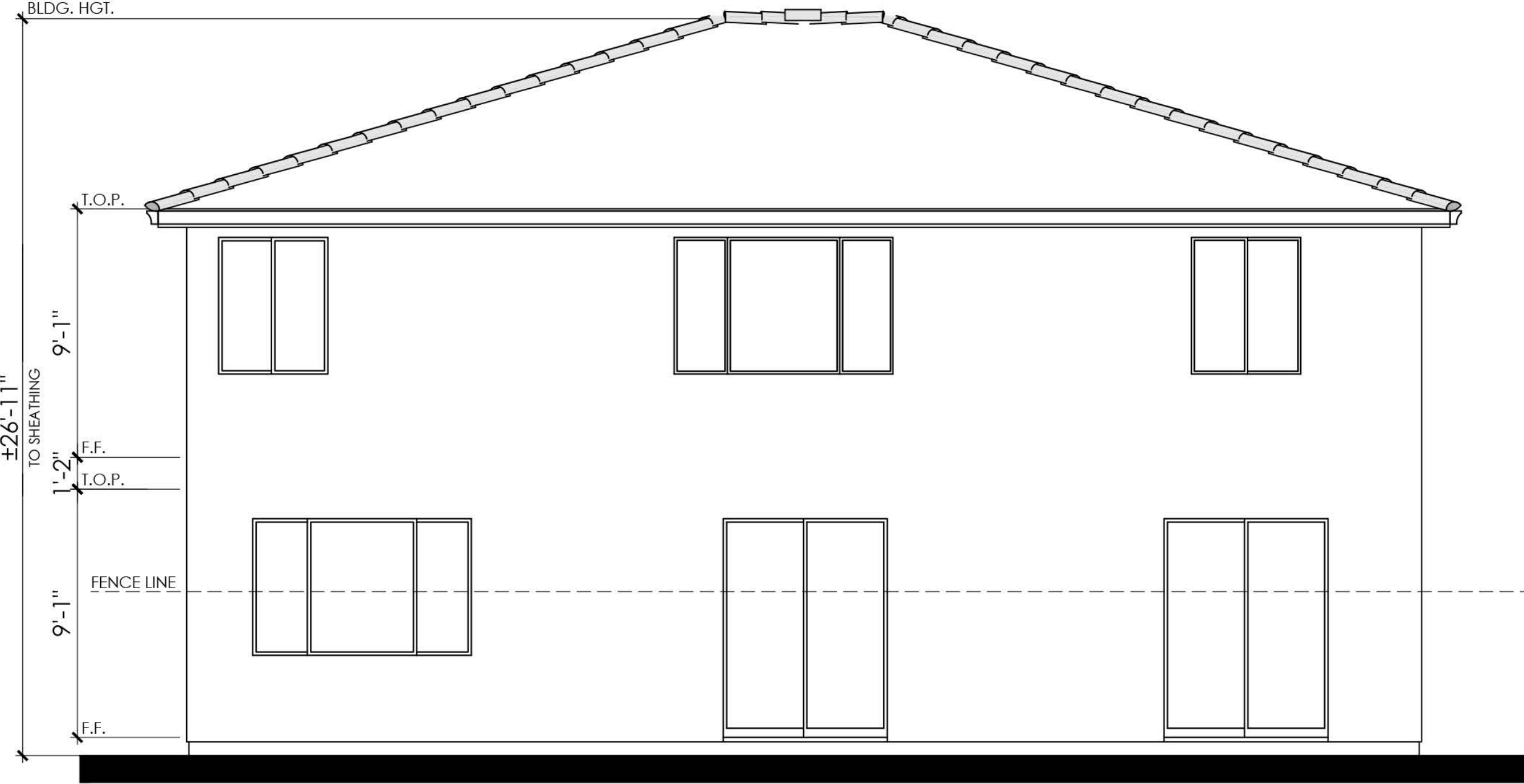
FRONT



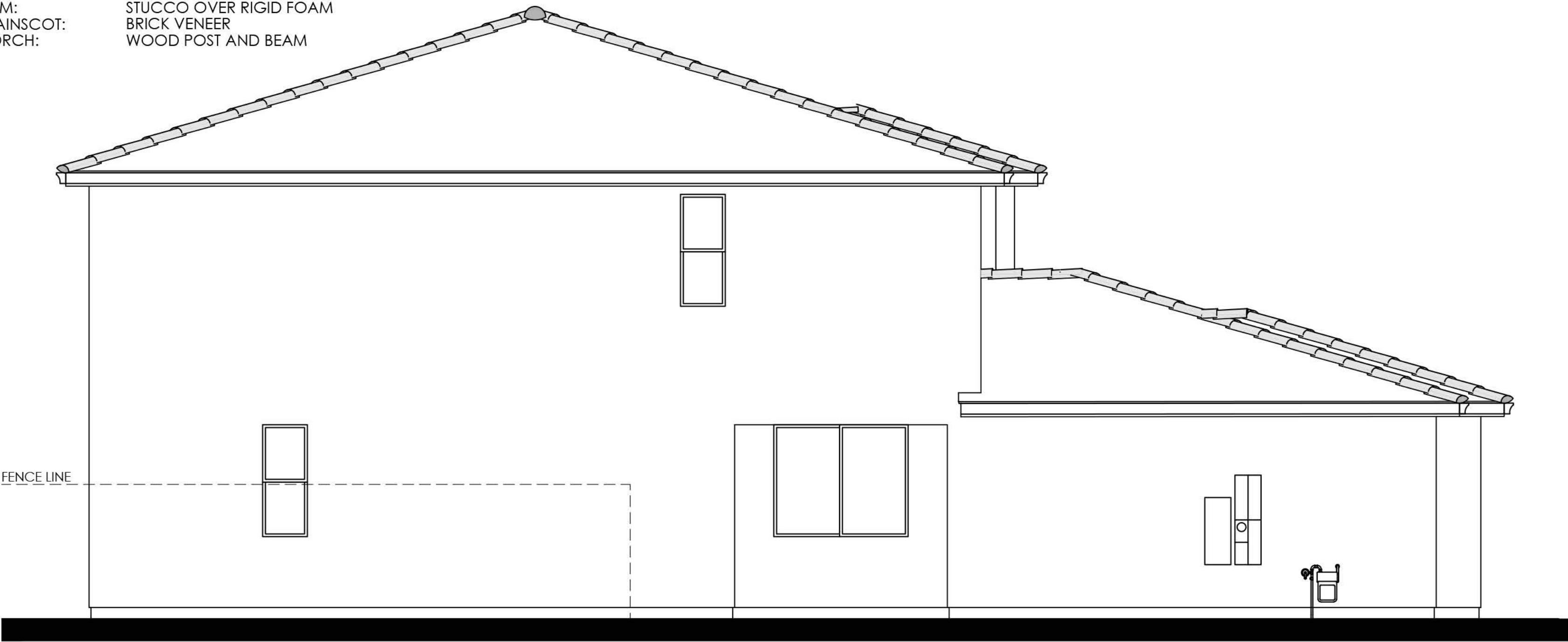
RIGHT

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 4

PLAN 4B (3427)
ITALIANATE ELEVATION





RIGHT



REAR

COLOR SCHEME 4
PLAN 4B (3427)
ITALIANATE ENHANCED ELEVATION

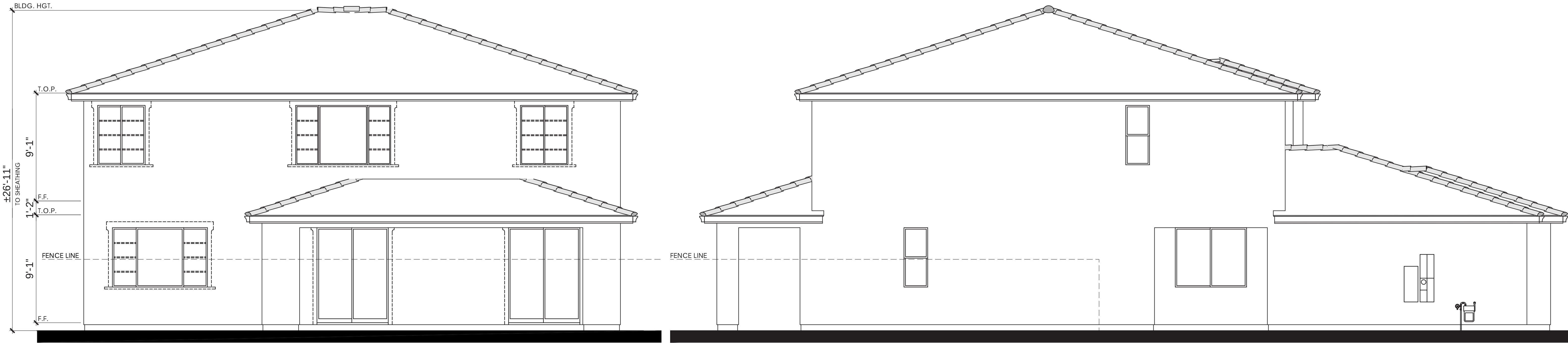
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

RIGHT

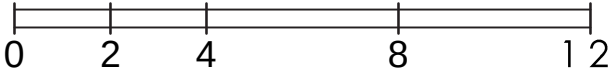


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4B OPT. PATIO (3427)
ITALIANATE ELEVATION

LEFT





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

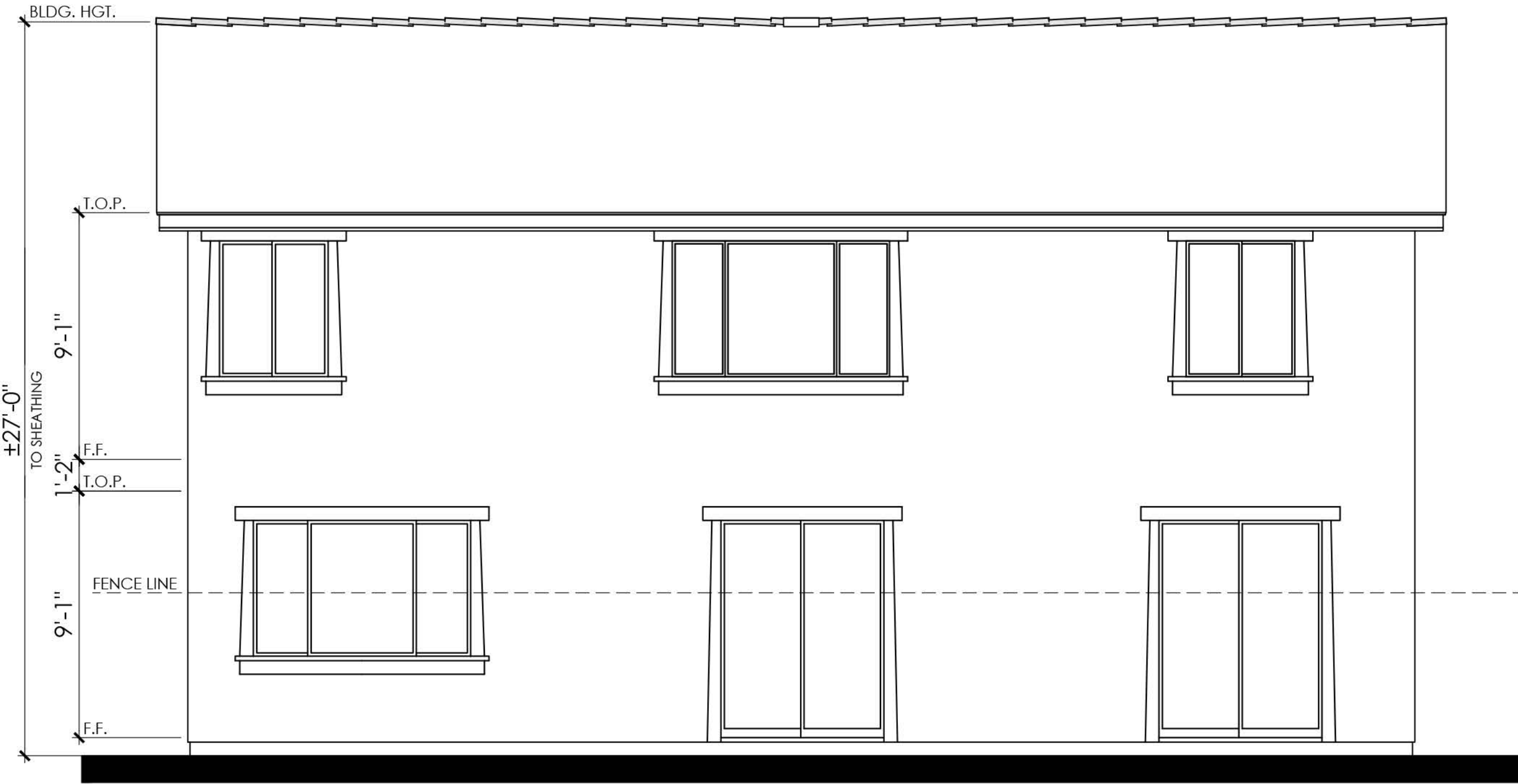
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 4C (3427)
CRAFTSMAN ELEVATION





RIGHT



REAR

COLOR SCHEME 7

PLAN 4C (3427)

CRAFTSMAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

RIGHT



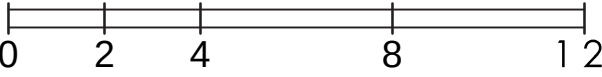
Items shown dashed shall occur at lots requiring enhancements.

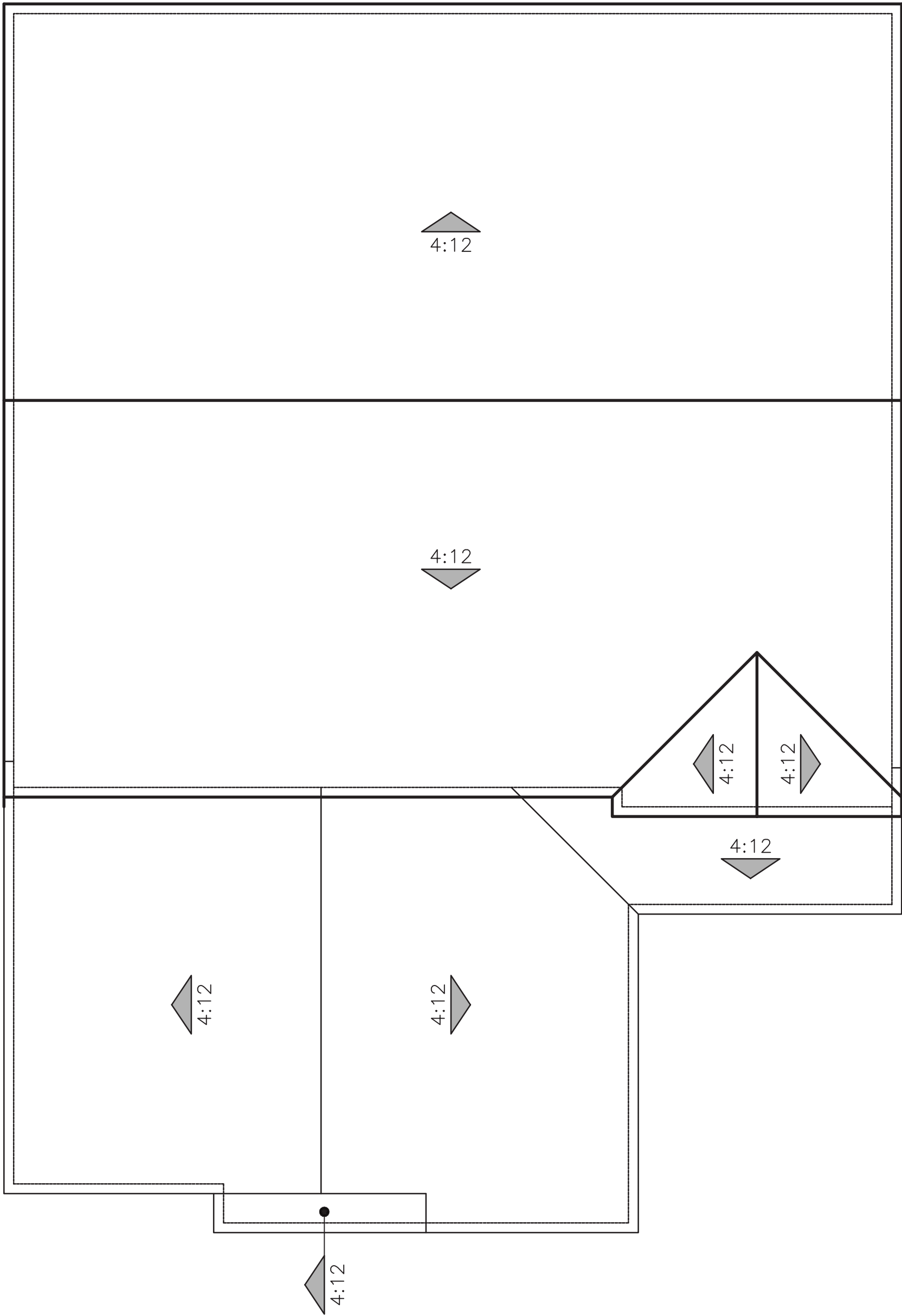
REAR



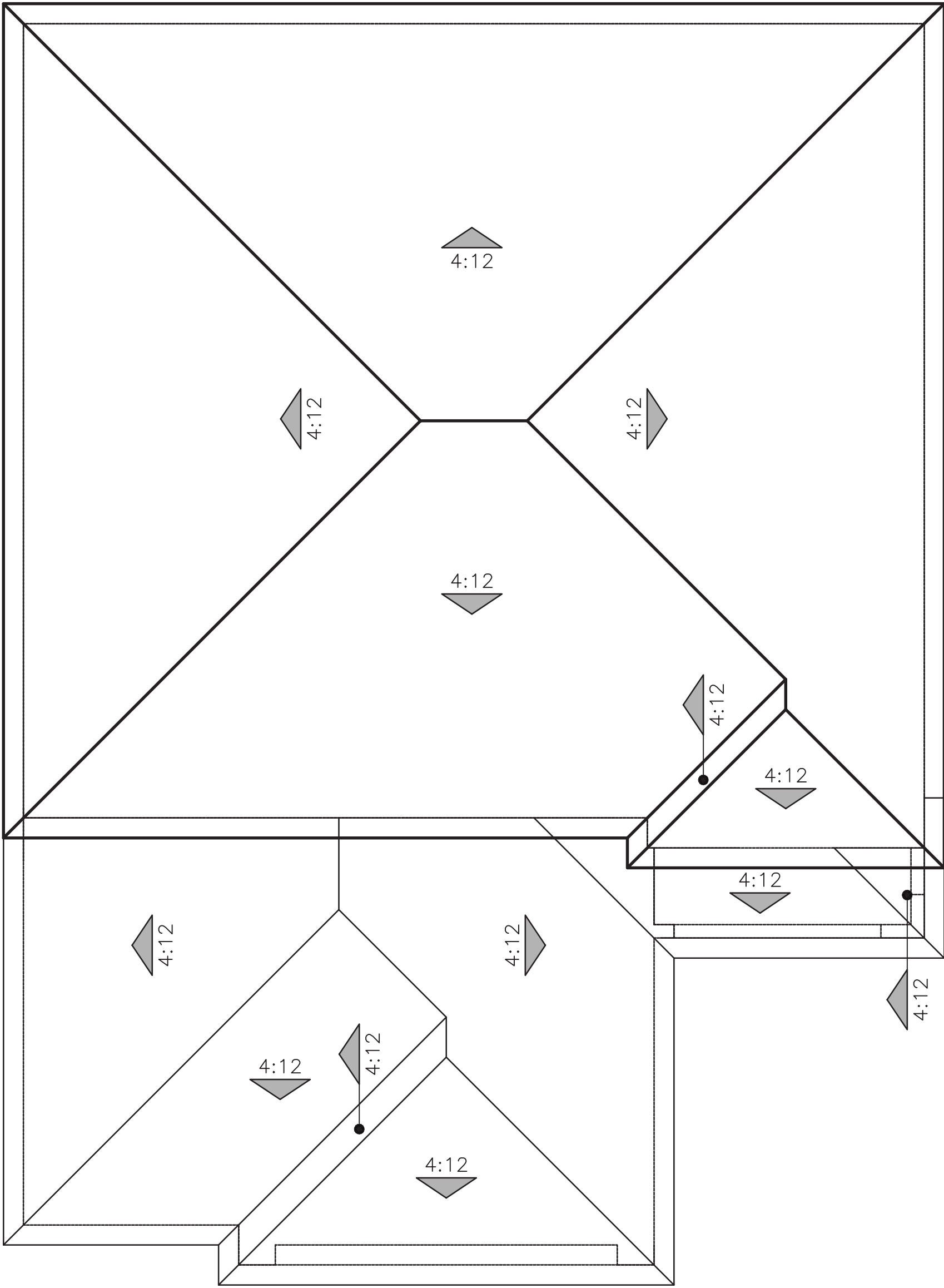
LEFT

PLAN 4C OPT. PATIO (3427)
CRAFTSMAN ELEVATION

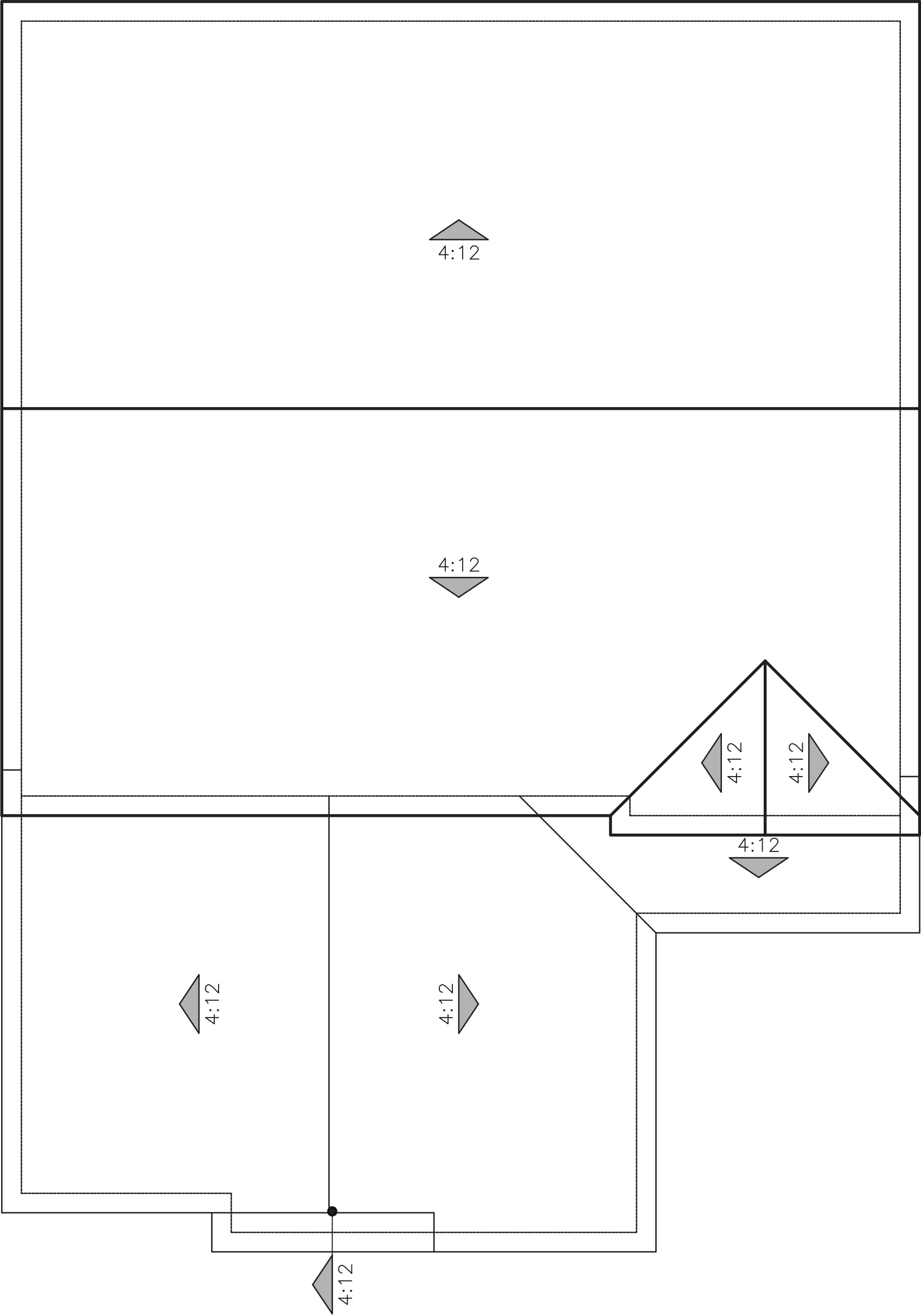




"A" SPANISH

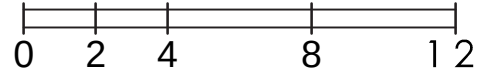


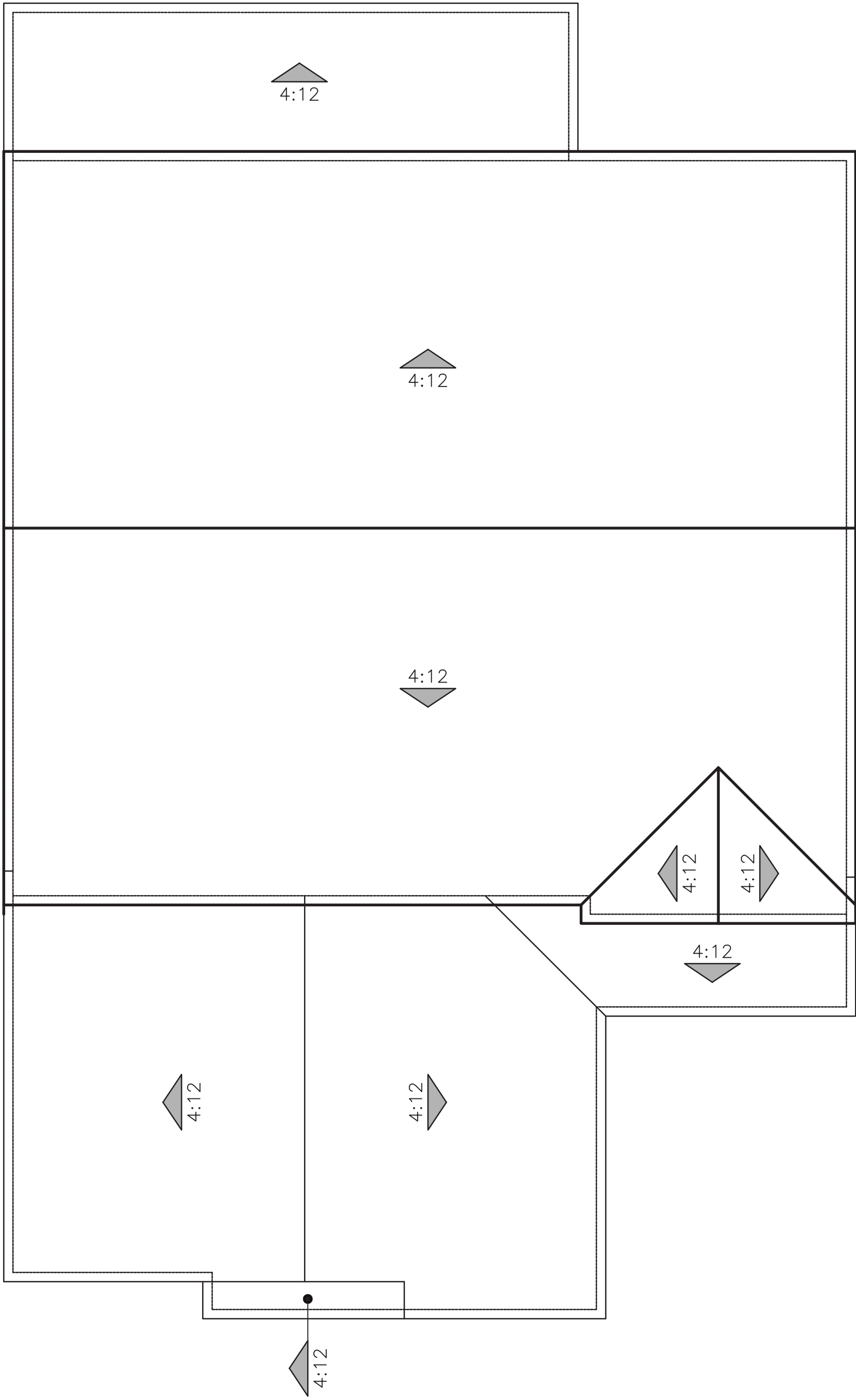
"B" ITALIANATE



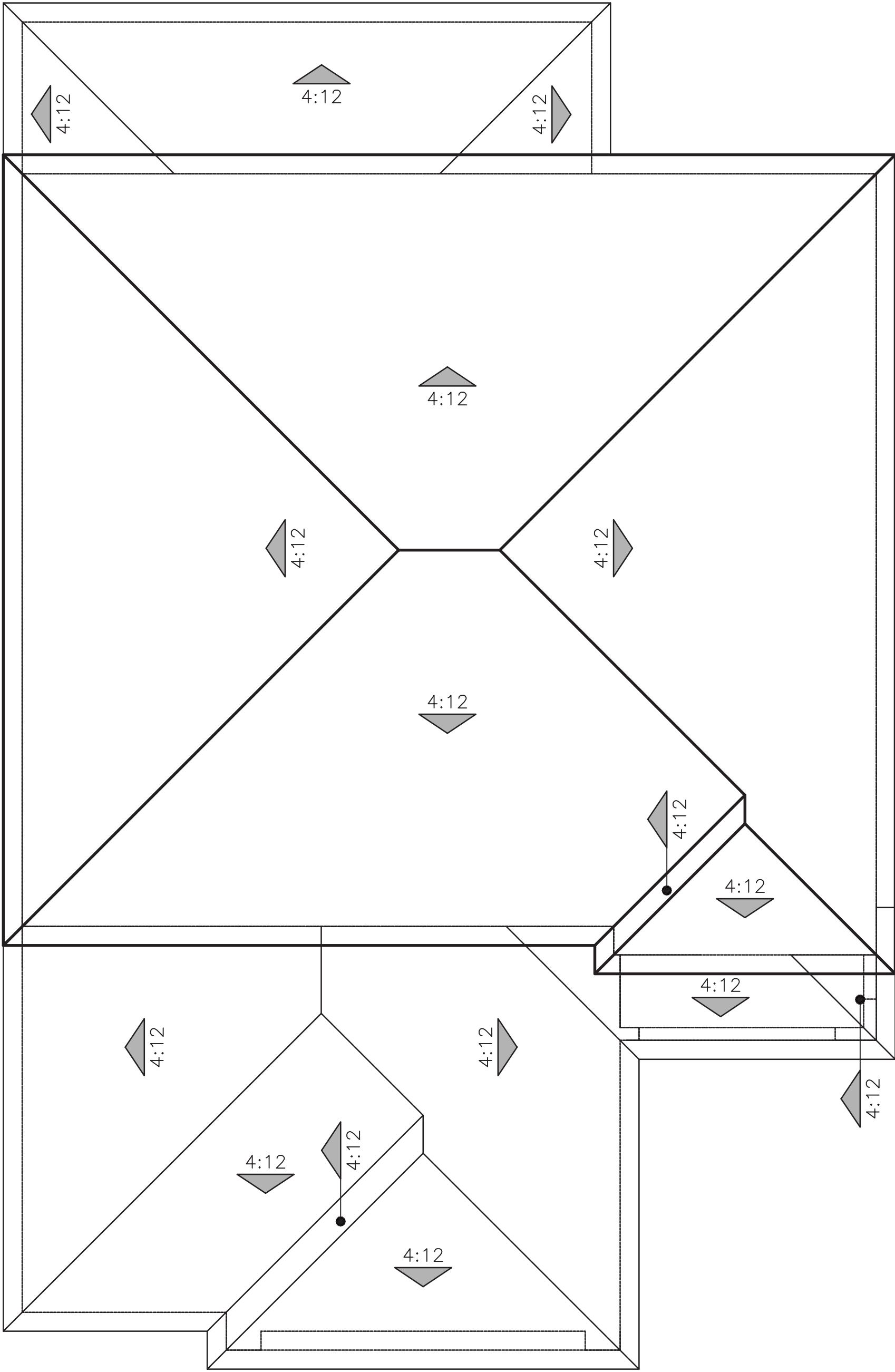
"C" CRAFTSMAN

ROOF PLANS
PLAN 4 (3427)

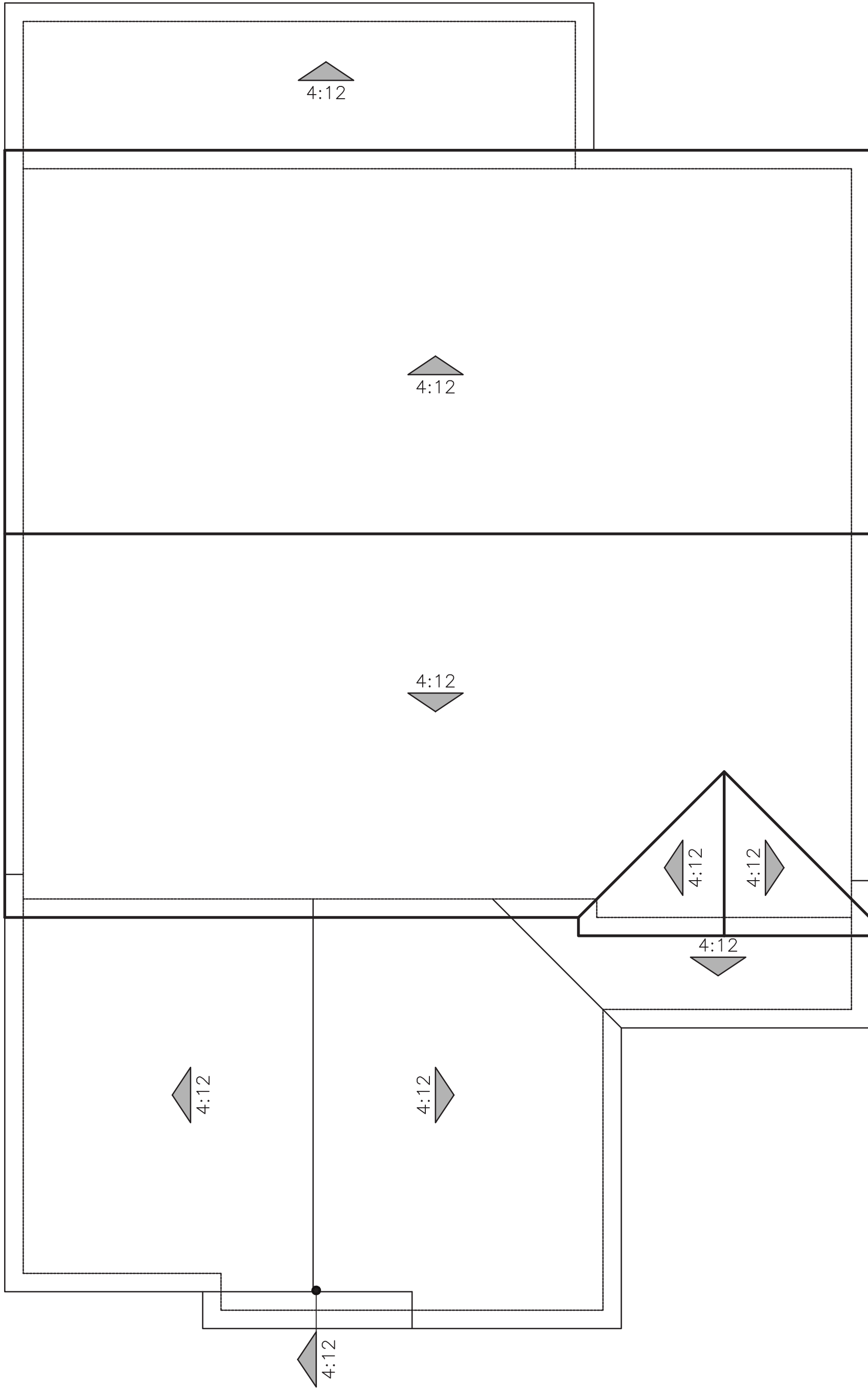




"A" SPANISH

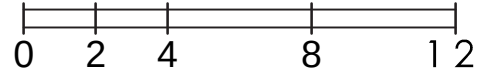


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 4 OPT. PATIO (3427)



COBALT AT THE PRESERVE

RANCHO CORDOVA, CA

JOB #23016B

CREATED7/6/2023

Client Rev.8/24/2023

Planning Rev.1/25/2024

"A" ELEVATIONS			
SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT	SW0053	SW7011	SW7691
BODY	PORCELAIN	NATURAL CHOICE	BILTMORE BUFF
FASCIA / TRIM	SW7511	SW0037	SW2820
	BUNGALOW BEIGE	MORRIS ROOM GREY	DOWNING EARTH
GARAGE DOOR	SW7508	SW7034	SW7105
	TAVERN TAUPE	STATUS BRONZE	PAPERWHITE
FRONT DOOR / SHUTTERS	SW7592	SW7605	SW0017
	CRABBY APPLE	GALE FORCE	CALICO
ROOF: LOW PROF. "S" VILLA	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD

"B" ELEVATIONS			
ITALIANATE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT	SW9097	SW0012	SW6067
BODY	SOFT FAWN	EMPIRE GOLD	MOCHA
FASCIA / TRIM / GARAGE DOOR	SW7006	SW9180	SW6357
	EXTRA WHITE	AGED WHITE	CHOICE CREAM
FRONT DOOR / SHUTTERS	SW6214	SW7740	SW0032
	UNDERSEAS	MESSENGER BAG	NEEDLEPOINT NAVY
ROOF: LOW PROF. "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND
BRICK:	TUNDRA HARTFORD	TUNDRA RIVERBED	TUNDRA BRICK LATIGO

"C" ELEVATIONS			
CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT	SW6109	SW7519	SW9174
BODY	HOPSACK	MEXICAN SAND	MOTH WING
FASCIA / TRIM	SW6111	SW7525	SW7040
	COCONUT HUSK	TREE BRANCH	SMOKEHOUSE
GARAGE DOOR	SW6105	SW6112	SW7040
	DIVINE WHITE	BISCUIT	SMOKEHOUSE
SIDING AT GABLES	SW7744	SW6112	SW7526
	ZEUS	BISCUIT	MASON BLANCHE
FRONT DOOR / SHUTTERS:	SW7068	SW7748	SW7075
	GRIZZLE GRAY	GREEN EARTH	WEB GRAY
ROOF: FLAT SHAKE	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD
STONE: (DRystack INSTALL)	MOUNTAIN LEDGE SIERRA	CLIFFSTONE MANZANITA	MOUNTAIN LEDGE DURANGO

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. serán pintadas para igualar la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y traceras recibirán el mismo tratamiento que las delanteras.

PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	NEWPOINT by WESTLAKE
veneer:	ELDORADO



WRITTEN COLOR SCHEMES



COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

04/08/2024
A-129

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

SPANISH
SCHEME #1

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
JAN. 25, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - SPANISH

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

ITALIANATE
SCHEME #4

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #5

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #6

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - ITALIANATE

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

CRAFTSMAN
SCHEME #7

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

LAP SIDING AT GABLES

FRONT DOOR / SHUTTERS

STONE

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect Inc

#23016B
JAN. 25, 2024

PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #8

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

LAP SIDING AT GABLES

FRONT DOOR / SHUTTERS

STONE

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect Inc

#23016B
JAN. 25, 2024

PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #9

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

LAP SIDING AT GABLES

FRONT DOOR / SHUTTERS

STONE

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect Inc

#23016B
JAN. 25, 2024

PLANNING + ARCHITECTURE

COLOR BOARDS - CRAFTSMAN

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



CYAN - PRODUCT 1 / 45' x 90'
COBALT - PRODUCT 2 / 55' x 105'
AZURE - PRODUCT 3 / 45' x 105'

LENNAR HOMES OF NORTHERN CA
LENNAR[®]

APPLICANT			
CONTACT		JIM LUTTRELL – EARTHLINE DESIGN	
Title	Landscape Architect #3990 – CA		
Company	Earthline Design LLC		
Address	P.O. Box 661 Orangevale, CA 95662		
Phone	916-420-7864		
Email	jim@earthlinedesign.com		
PROPERTY OWNER AND REPRESENTATIVE			
Name	Pierre Martinez		
Company	Lennar Homes of CA, Inc.		
Address	1025 Creekside Ridge Dr - #240 Roseville, CA 95678		
Phone	916-746-8508		
Email	pierre.martinez@lennar.com		
PROJECT			
Name	The Preserve – Phases 1 & 2		
Address	City of Rancho Cordova, CA		
PROJECT INFORMATION			
Project type	Typical Front Yard Landscape and Irrigation Work		
Water supply	1.5" domestic water service		
Water purveyor	Sacramento County Water Agency		
Total Landscape Area	319,588 square feet (total for all Phases 1 & 2 areas)		
DOCUMENTATION PACKAGE			
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		
"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."			
Signature:		Date: 2-12-2024	

- CYAN - PRODUCT 1

- COBALT - PRODUCT 2

- AZURE - PRODUCT 3

PHASE 1

PHASE 2

PHASE 3

SEE DETACHED SIDEWALK CONDITIONS SHEETS L2.2 & L2.3 EDINGTON DRIVE

INCLUDE LOT 80 NORTH DOUGLAS VILL. 2

SEE DETACHED SIDEWALK CONDITIONS SHEETS L2.2 & L2.3 EDINGTON DRIVE

SHEET#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUND COVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS
	ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
	ALL PRODUCTS
L1.1	TYPICAL LANDSCAPE LAYOUTS - CYAN
L1.2	TYPICAL IRRIGATION SCHEMATIC - CYAN
L2.1	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.2	TYPICAL LANDSCAPE LAYOUTS - COBALT
L3.1	TYPICAL IRRIGATION SCHEMATIC - COBALT
L3.2	TYPICAL LANDSCAPE LAYOUTS - AZURE
L3.3	TYPICAL IRRIGATION SCHEMATIC - AZURE

Lennar Homes
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8508

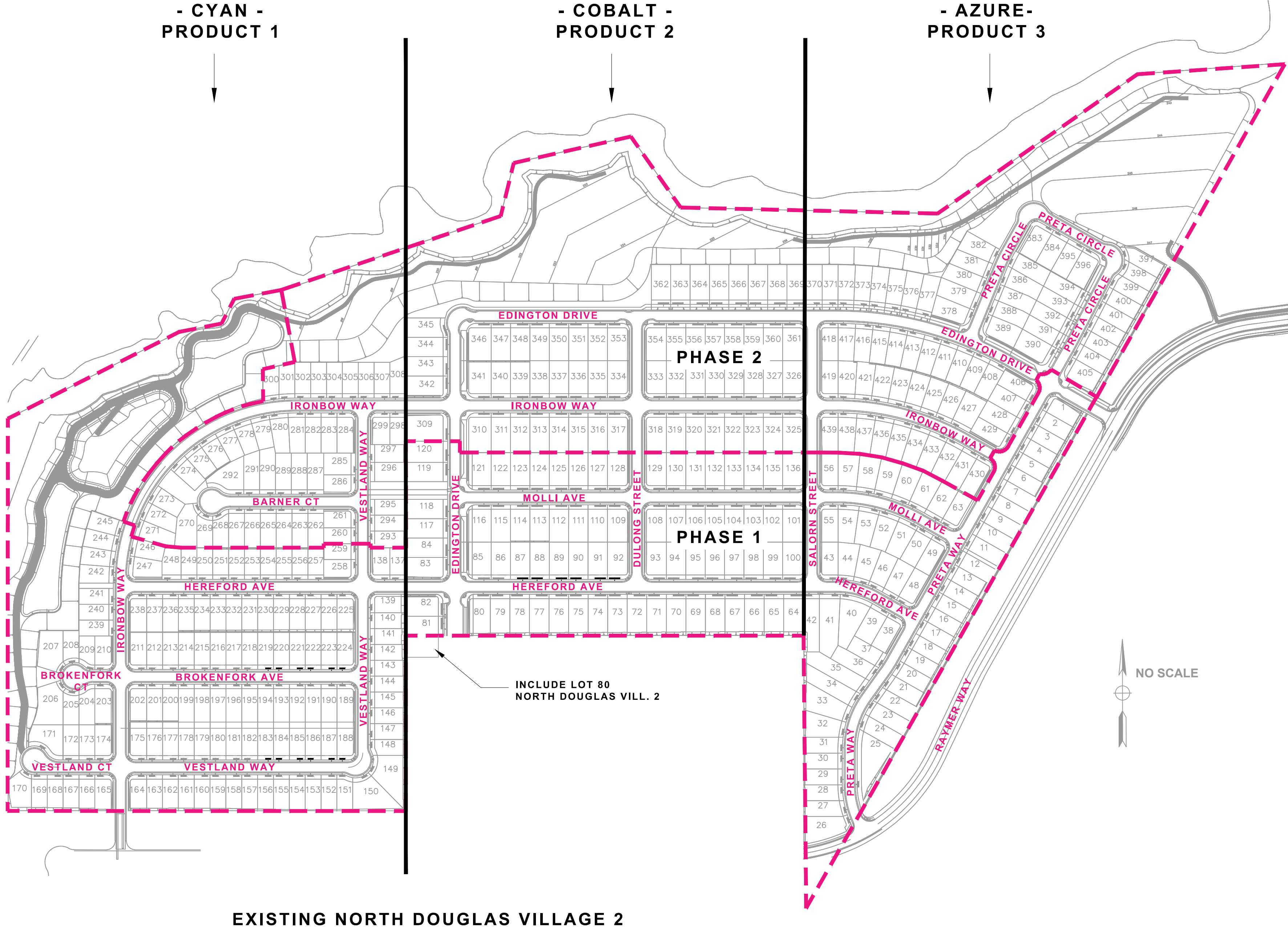
RJA
2541 Warren Dr. – Suite 100
Rocklin, CA 95677
(916) 630-8900

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
 - i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data.
 - ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED MAINTENANCE shall consist of trimming ground covers where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils type and condition of plants shall determine application schedule.
7. HARDCAPED AREAS shall be cleaned of debris.

<u>GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)</u>	
<u>Botanical / Common name / WUCOLS / size</u>	<u>Location</u>
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive
<u>Note:</u> All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details	

GENERAL STREET TREE NOTES:	
1.	See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2.	All street trees shall be installed per Planting Detail shown in these plans.
3.	Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4.	Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5.	Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6.	All parkway strips shall be maintained by the individual property owner.
SINGLE STORY STREET TREE NOTES (IMPORTANT):	
1.	Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY: a. Zelkova serrata 'City Sprite' b. Magnolia grandiflora 'St. Mary' c. Laurus nobilis 'Saratoga'
2.	Contractor shall vary the single story tree selections in Note #1 above along each street.
3.	In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the front yard of a single story home.
4.	Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.
For reference, the only single story plan is as follows: • Plan 1873 (Azure)	



STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)							
TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salom St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Elm	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

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



Sym.	Revision	Date

Drawing Title
OVERALL STREET TREE + GROUNDCOVER PLAN

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L1.0

City of Rancho Cordova Approval



UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

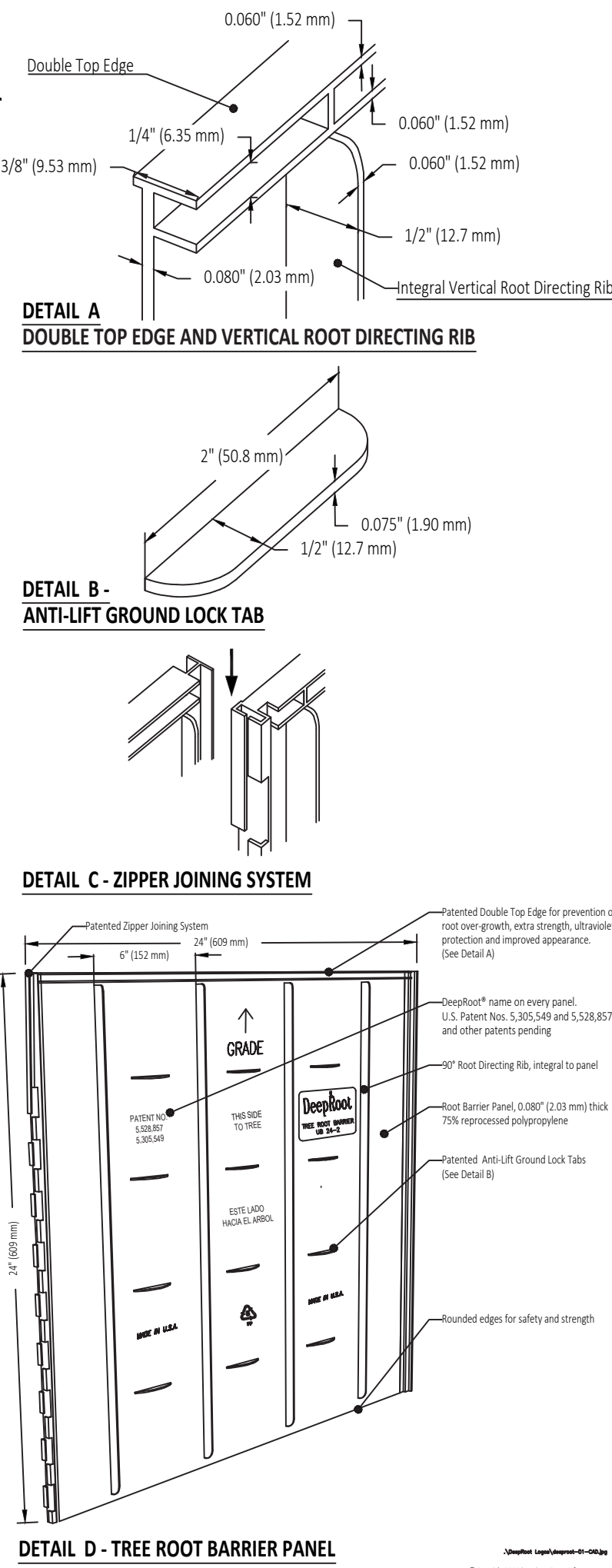
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



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 these 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. GROUND COVER:

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 City 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:

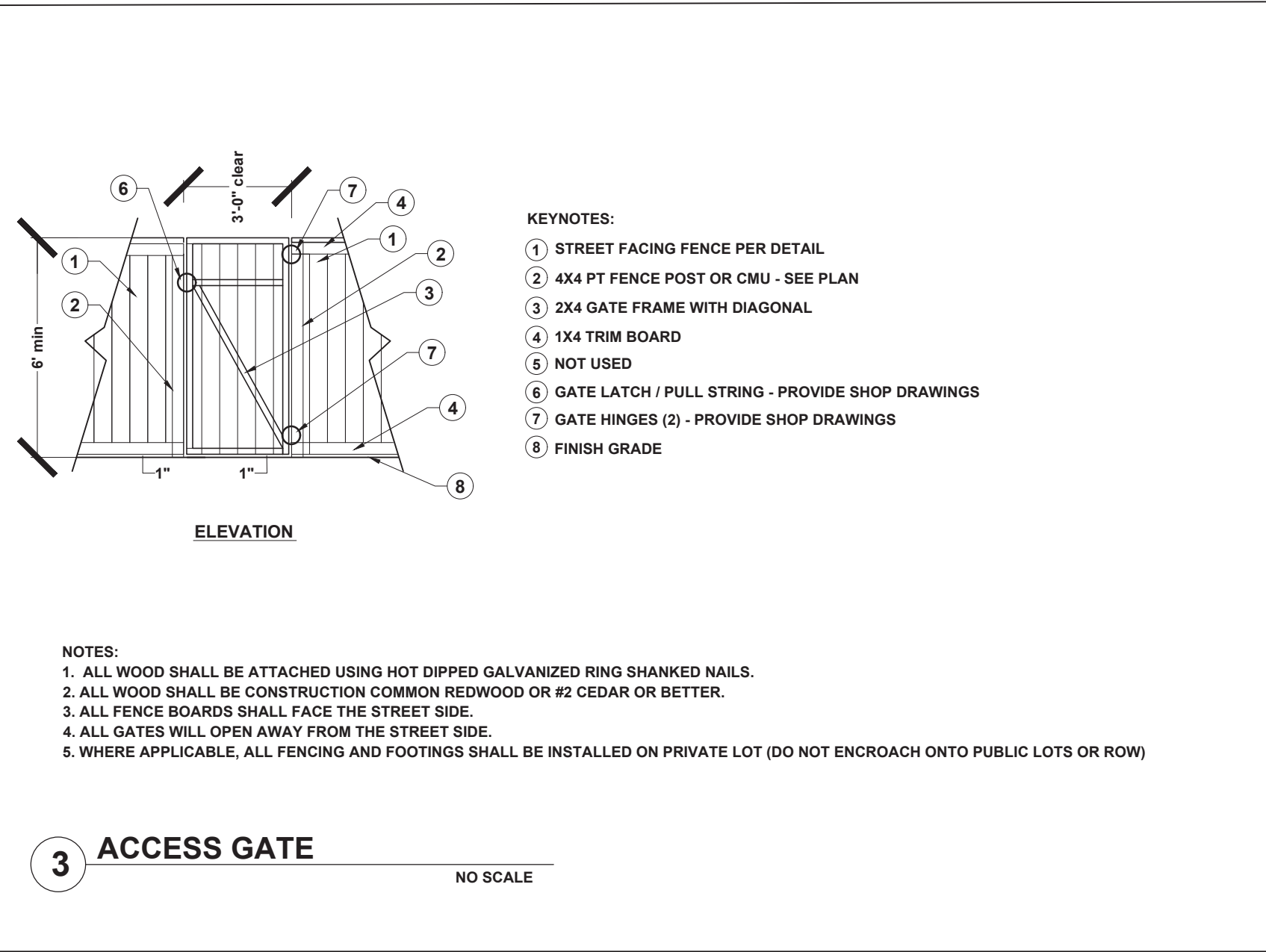
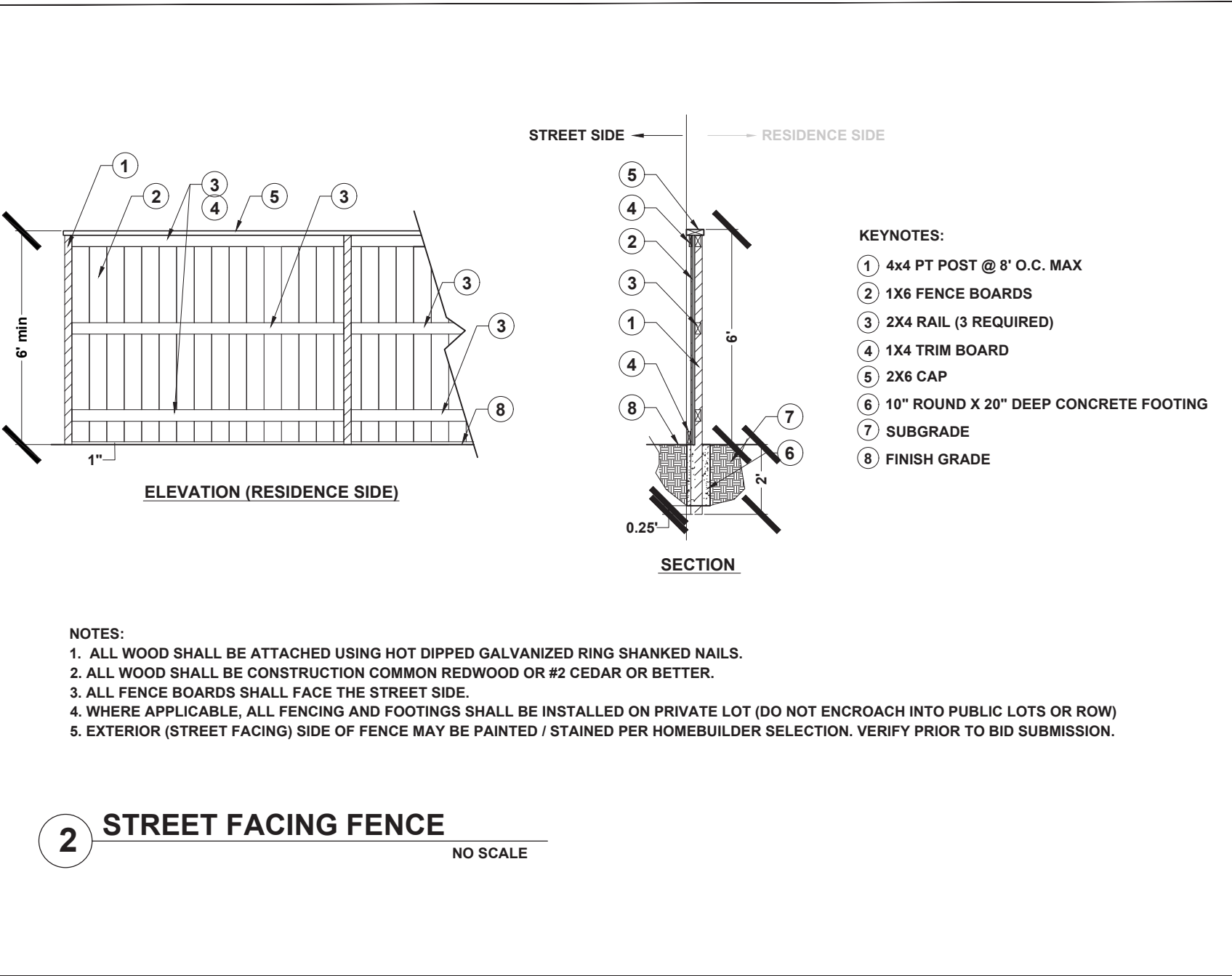
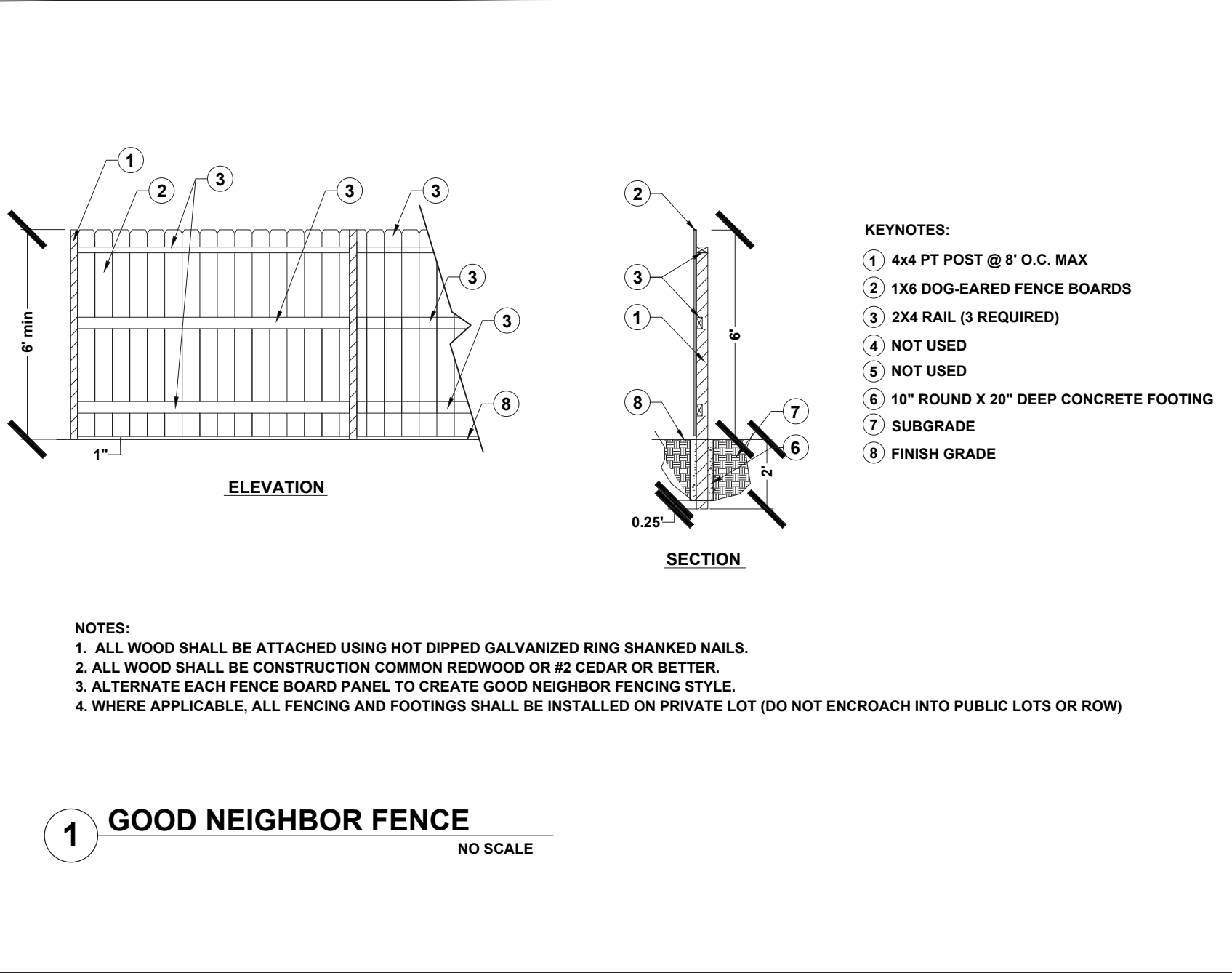
Root control barriers are required for all trees planted within 10 feet of paving or hardscape. Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

TREE "B" AND "C" ARTICULATION NOTE:

The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible. Only (1) tree shall be installed near each property line ("B" or "C" tree). Contact landscape architect if more information is needed.

12. WEED BARRIER FABRIC:

Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
PALETTE 1						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTA CLAARENSIS 'WILSONI' - STANDARD	WILSON'S HOLLY	MOD	15'	20'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 2						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' - STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 3						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	LOW	15'	15'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 4						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDESCOPE'	VARIEGATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'



Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

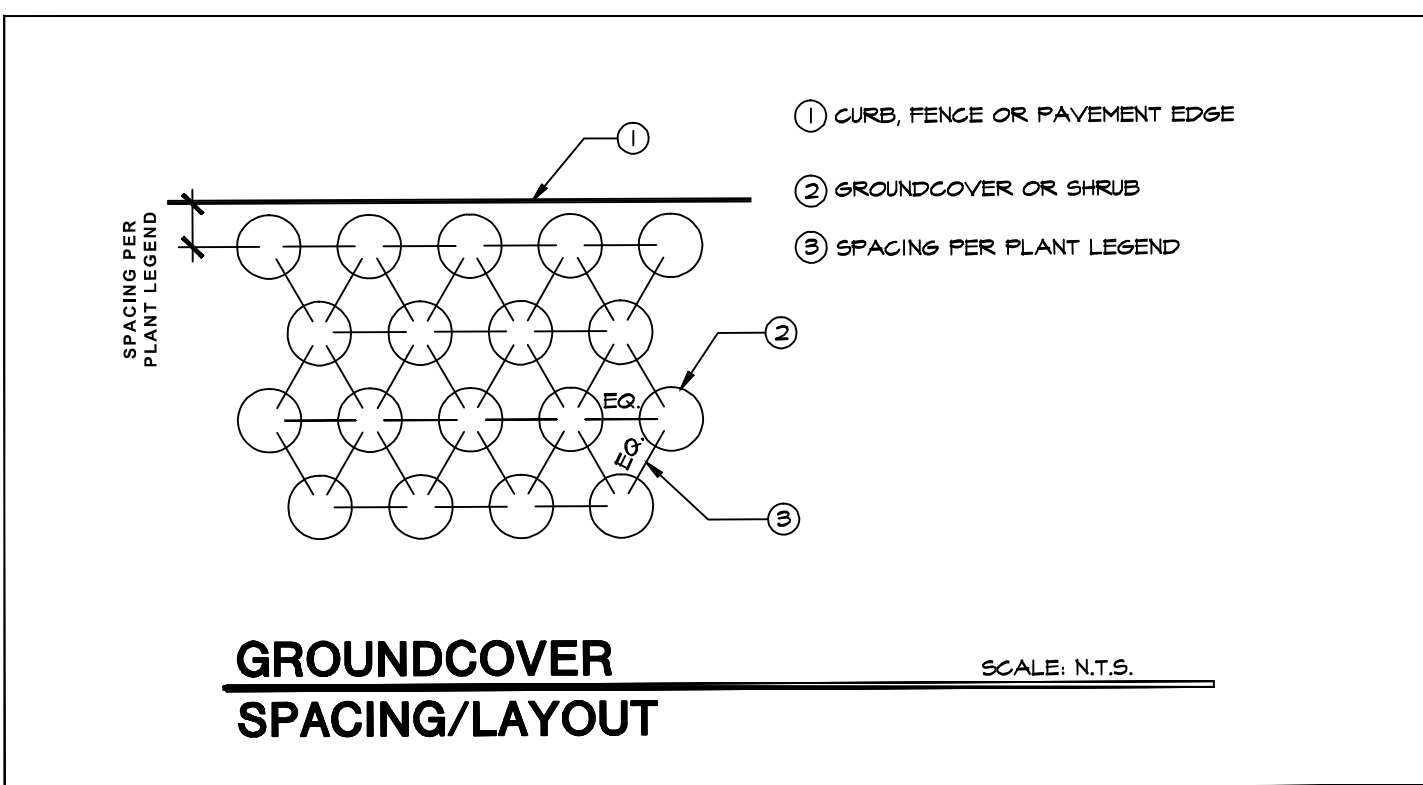
Date
FEBRUARY 12, 2024

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JL
Scale
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Sheet
L1.0.1

City of Rancho Cordova Approval





PLANT PALETTE KEY BY LOT #			
PHASE 2			
LOT #	PLANT PALETTE #		
260	4	371	3
261	1	372	4
262	1	373	4
263	1	374	4
264	1	375	4
265	2	376	1
266	2	377	1
267	2	378	1
268	2	379	2
269	3	380	2
270	3	381	2
271	2	382	2
272	2	383	3
273	2	384	3
274	3	385	3
275	3	386	4
276	3	387	1
277	3	388	1
278	4	389	2
279	4	390	2
280	4	391	2
281	4	392	2
282	1	393	3
283	1	394	3
284	1	395	3
285	1	396	3
286	2	397	4
287	2	398	4
288	3	399	4
289	3	400	1
290	3	401	1
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292	4	403	1
293	4	404	1
294	4	405	2
295	4	406	2
296	4	407	2
297	1	408	2
298	1	409	2
299	1	410	3
300	2	411	3
301	2	412	3
302	2	413	3
303	2	414	4
304	3	415	4
305	3	416	4
306	3	417	4
307	3	418	1
308	4	419	1
309	4	420	1
310	4	421	1
311	1	422	2
312	1	423	2
313	2	424	2
314	2	425	2
315	2	426	3
316	2	427	3
317	3	428	2
318	3	429	2
319	3	430	4
320	3	431	4
321	4	432	4
322	4	433	1
323	4	434	1
324	4	435	1
325	4	436	1
326	1	437	2
327	1	438	2
328	1	439	3
329	2		
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332	2		
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352	2		
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359	4		
360	4		
361	1		
362	1		
363	1		
364	1		
365	2		
366	2		
367	2		
368	2		
369	3		
370	3		



811
Know what's below.
Call before you dig.

Sym.	Revision	Date

Drawing Title	
PLANTING PALETTE	
MATRICES	
+	
DETAILS	
- ALL PRODUCTS -	

Date
FEBRUARY 12 2024
Drawn By
JL
Scale
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Sheet
L1.0.2

City of Rancho Cordova Approval



Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 832-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Barthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Morsey
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS		
Saturation Percent (SP)	29	Soil Texture Sandy loam
pH	6.15	
S.C.	0.08	meho/cm
Tot.Dissolved Salts	51.2	ppm
Infiltration Rate (0% Slope)	0.75	in/hr
% Organic Matter	2.6	
C.E.C.	8.0	meq/100g
Sodium Absorption Ratio (SAR)	1.2	
Exchangeable Sodium Percent (ESP)	0.6	
Gypsum Req. (CaSO4*2H2O)	None Required	
est. Nitrogen Release	1.2	#/1000 sq.ft.
Nitrate	0.34	ppm
Phosphorus	14.40	ppm
Potassium	179.42	ppm
Sulfur	0.66	ppm
Chloride	No Test	
Carbonates	No Test	
Sodium	10.34	ppm
Calcium	1252.12	ppm
Magnesium	148.68	ppm
Boron	0.15	ppm
Copper	No Test	
Iron	No Test	
Manganese	No Test	
Zinc	No Test	
	Very Low	Low Adequate Excessive

Information requested by: Jim Luttrell
Barthline Design Group

Information for: THE PRESERVE
Sample ID: #1

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by S.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangeable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e., typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MMSEL ordinance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a highly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

Information requested by: Jim Luttrell
Barthline Design Group

Information for: THE PRESERVE
Sample ID: #1

SOIL BORON
Boron concentrations are in a range allowing normal plant growth.

SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.							Customer Choice
Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	None
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

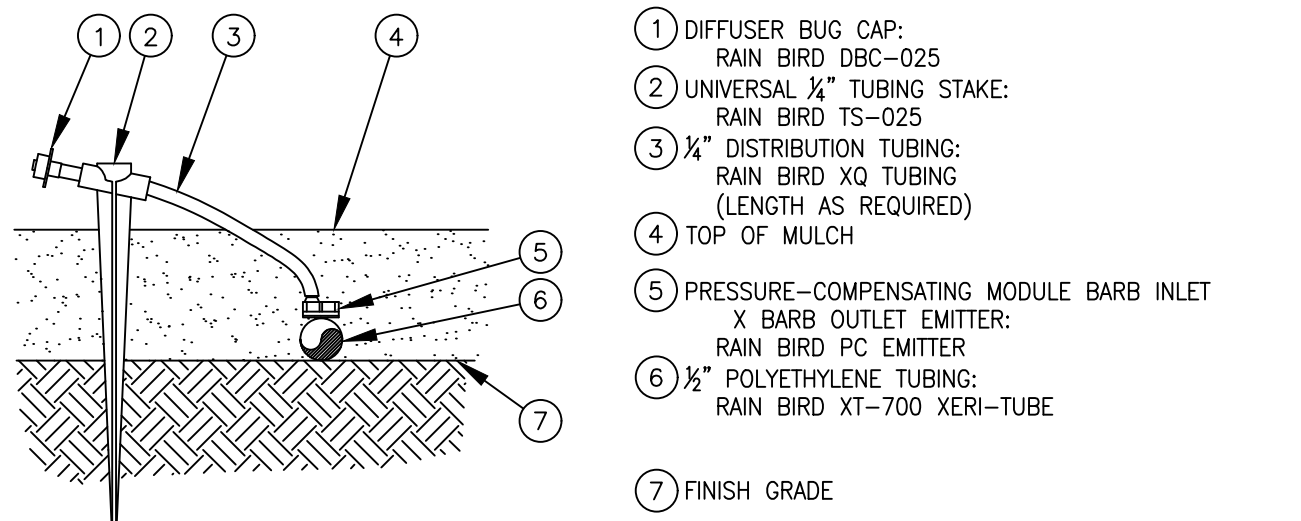
TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

Information requested by: Jim Luttrell
Barthline Design Group

Information for: THE PRESERVE
Sample ID: #1

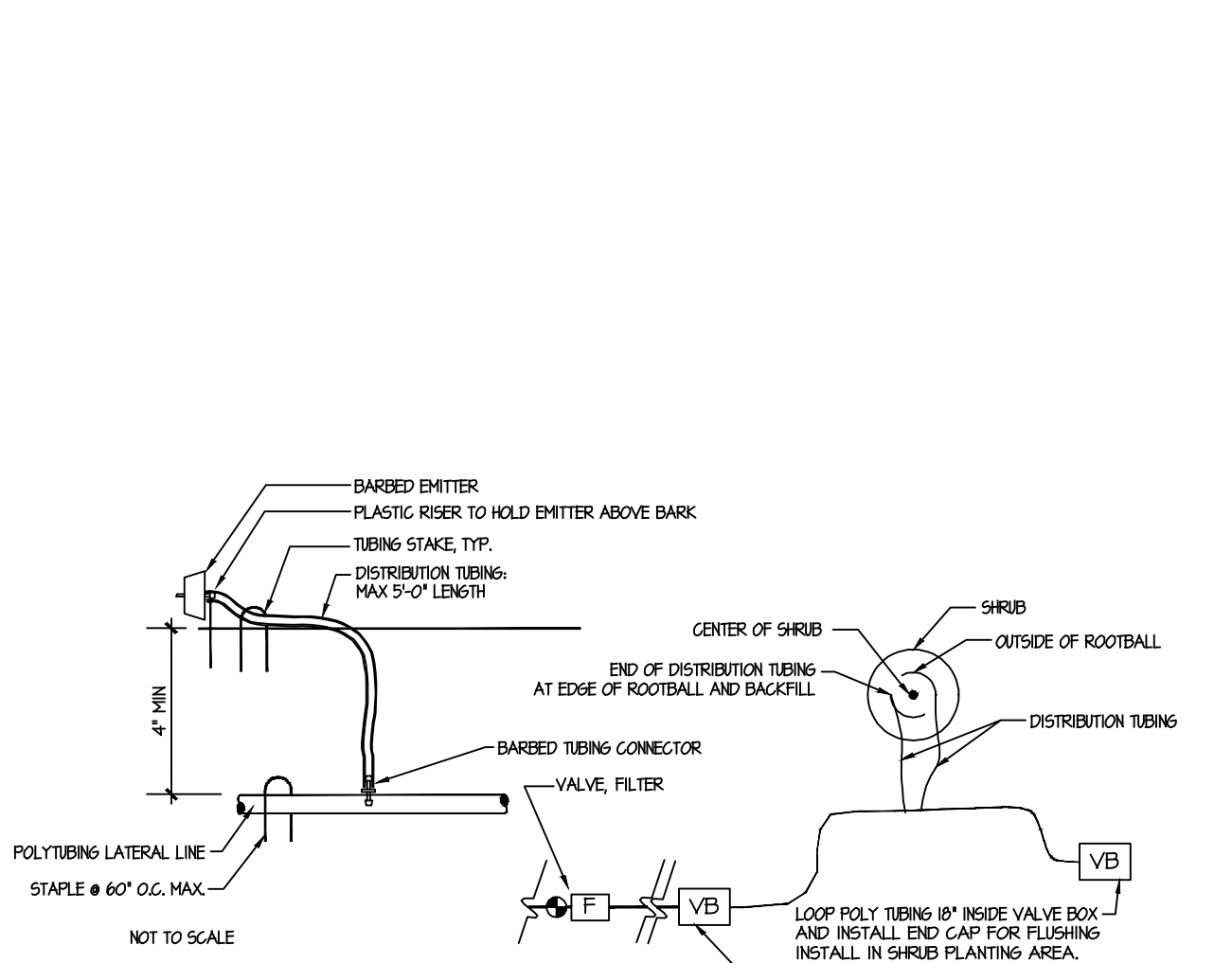
Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)		
Dolomite Lime	15	#
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified) or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Magnesium	Low Magnesium compensated for by Dolomite Lime	
Sulfate-Sulfur	2	# Ammonium Sulfate

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft. every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.



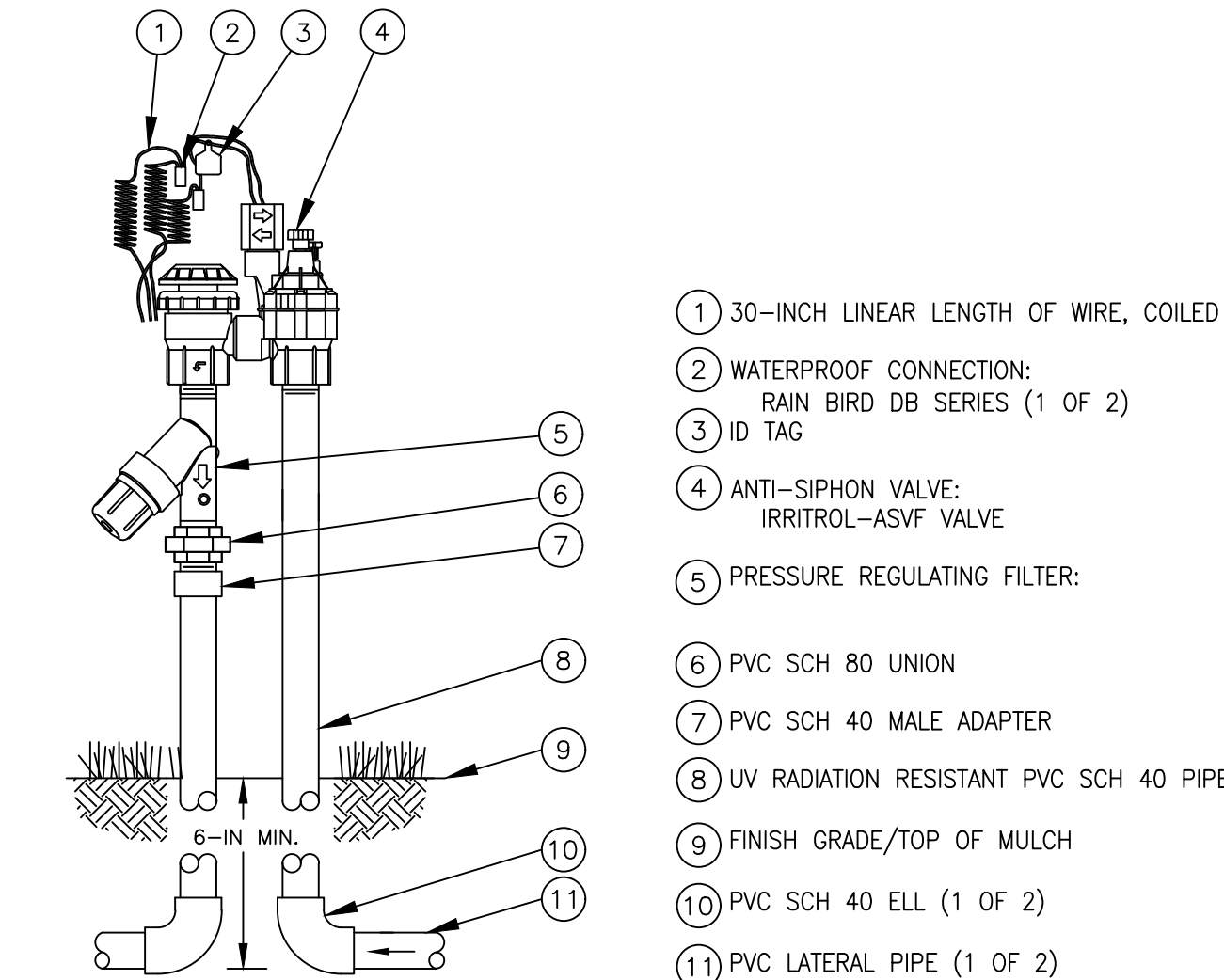
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/4" POLYETHYLENE TUBING.

PRESSURE COMPENSATING EMITTER INTO 1/4" TUBING-STAKE



- NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUND COVER.
 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



2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT

NO SCALE

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.030

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.

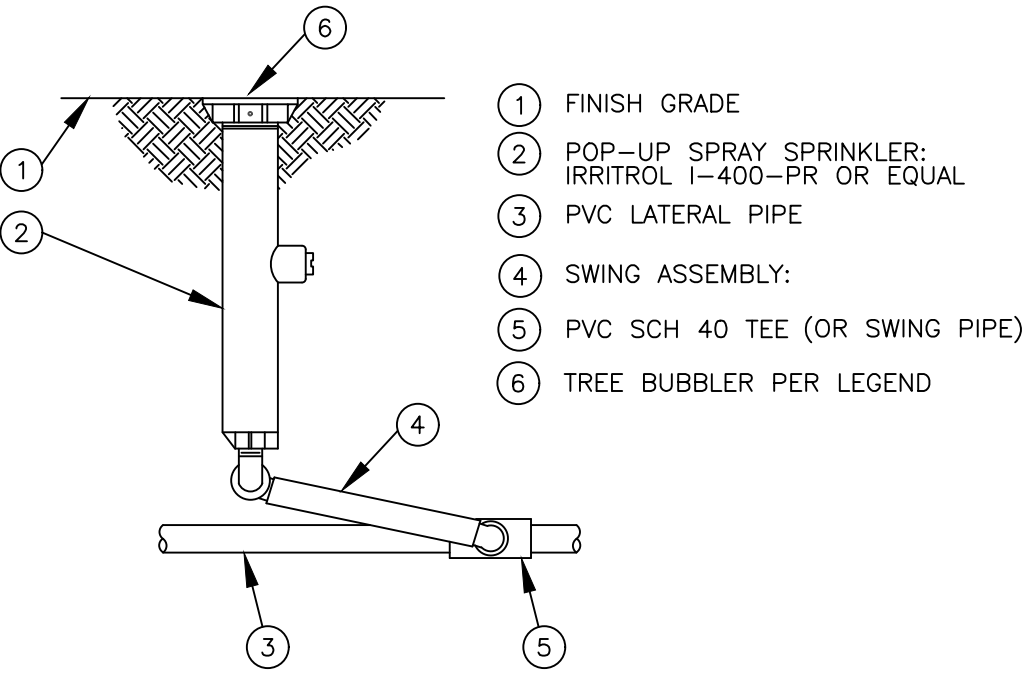
B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

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 programming; (Environmental Utilities-WELO)

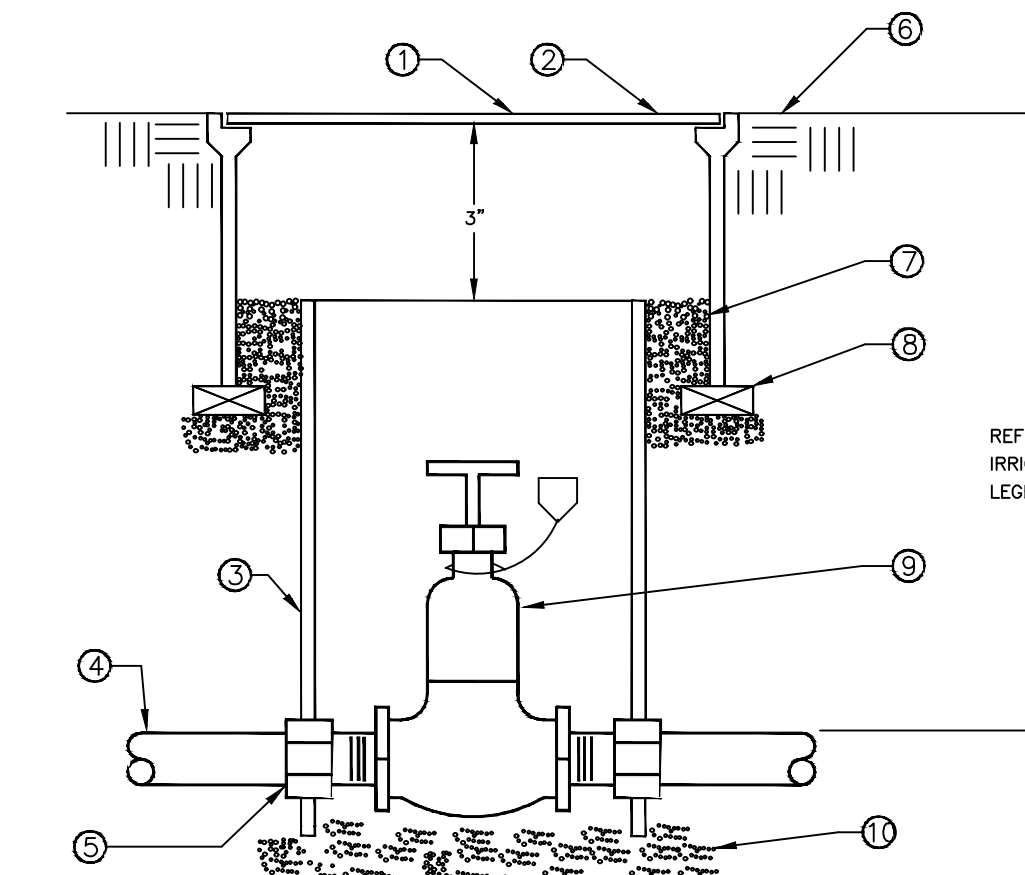
CERTIFICATE OF COMPLETION:

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.



TREE_BUBBLER_ON_POP-UP_BODY

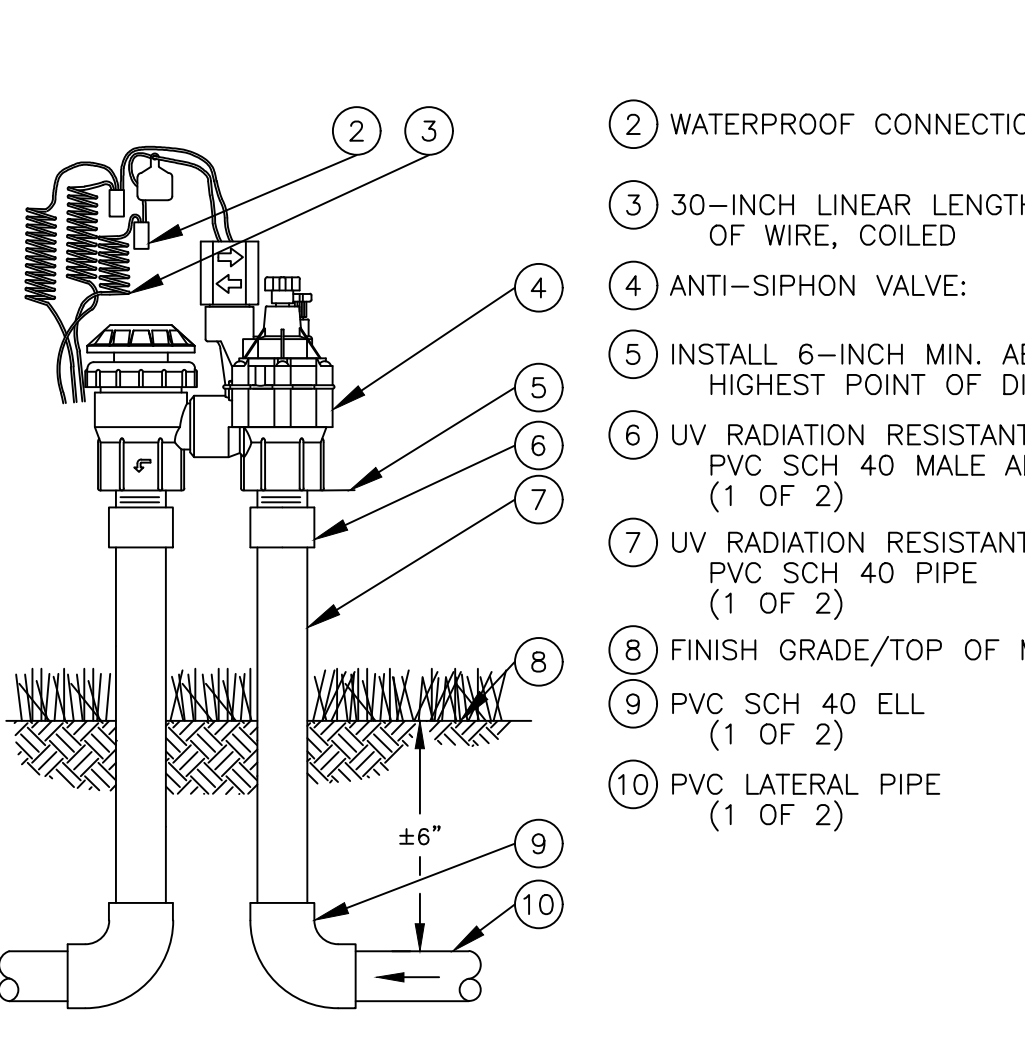
NO SCALE



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.



2711APR_REMOTE_CONTROL_ZONE_KIT

NO SCALE

IRRIGATION LEGEND					
Symbol	Manufacturer	Model	Description	PSI	GPM
①	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	
□	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		
⊗	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
—	---	SCHEDULE 40 PVC	1" 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 9.0 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.

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape design plan.

Signed: _____ Date: 2-12-2024
James Luttrell - CA Landscape Architect #3990



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DESIGN**

LANDSCAPE ARCHITECTURE • SITE DESIGN

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

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

LICENSED LANDSCAPE ARCHITECT

JAMES W. LUTTRELL, C.A.

Signature 4-30-2024
Renewed Date 2-12-2024
Date

STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
**IRRIGATION
NOTES / DETAILS
+
SOIL MANAGEMENT
- ALL PRODUCTS -**

Date
FEBRUARY 12, 2024

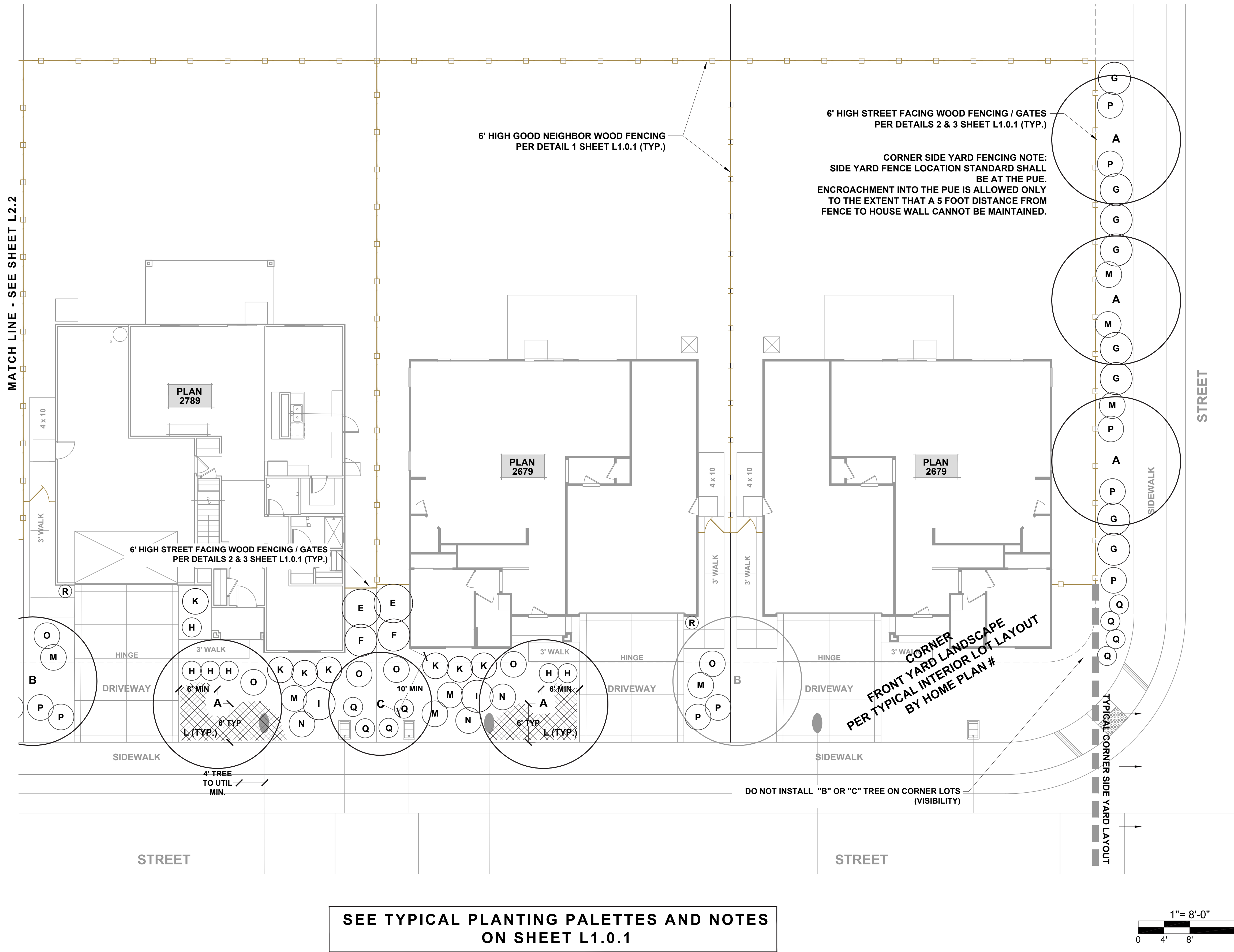
Drawn By
JL

Scale
NOTED

Sheet
L1.0.3

City of Rancho Cordova Approval





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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

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

LICENSED LANDSCAPE ARCHITECT
JAMES MICHAEL LUTTRELL, C.A.A.
Signature
4-30-2024
Renewal Date
2-12-2024
Date

State of California

Sym.	Revision	Date

Drawing Title
**LANDSCAPE
LAYOUT PLAN**
-- PRODUCT 2 --
(COBALT)

Date
FEBRUARY 12, 2024

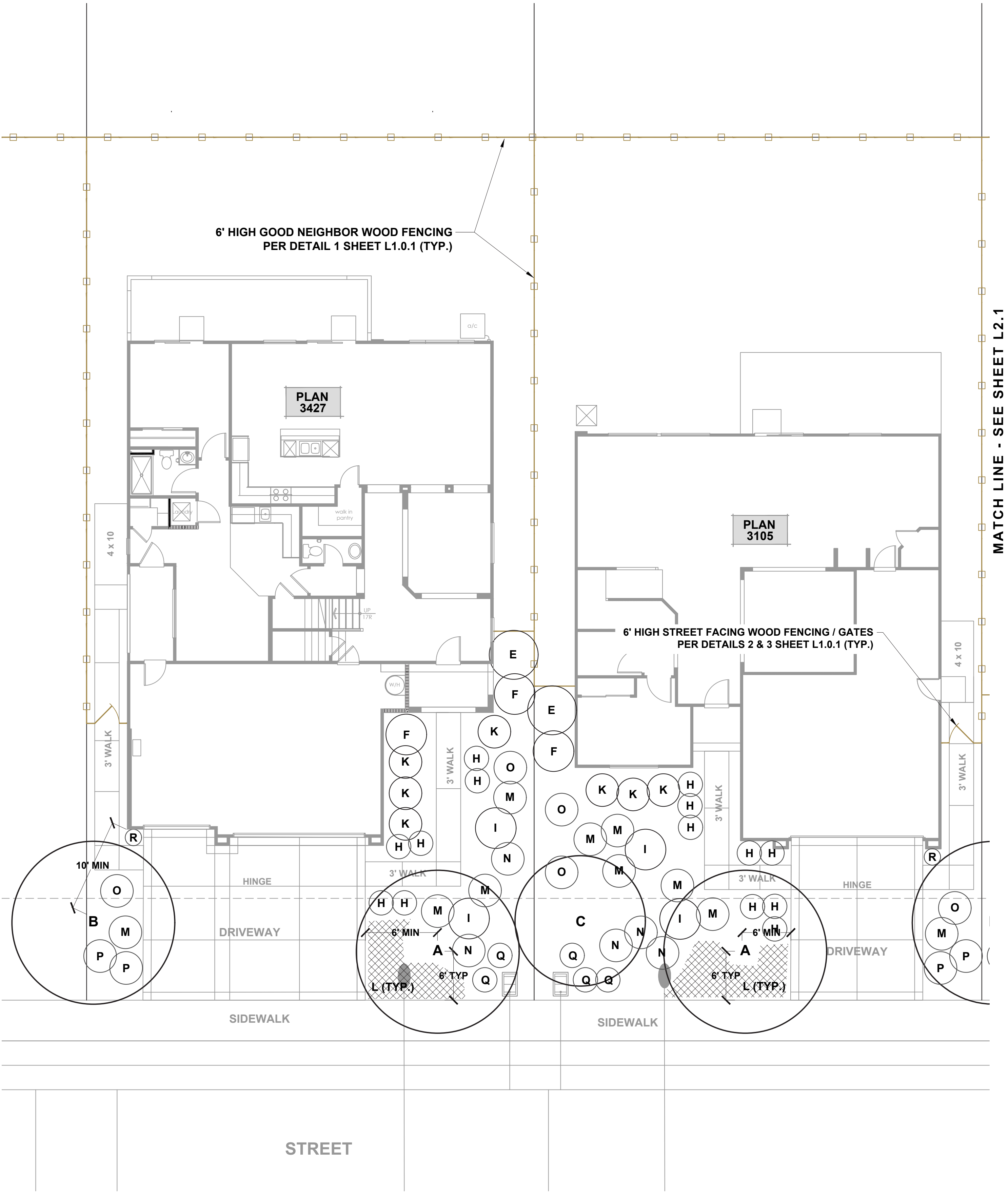
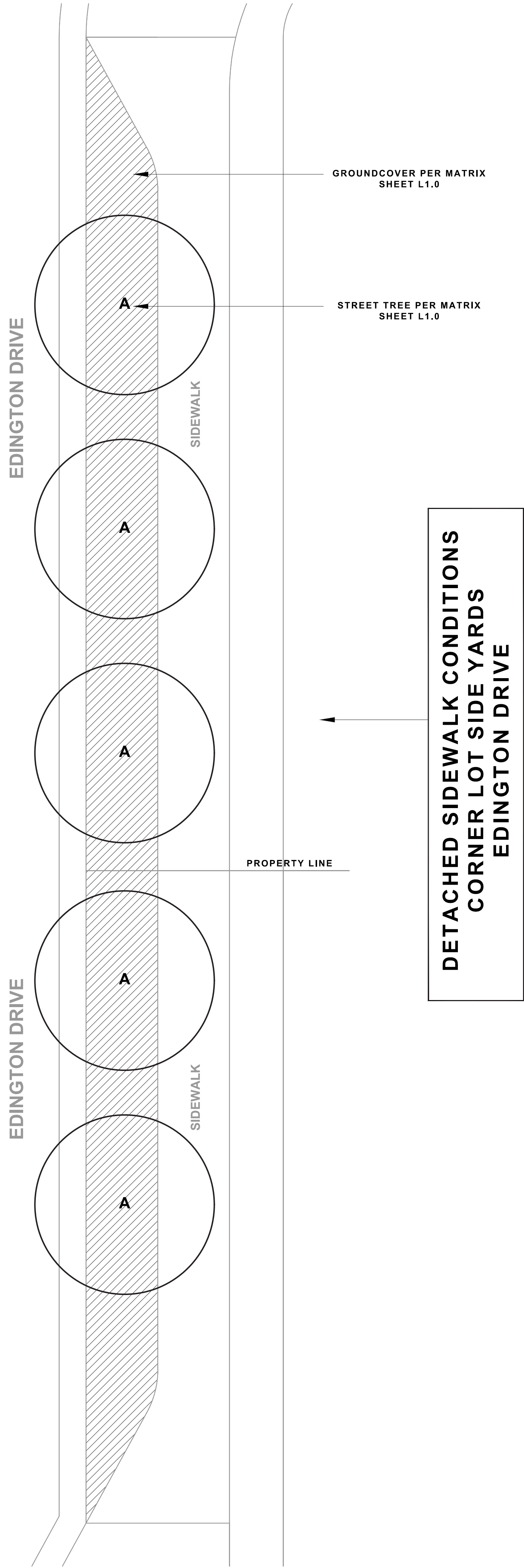
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JL

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NOTED

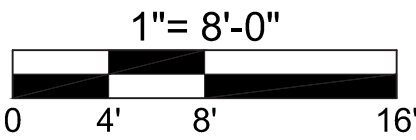
Sheet
L2.1

City of Rancho Cordova Approval

811
Know what's below.
Call before you dig.



SEE TYPICAL PLANTING PALETTES AND NOTES
ON SHEET L1.0.1



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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

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

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL, L.C.A.

Signature: 4-30-2024
Date: 2-12-2024
State of California

Sym.	Revision	Date

Drawing Title

**LANDSCAPE
LAYOUT PLAN**

-- PRODUCT 2 --
(COBALT)

Date

FEBRUARY 12, 2024

Drawn By

JL

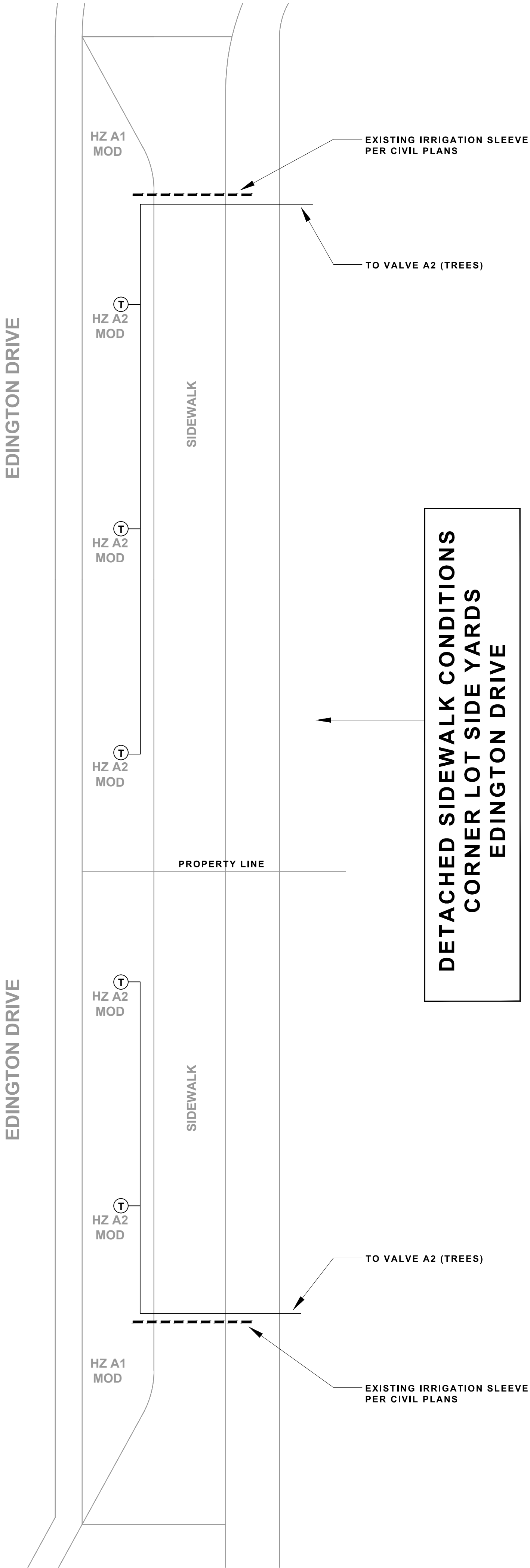
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NOTED

Sheet

L2.2

City of Rancho Cordova Approval



TYPICAL WATER USE CALCS
- PRODUCT 2 PLANS -

California Water Efficient Landscape Worksheet - Plan 2679

Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55						
Regular Landscape Areas															
A1 DRIP	0.4	Drip	▼	0.81	0.49	655	323	10408							
A2 TREES	0.4	Drip		0.81	0.49	10	5	159							
Totals						665	328	10567.10							
Special Landscape Areas															
					1		0	0							
					1		0	0							
					1		0	0							
					1		0	0							
Totals						0	0	0							
ETWU Total							10567.10								
Maximum Allowed Water Allowance (MAWA) ^e							11769.10								
ETAF Calculations															
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.											
Total ETAF x Area															
Total Area															
Average ETAF															
All Landscape Areas															
Total ETAF x Area															
Total Area															
Average ETAF															

California Water Efficient Landscape Worksheet - Plan 2789

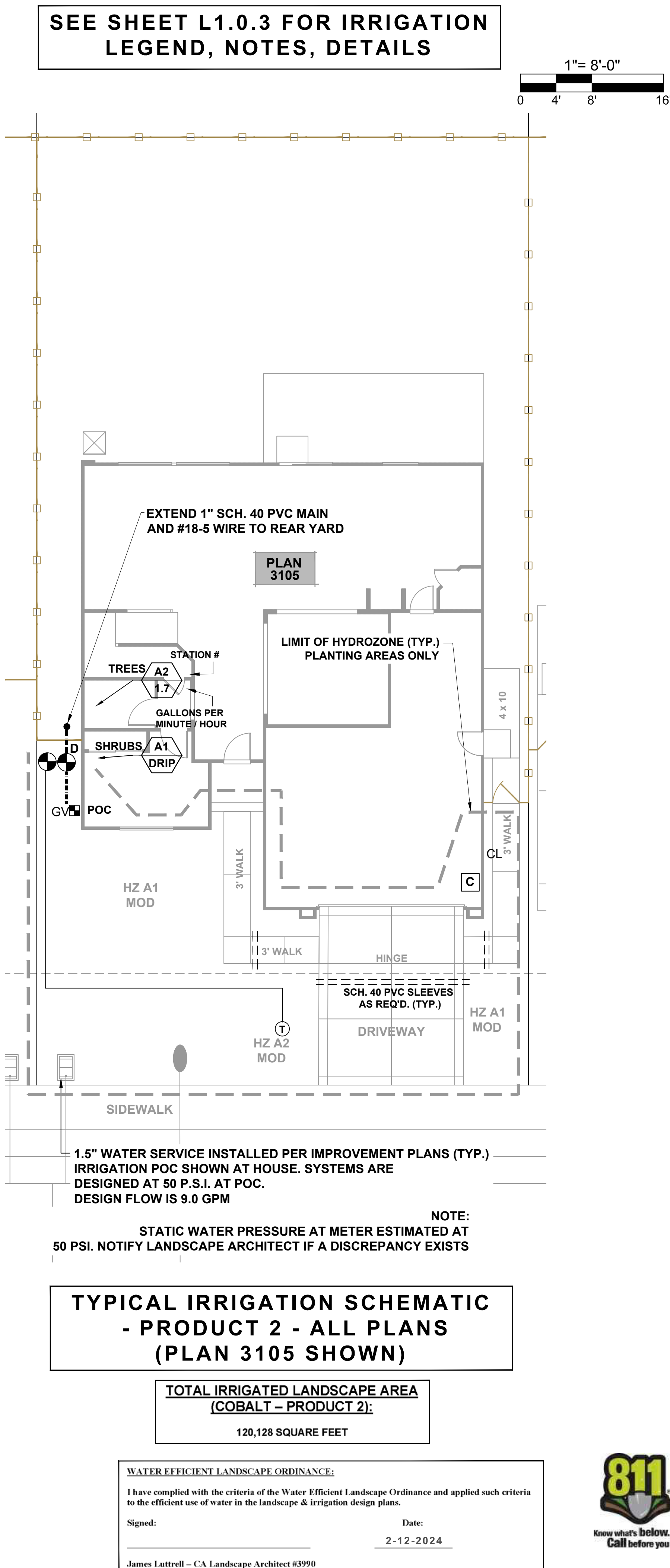
Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55						
Regular Landscape Areas															
A1 DRIP	0.4	Drip	▼	0.81	0.49	655	323	10408							
A2 TREES	0.4	Drip		0.81	0.49	10	5	159							
Totals						665	328	10567.10							
Special Landscape Areas															
					1		0	0							
					1		0	0							
					1		0	0							
					1		0	0							
Totals						0	0	0							
ETWU Total							10567.10								
Maximum Allowed Water Allowance (MAWA) ^e							11769.10								
ETAF Calculations															
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.											
Total ETAF x Area															
Total Area															
Average ETAF															
All Landscape Areas															
Total ETAF x Area															
Total Area															
Average ETAF															

California Water Efficient Landscape Worksheet - Plan 3105

Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55						
Regular Landscape Areas															
A1 DRIP	0.4	Drip	▼	0.81	0.49	966	477	15350							
A2 TREES	0.4	Drip		0.81	0.49	10	5	159							
Totals						976	482	15509.00							
Special Landscape Areas															
					1		0	0							
					1		0	0							
					1		0	0							
					1		0	0							
Totals						0	0	0							
ETWU Total							15509.00								
Maximum Allowed Water Allowance (MAWA) ^e							17273.15								
ETAF Calculations															
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.											
Total ETAF x Area															
Total Area															
Average ETAF															
All Landscape Areas															
Total ETAF x Area															
Total Area															
Average ETAF															

California Water Efficient Landscape Worksheet - Plan 3427

Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55						
Regular Landscape Areas															
A1 DRIP	0.4	Drip	▼	0.81	0.49	818	404	12998							
A2 TREES	0.4	Drip		0.81	0.49	10	5	159							
Totals						828	409	13157.23							
Special Landscape Areas															
					1		0	0							
					1		0	0							
					1		0	0							
					1		0	0							
Totals						0	0	0							
ETWU Total							13157.23								
Maximum Allowed Water Allowance (MAWA) ^e							14653.86								
ETAF Calculations															
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.											
Total ETAF x Area															
Total Area															
Average ETAF															
All Landscape Areas															
Total ETAF x Area															
Total Area															
Average ETAF															



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

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



Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 2 - (COBALT)

Date: FEBRUARY 12, 2024

Drawn By: JL

Scale: NOTED

Sheet

L2.3

City of Rancho Cordova Approval

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - 45x105



FIT LIST ANALYSIS

AZURE - 45'x105'

MINIMUM SETBACK REQUIREMENTS

FRONT TO LIVING: 14'

FRONT TO GARAGE: 20'

SIDE: 5'

SIDE STREET SIDE: 12.5'

REAR: 20% OF LOT DEPTH

15' MIN PER ARCHITECT'S DESIGN REVIEW PACKAGE FOR AZURE PLAN 1873

NOTES:

X HOUSE MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

AZURE 45' x105'			
LOT #	LOT AREA		DWY SIDE
	SF	AC	
1	5,427	0.12	R
2	4,725	0.11	R
3	4,725	0.11	L
4	4,725	0.11	R
5	4,725	0.11	L
6	4,725	0.11	L
7	4,725	0.11	R
8	4,725	0.11	L
9	4,725	0.11	R
10	4,725	0.11	L
11	5,775	0.13	R
12	4,725	0.11	R
13	4,725	0.11	L
14	4,725	0.11	R
15	4,725	0.11	L
16	4,725	0.11	R
17	4,725	0.11	L
18	4,725	0.11	R
19	4,725	0.11	L
20	4,747	0.11	L
21	4,908	0.11	R
22	5,122	0.12	R
23	5,292	0.12	L
24	5,155	0.12	R
25	11,910	0.27	R
26	8,114	0.19	R
27	5,329	0.12	L
28	5,010	0.12	R
29	4,950	0.11	L
30	4,950	0.11	R
31	4,973	0.11	L
32	7,104	0.16	L
33	8,653	0.20	L
34	7,676	0.18	R
35	8,506	0.20	L
36	5,794	0.13	R
37	4,780	0.11	L
38	5,427	0.12	R
39	5,705	0.13	L
40	9,099	0.21	R
41	9,416	0.22	L
42	7,368	0.17	R
43	5,479	0.13	R
44	5,612	0.13	L
45	5,565	0.13	R
46	5,118	0.12	L
47	5,361	0.12	R
48	5,479	0.13	L
49	5,479	0.13	R
50	5,226	0.12	R
51	5,588	0.13	L
52	5,636	0.13	R
53	5,635	0.13	L
54	5,669	0.13	R
55	5,480	0.13	L
56	5,479	0.13	R
57	5,994	0.14	L
58	5,970	0.14	R
59	5,970	0.14	L
60	5,970	0.14	R
61	5,961	0.14	L
62	5,656	0.13	R
63	5,479	0.13	L

[illegible][illegible][illegible][illegible][illegible]

* LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY
BASED ON THE LARGEST FOOTPRINT FOR EACH
BUILDING PLAN



PLAN 1A (1873)

PLAN 2A (2127)

PLAN 3A (2386)

PLAN 4A (2612)

45x105 PRODUCT
TYPICAL PLOTTING



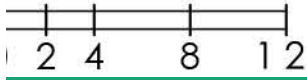
A - ITALIAN
PLAN 3A (2386)

C - FARMHOUSE
PLAN 1C (1873)

B - PRAIRIE PROGRESSIVE
PLAN 2B (2127)

C - FARMHOUSE
PLAN 4C (2612)

STREET SCENE



EXTERIOR LIGHTS



KENT



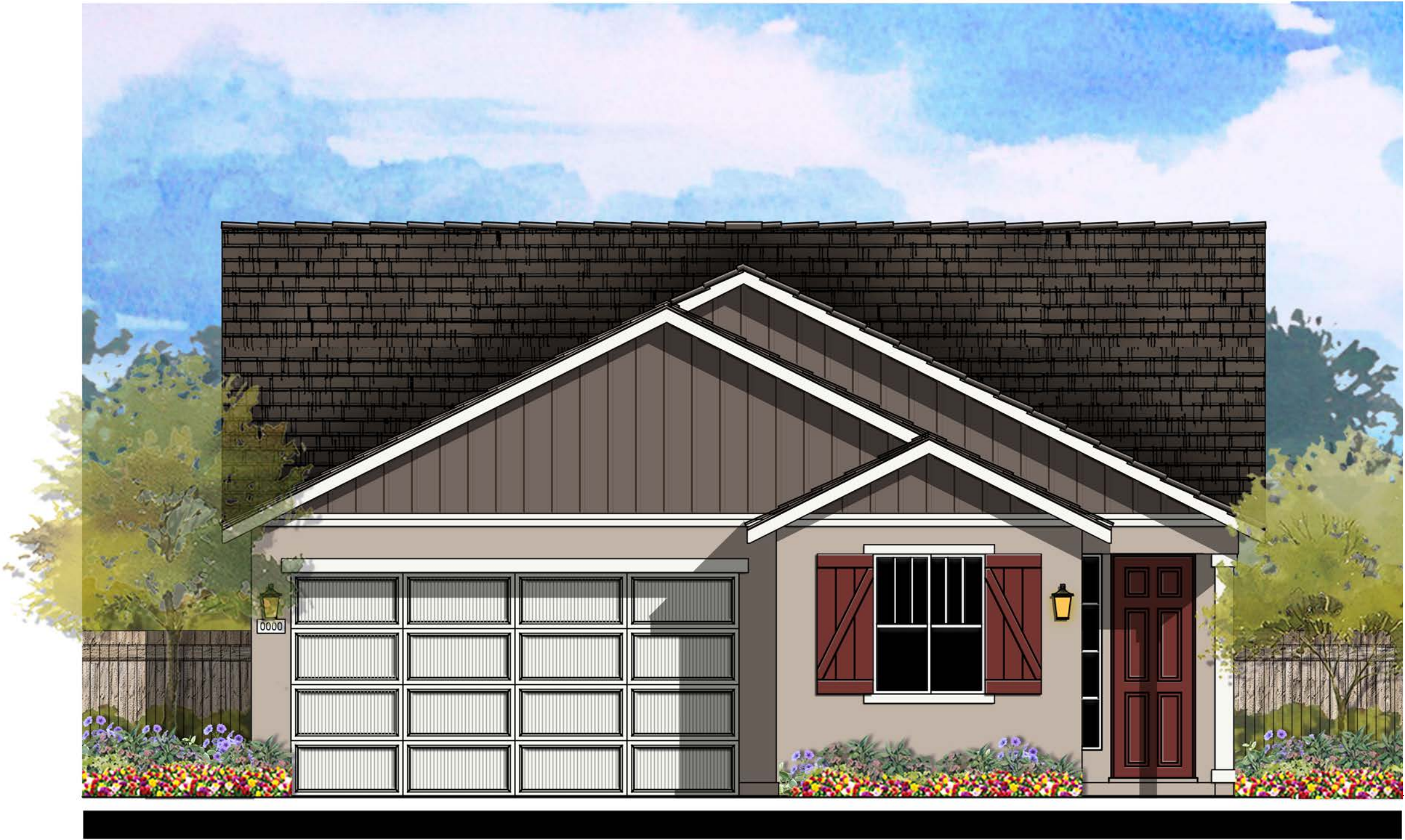
Refer to landscape drawings for wall, tree, and shrub locations

"A" ITALIAN



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

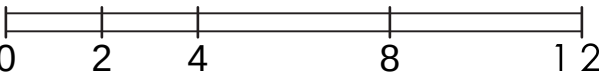
"B" PRAIRIE PROGRESSIVE

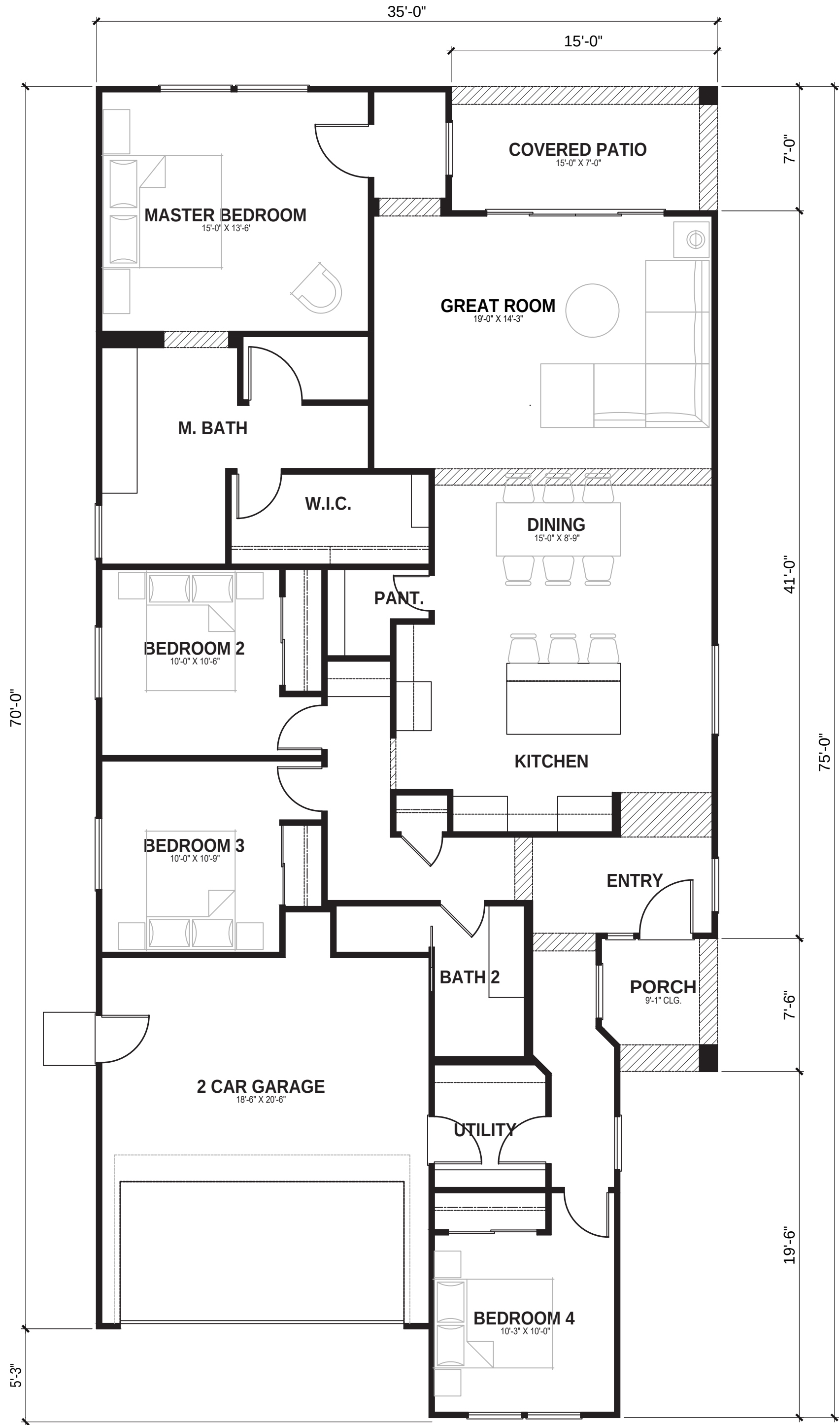


Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

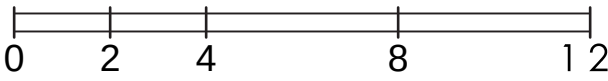
PLAN 1 (1873)
FRONT ELEVATIONS





FLOOR PLAN
PLAN 1A (1873)
3 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN

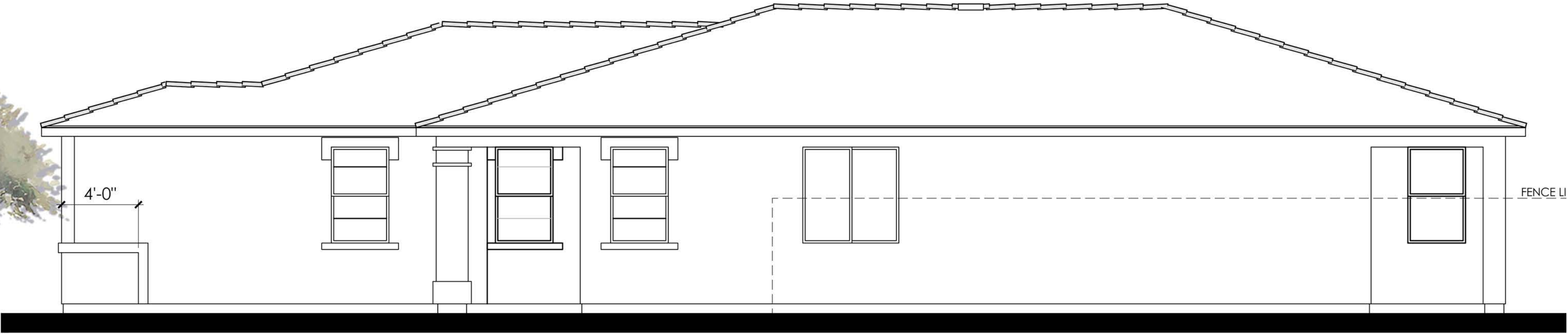
PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,873 SQ. FT.
TOTAL DWELLING	1,873 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	399 SQ. FT.
FRONT PORCH	47 SQ. FT.
REAR COVERED PATIO	105 SQ. FT.





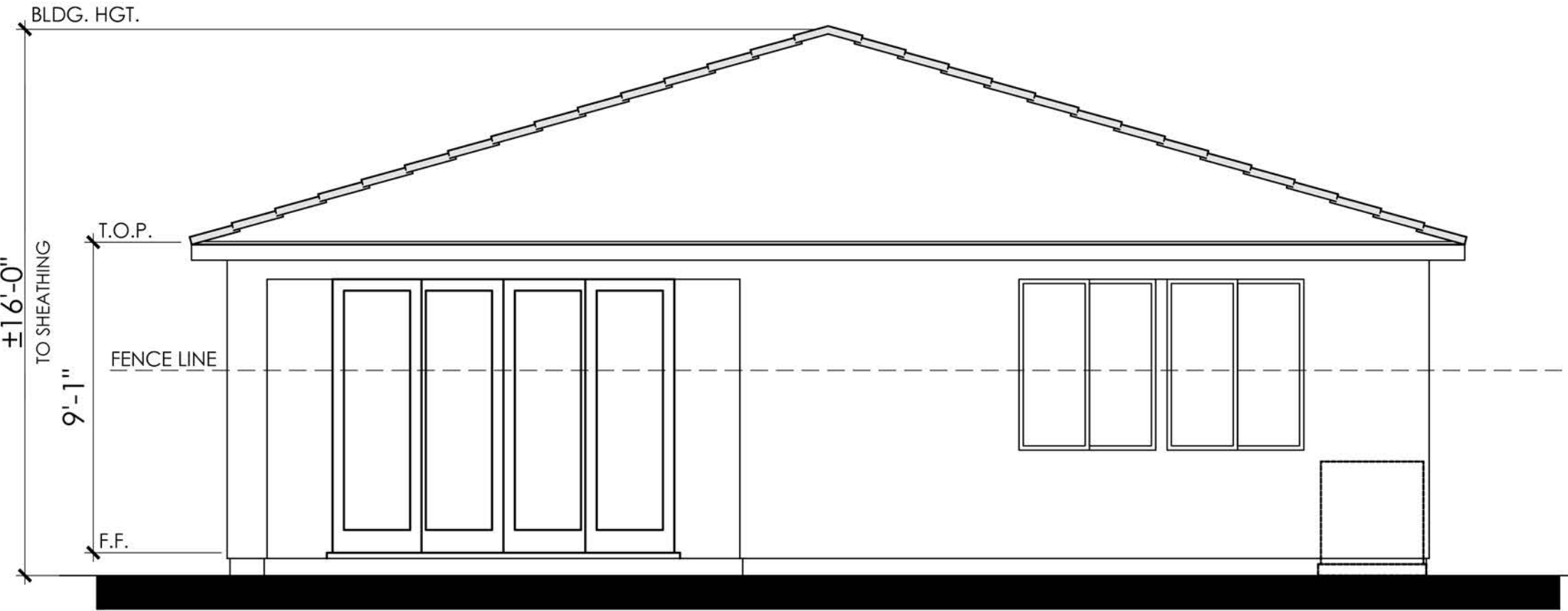
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

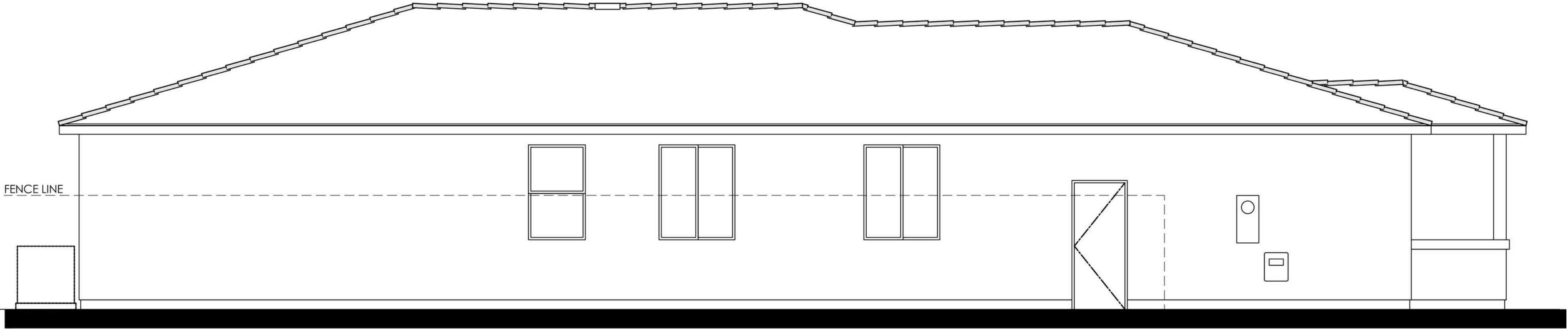


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 2
PLAN 1A (1873)
ITALIAN ELEVATION





RIGHT



REAR

COLOR SCHEME 2

PLAN 1A (1873)

ITALIAN ENHANCED ELEVATION

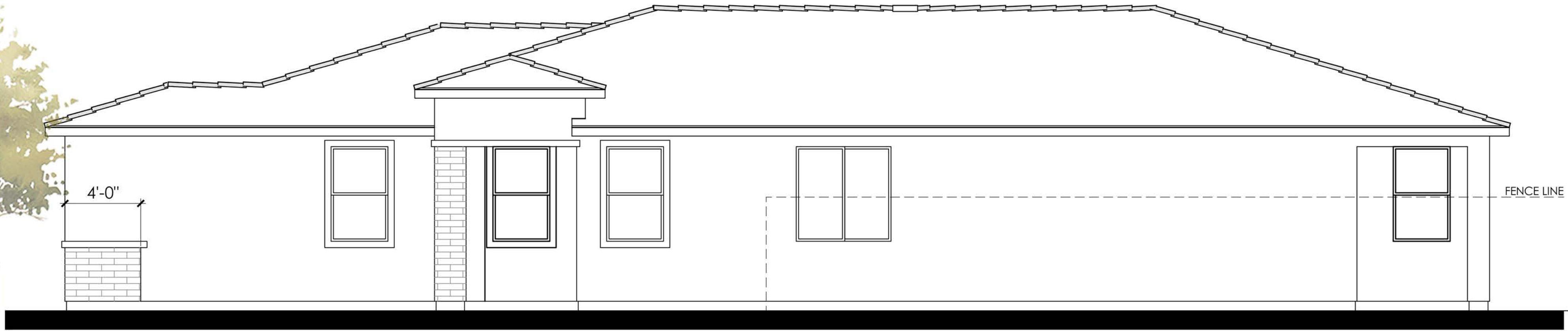
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





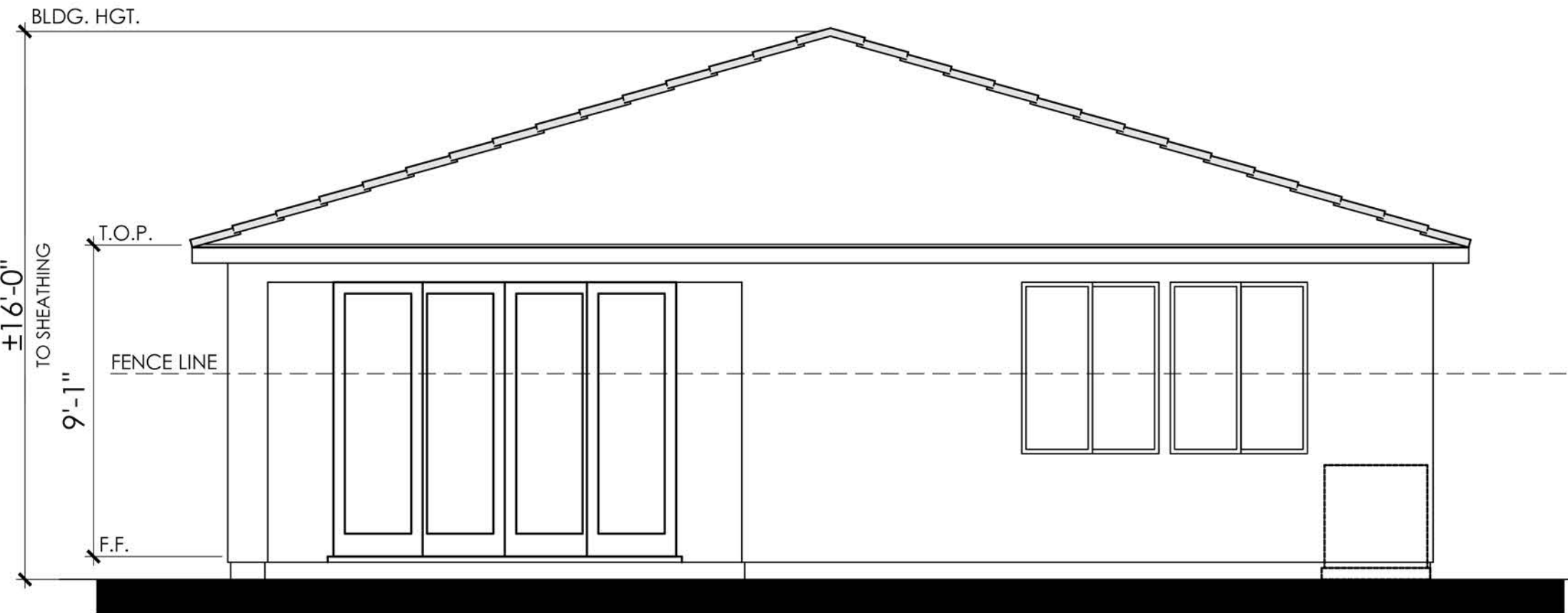
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

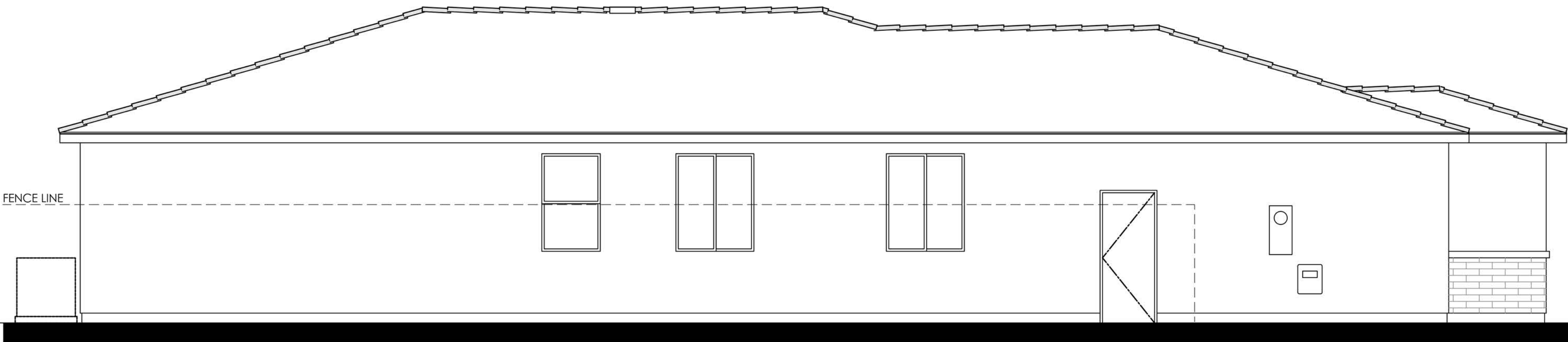


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / BRICK VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR



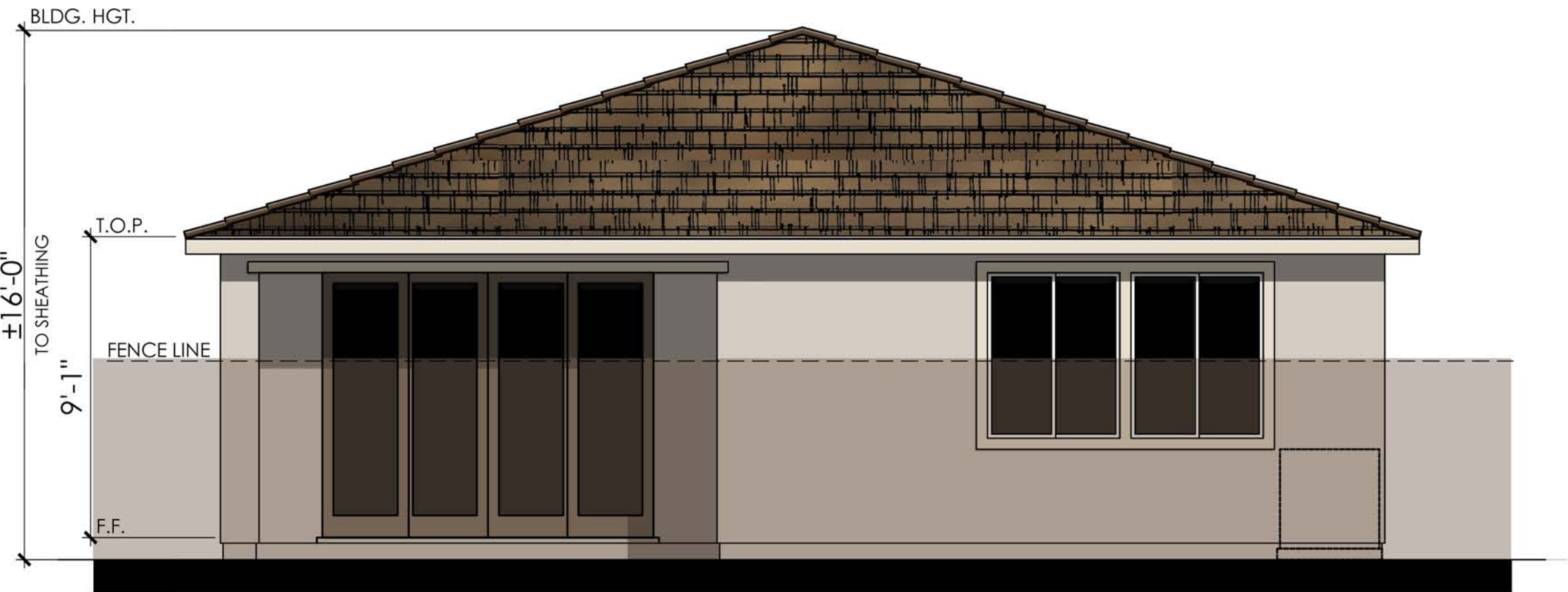
LEFT

COLOR SCHEME 5
PLAN 1B (1873)
PRAIRIE PROGRESSIVE ELEVATION





RIGHT



REAR

COLOR SCHEME 5

PLAN 1B (1873)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.



LENNAR®

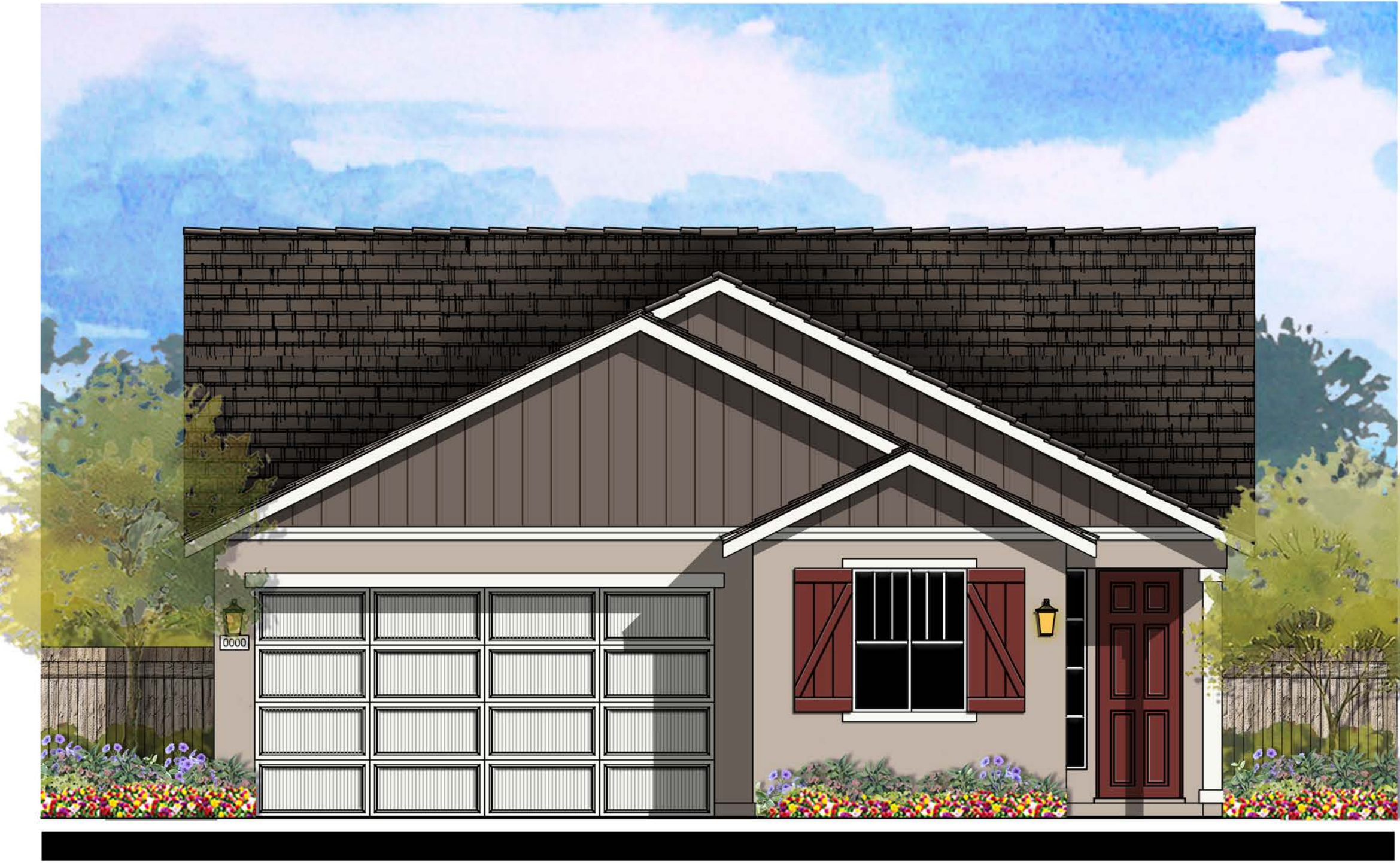
AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

04/08/2024
A-152

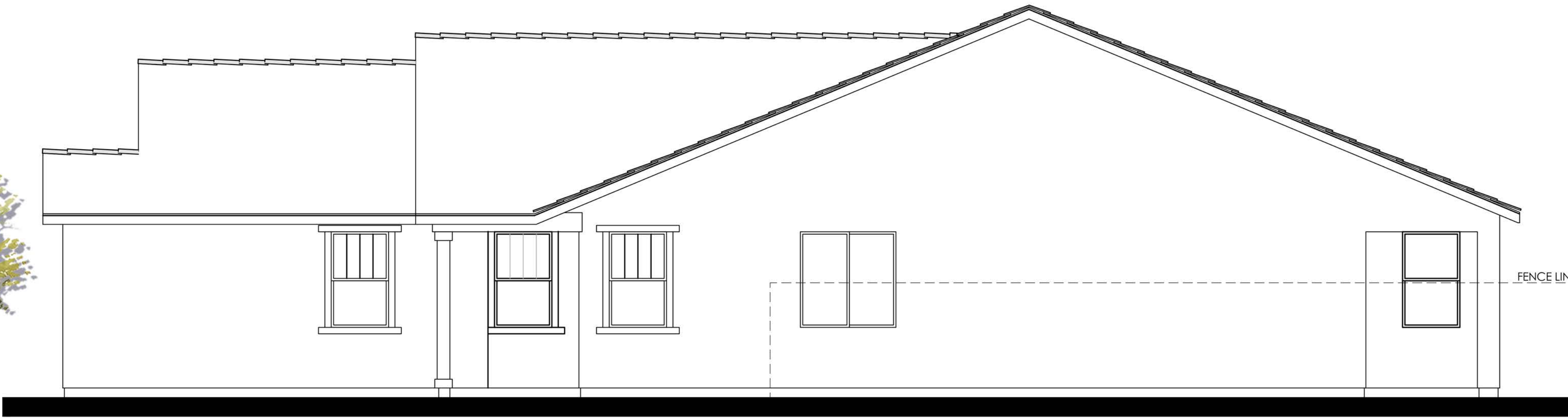
HMA Architecture

#23016



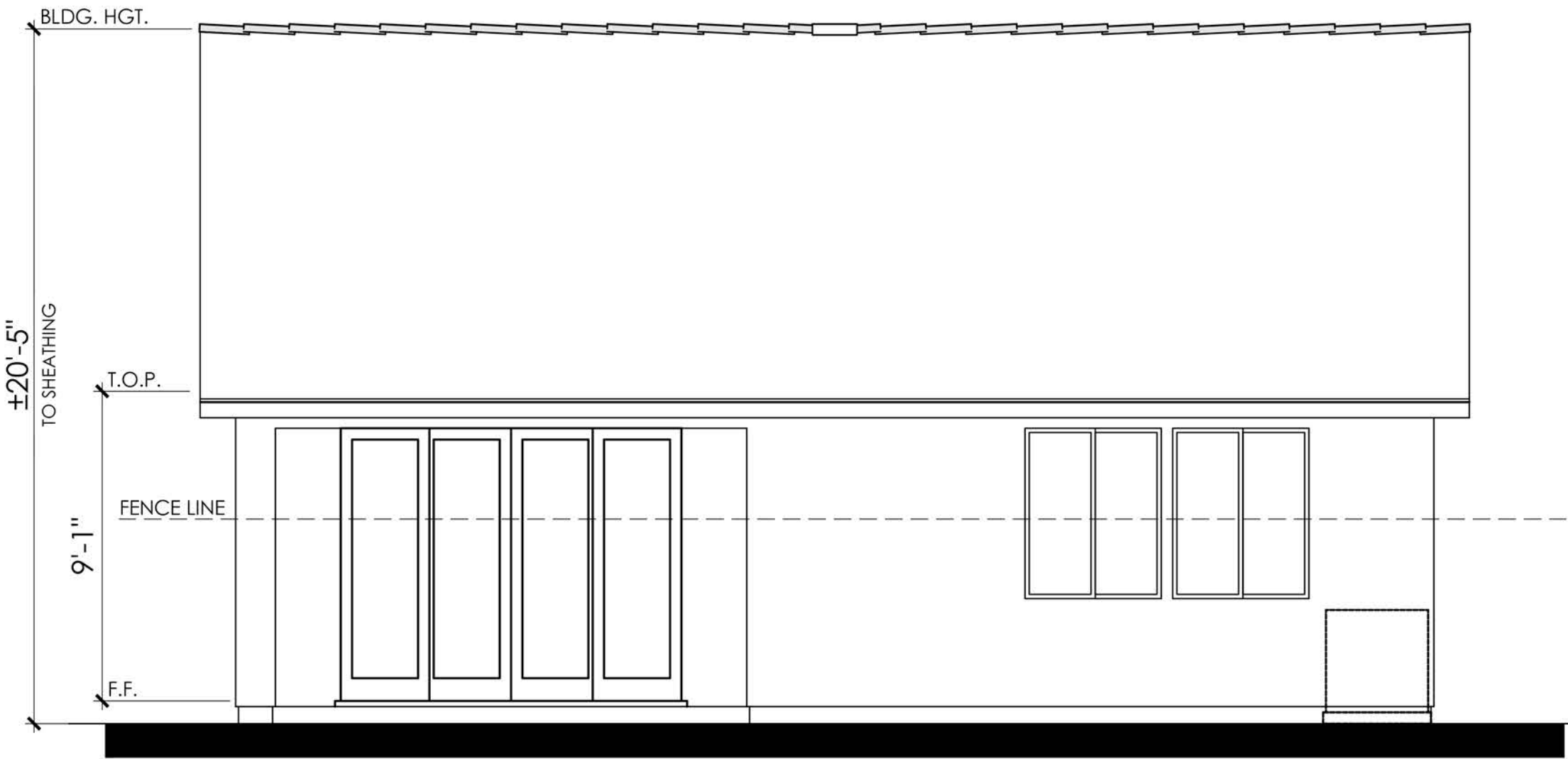
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

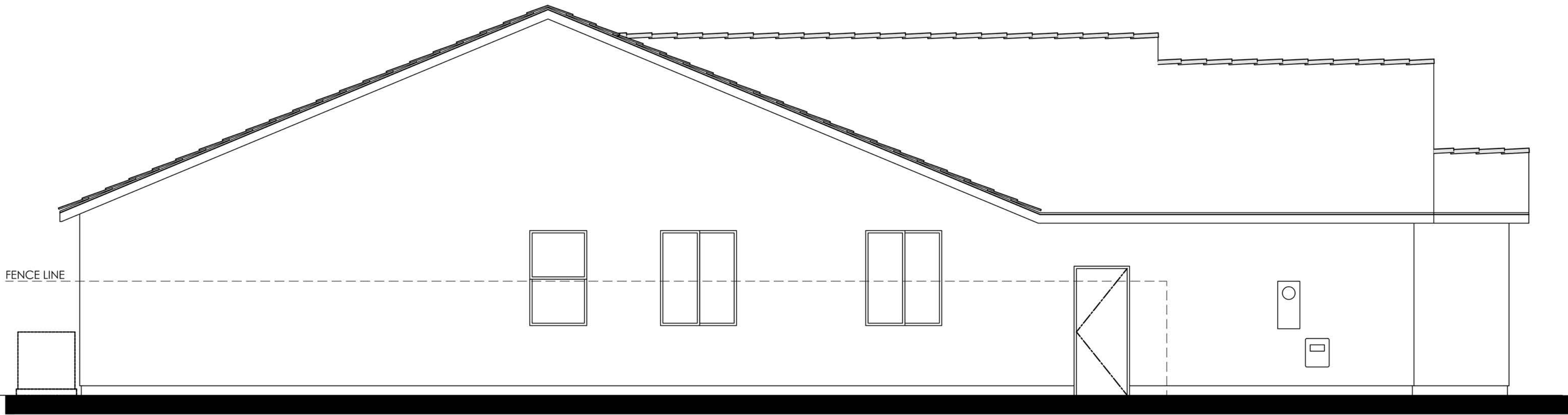


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |



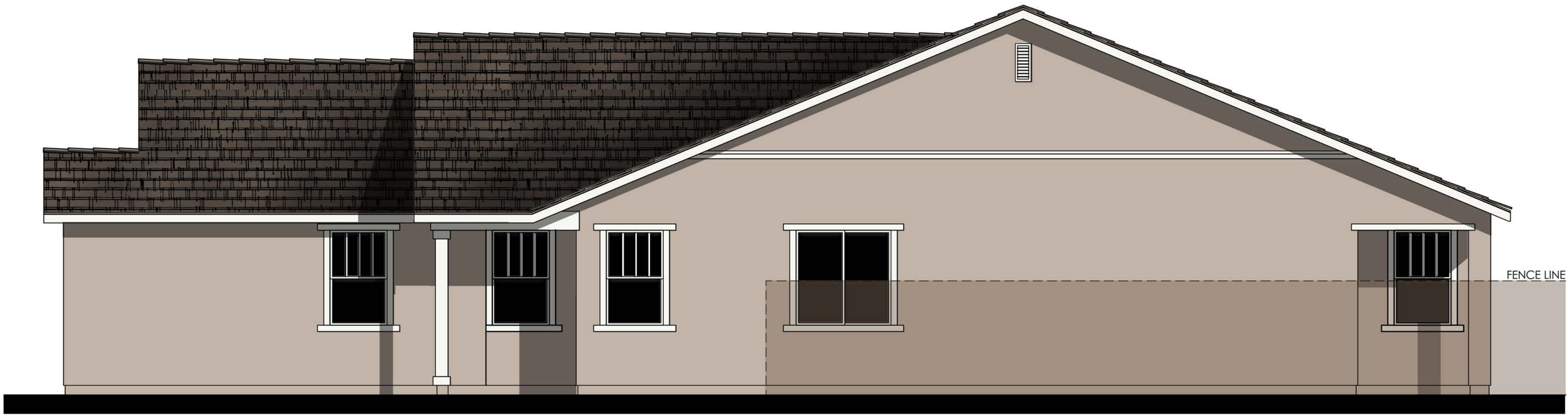
REAR



LEFT

COLOR SCHEME 8
PLAN 1C (1873)
FARMHOUSE ELEVATION

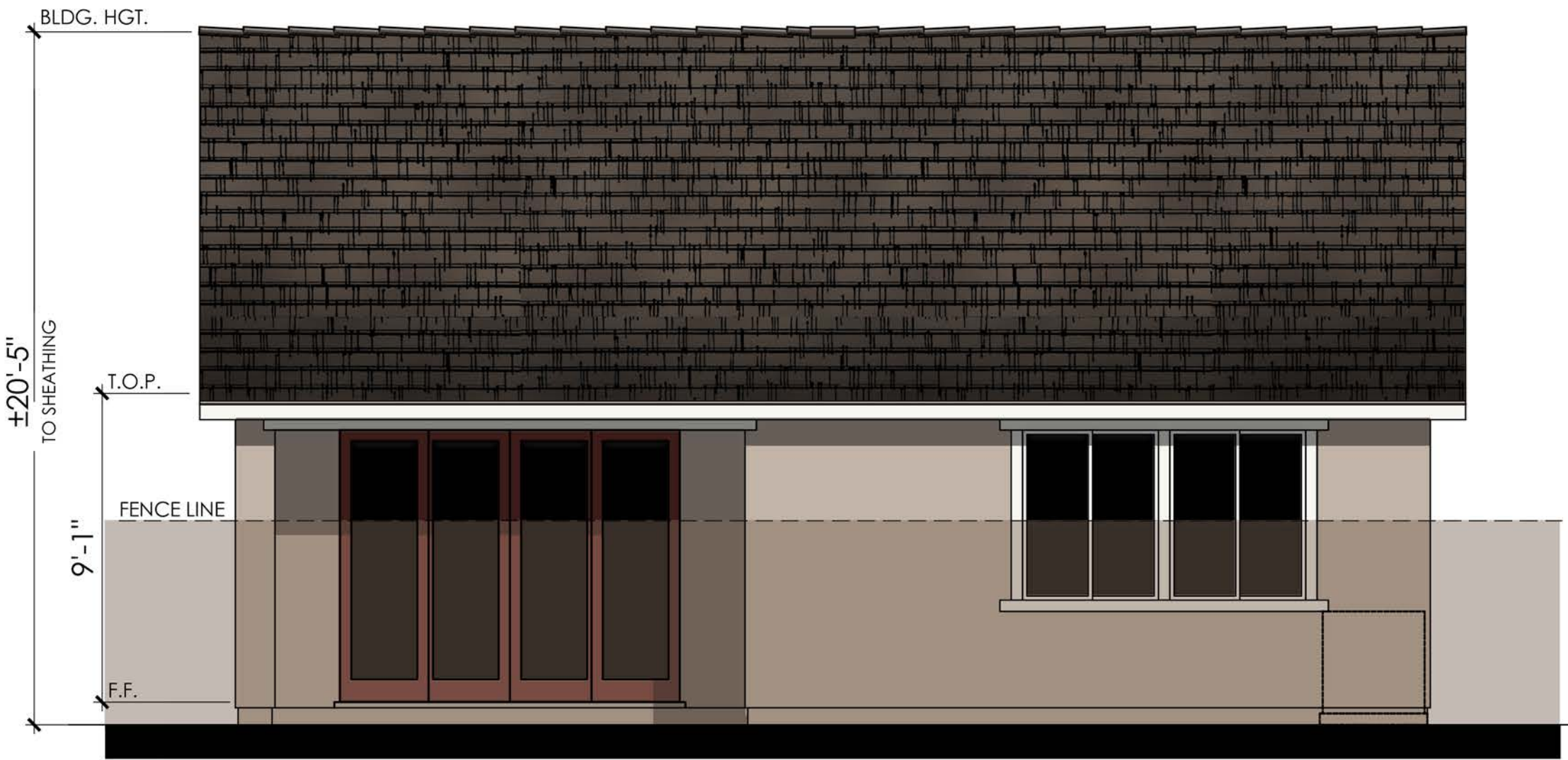




MATERIALS LEGEND
(WHERE OCCURS)

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

RIGHT



REAR

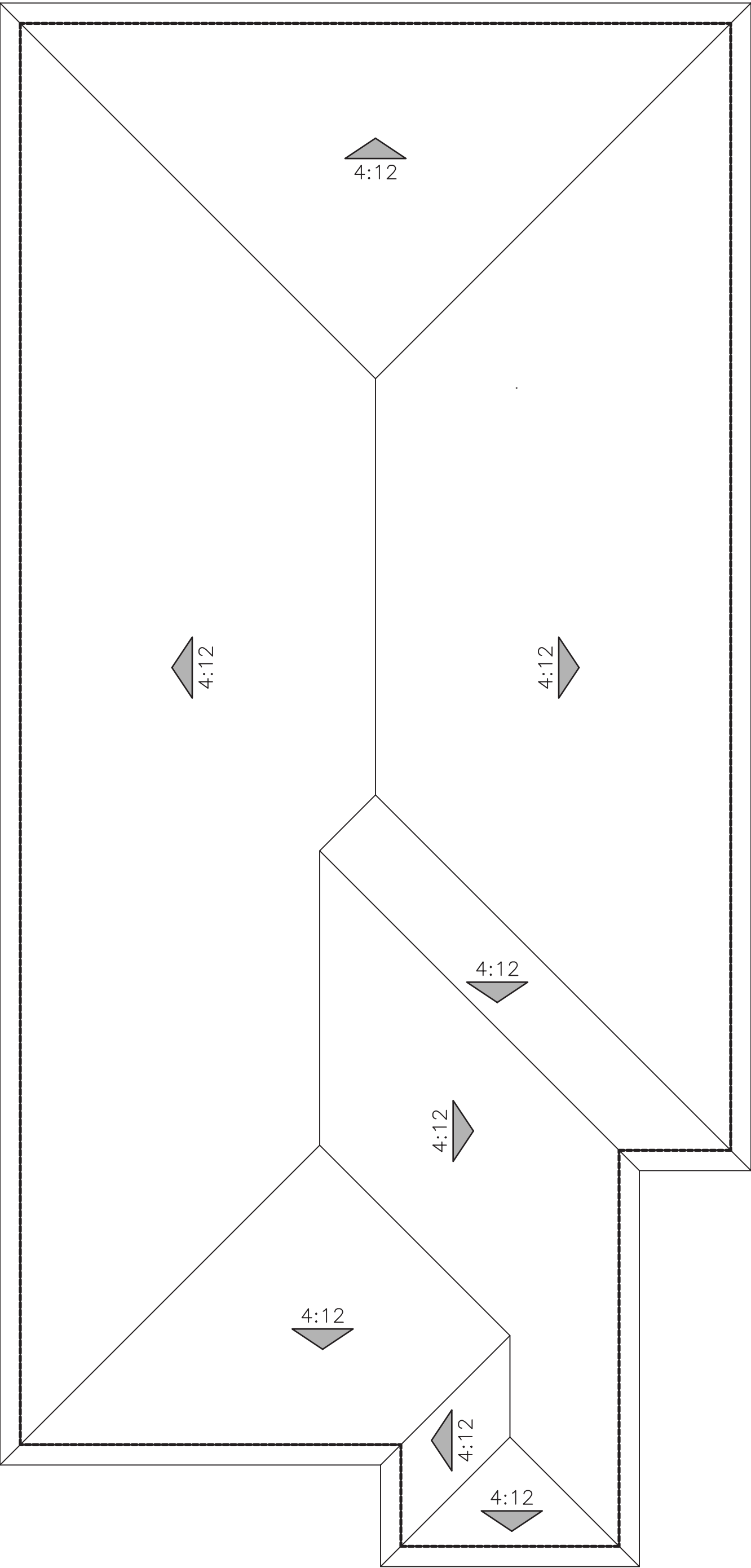
COLOR SCHEME 8

PLAN 1C (1873)

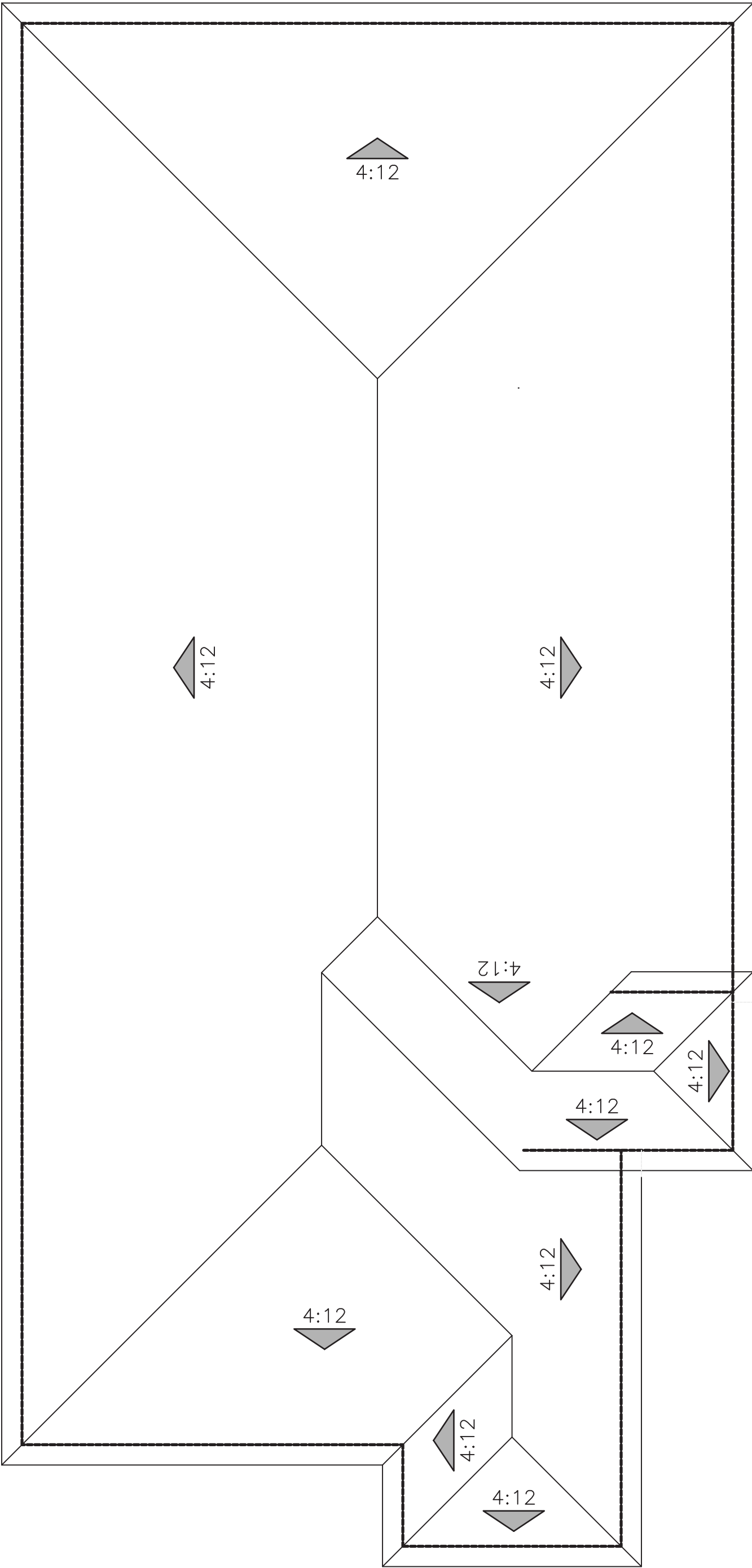
FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.

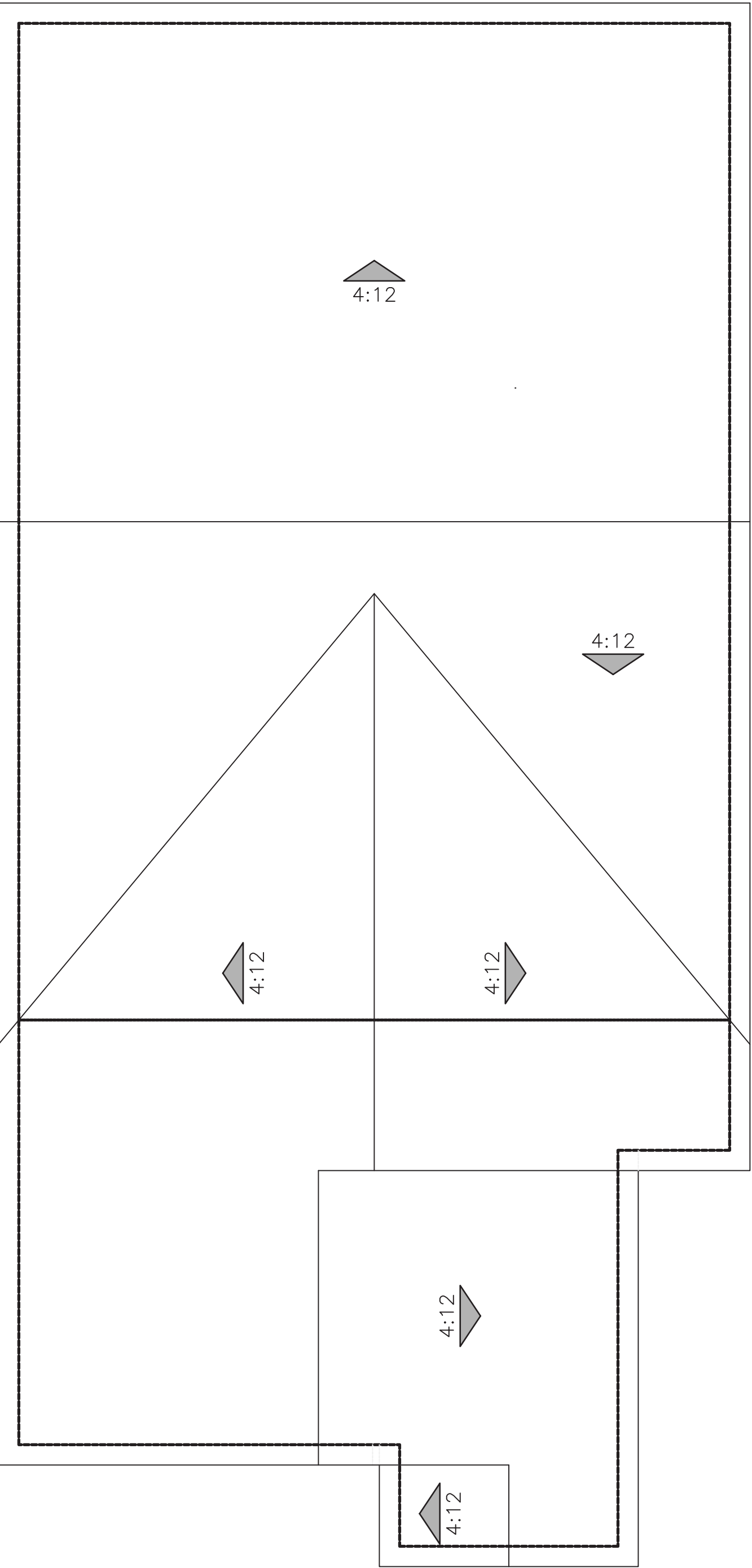




"A" ITALIAN

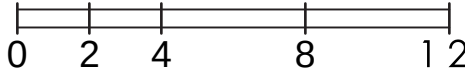


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 1 (1873)



EXTERIOR LIGHTS



KENT



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"A" ITALIAN



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

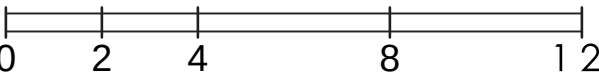
"B" PRAIRIE PROGRESSIVE

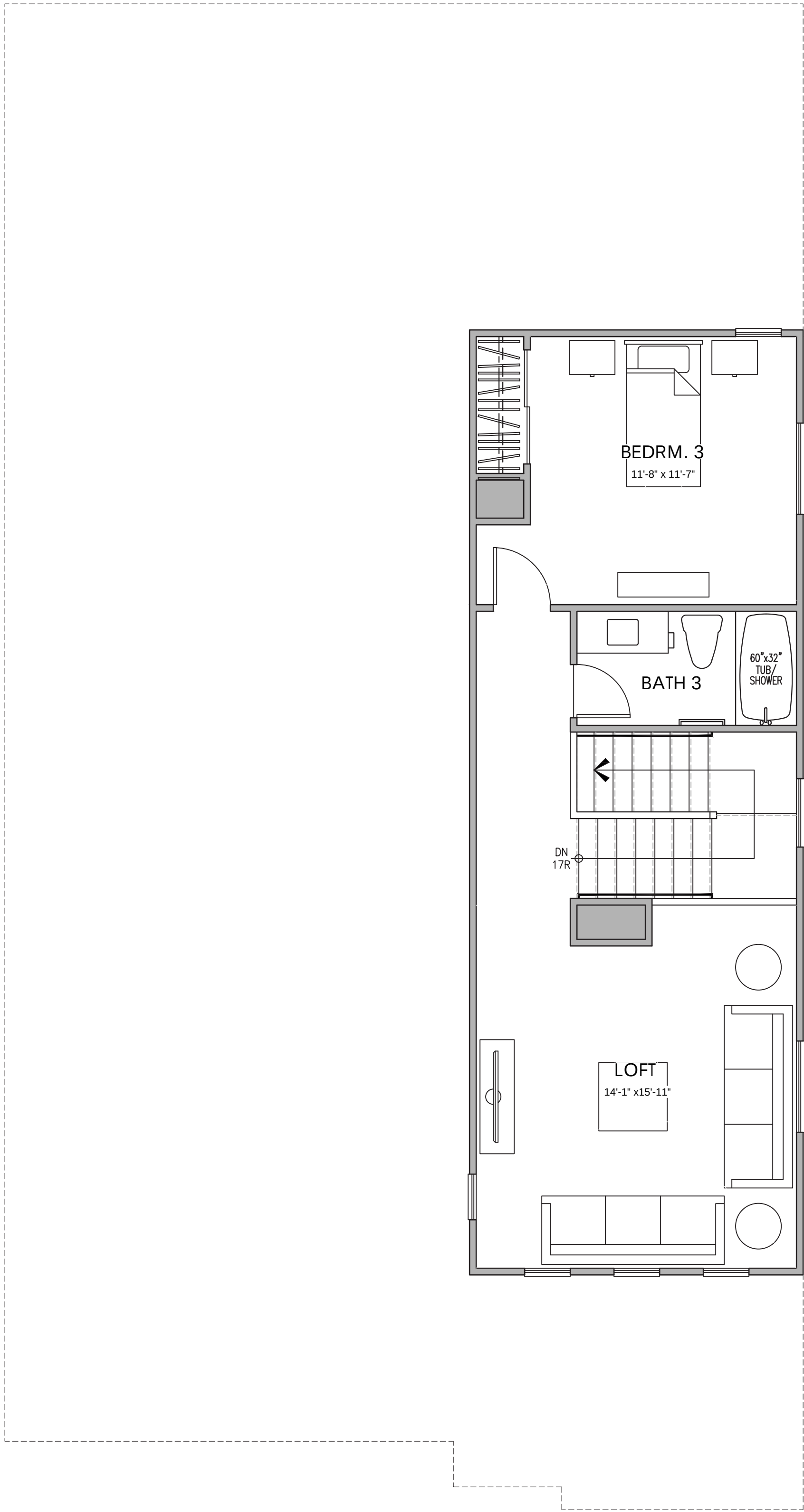


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"C" FARMHOUSE

PLAN 2 (2127)
FRONT ELEVATIONS

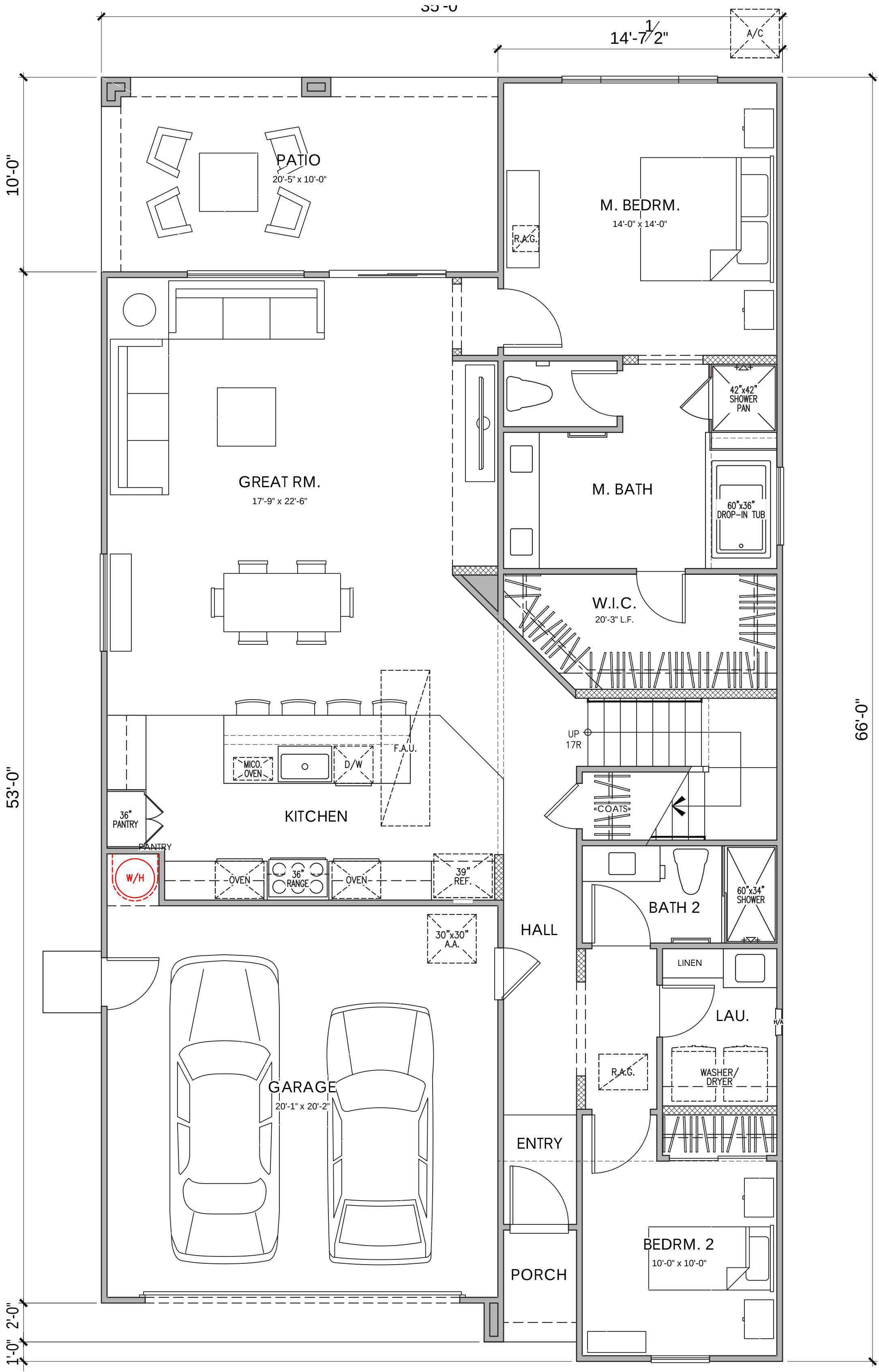




SECOND FLOOR PLAN

PLAN 2A (2127)

3 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

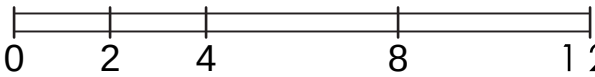
CONDITIONED SPACE

FIRST FLOOR AREA	1,594 SQ. FT.
SECOND FLOOR AREA	533 SQ. FT.

TOTAL DWELLING	2,127 SQ. FT.
----------------	---------------

UNCONDITIONED SPACE

GARAGE	425 SQ. FT.
PORCH "A"	24 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	23 SQ. FT.
CALIFORNIA ROOM	204 SQ. FT.

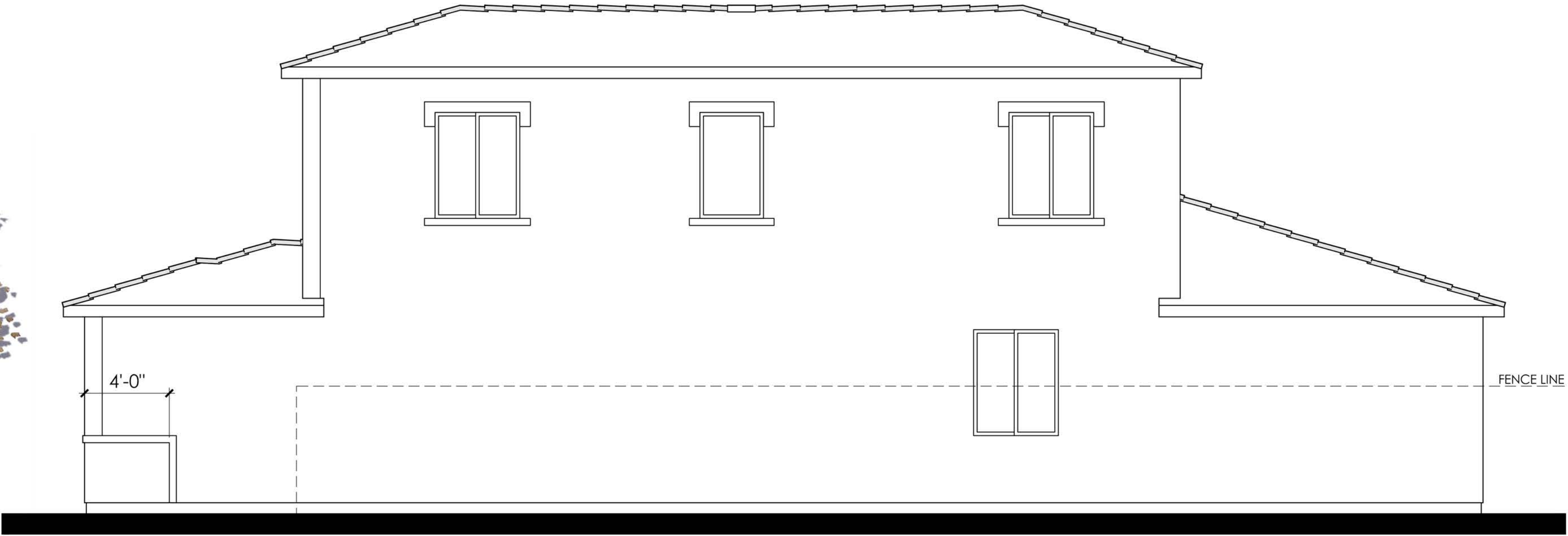




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

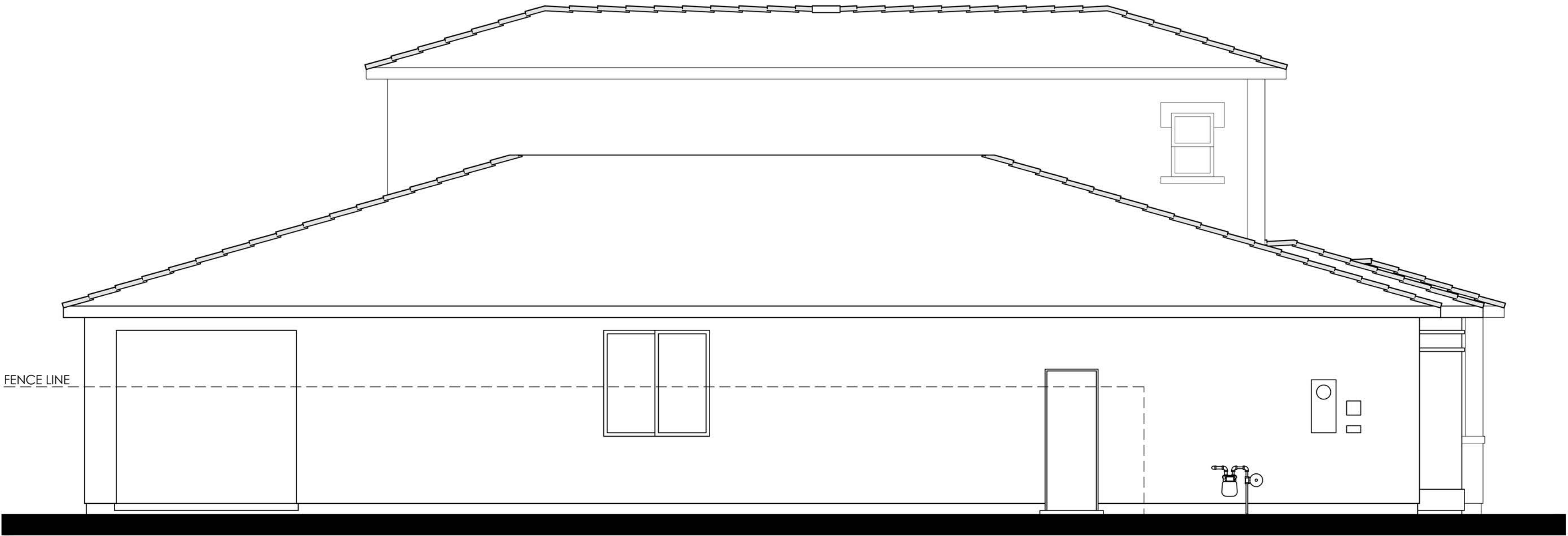


- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



REAR

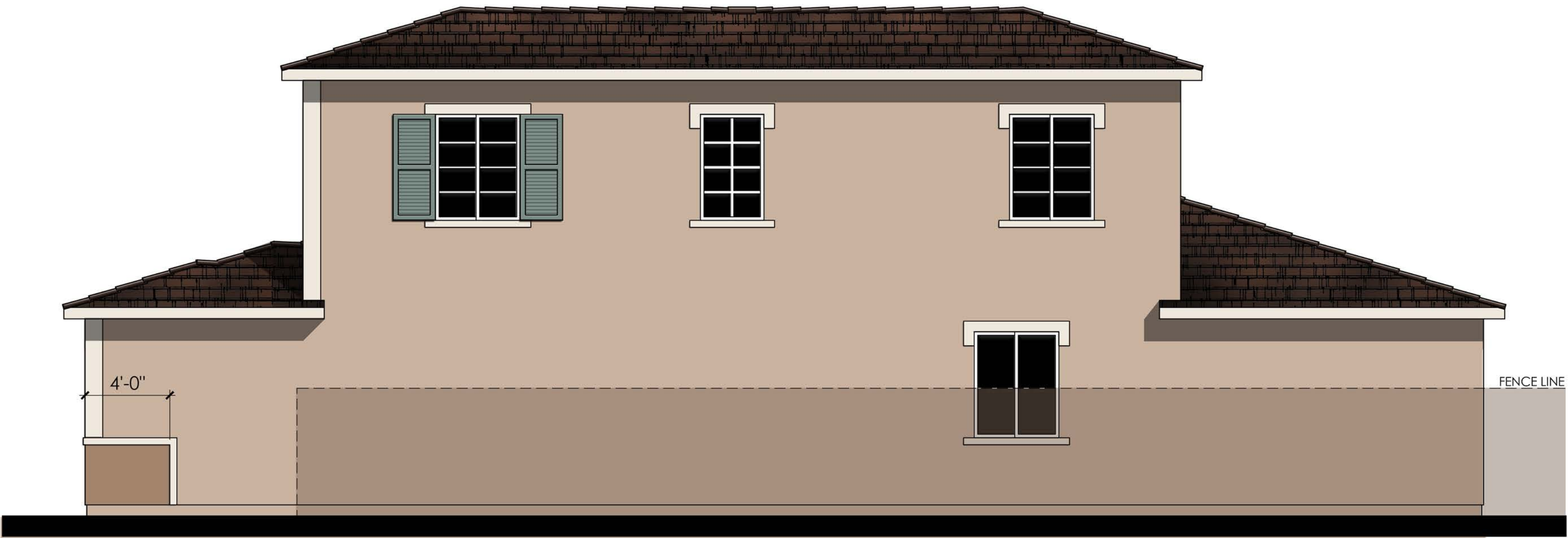


COLOR SCHEME 1

PLAN 2A (2127)
ITALIAN ELEVATION

LEFT





MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM

RIGHT



REAR

COLOR SCHEME 1

PLAN 2A (2127)
ITALIAN ENHANCED ELEVATION

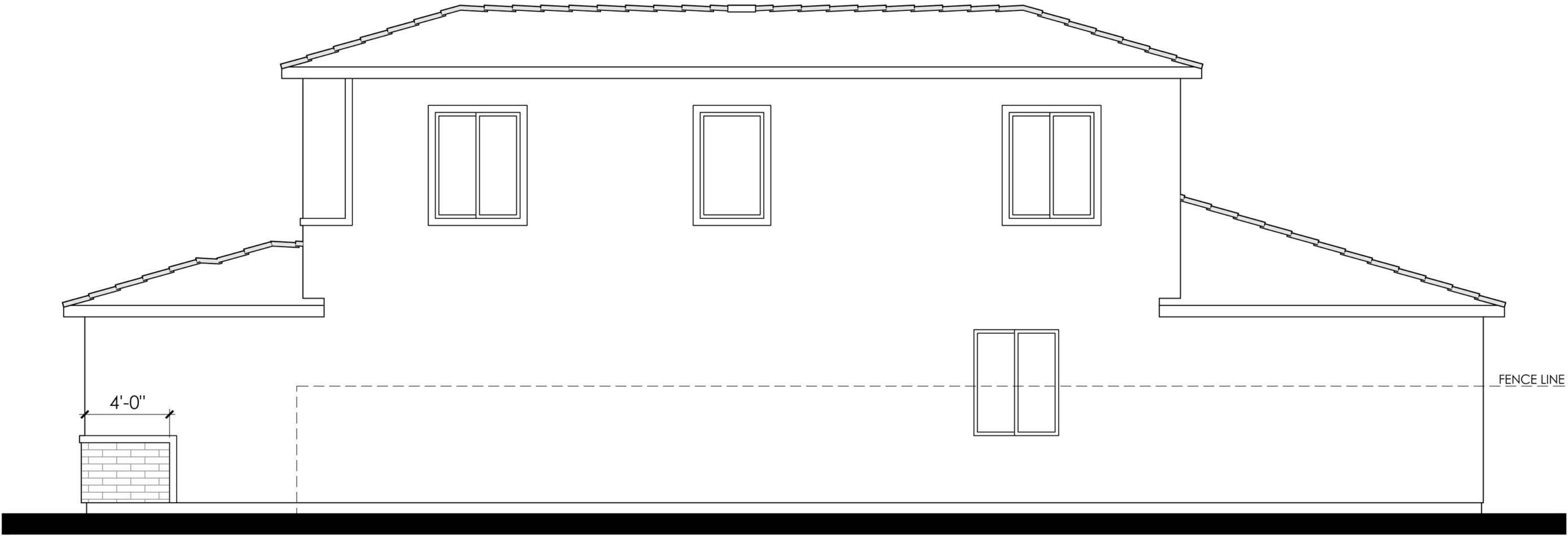
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





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FRONT



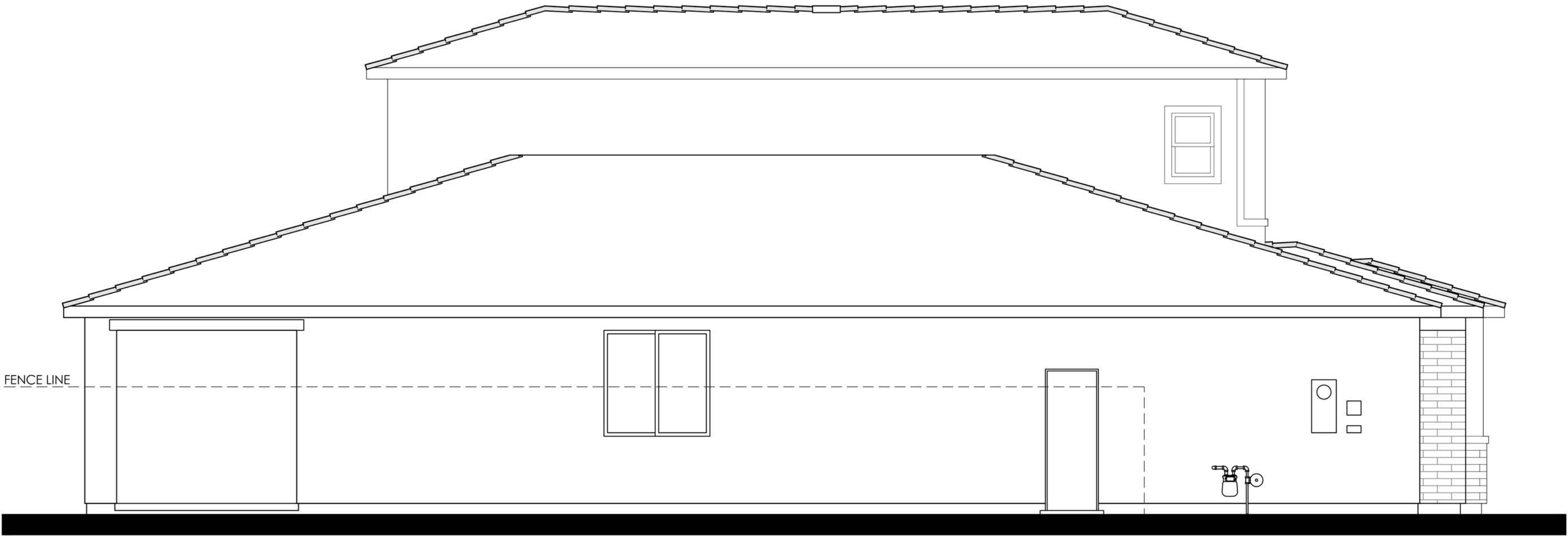
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM

RIGHT



REAR

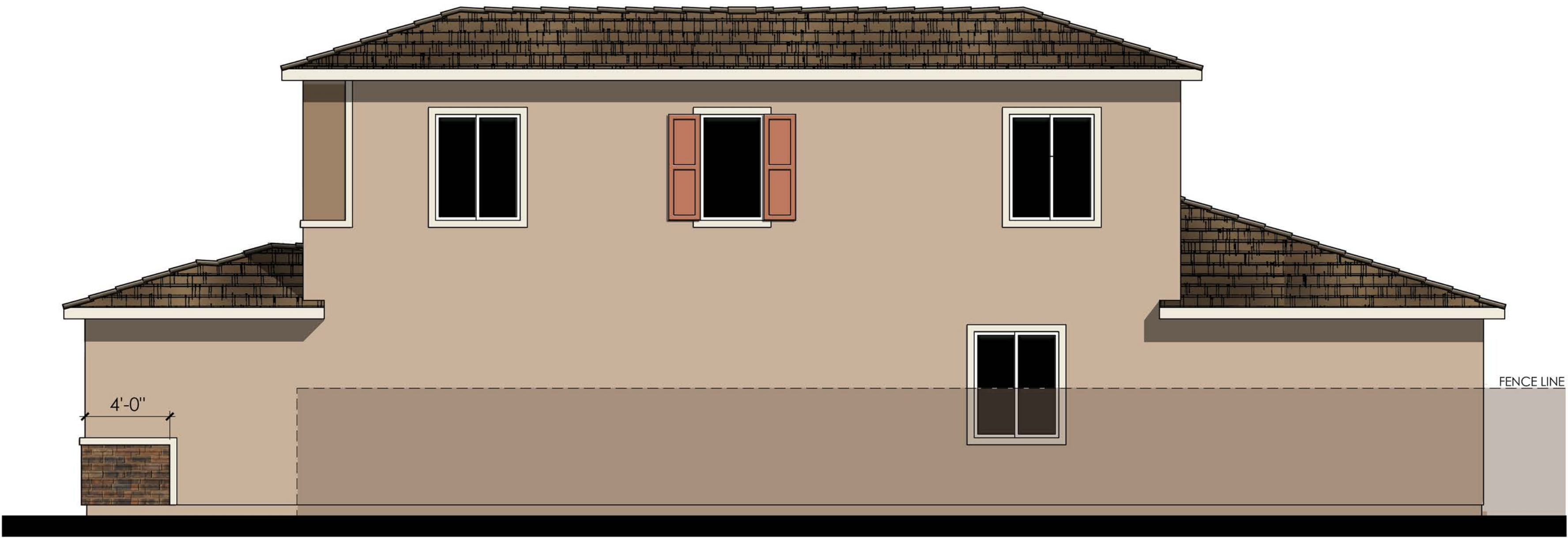


COLOR SCHEME 4

LEFT

PLAN 2B (2127)
PRAIRIE PROGRESSIVE ELEVATION





MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM

RIGHT



REAR

COLOR SCHEME 4

PLAN 2B (2127)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.

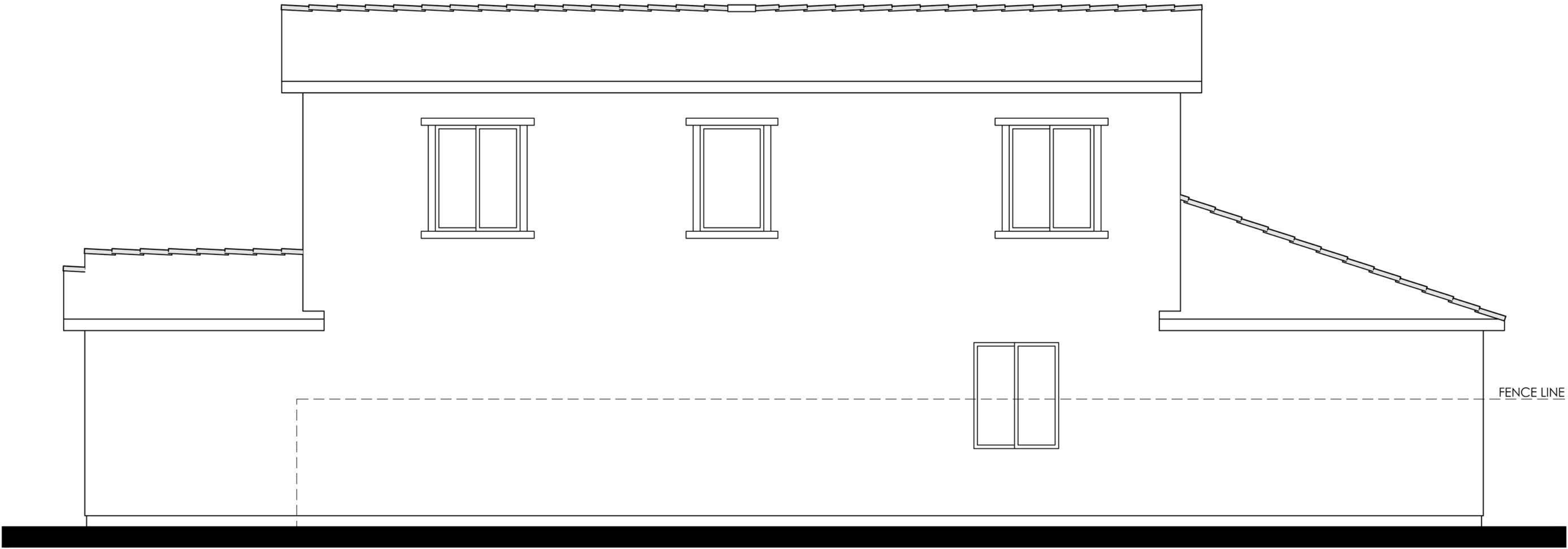




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

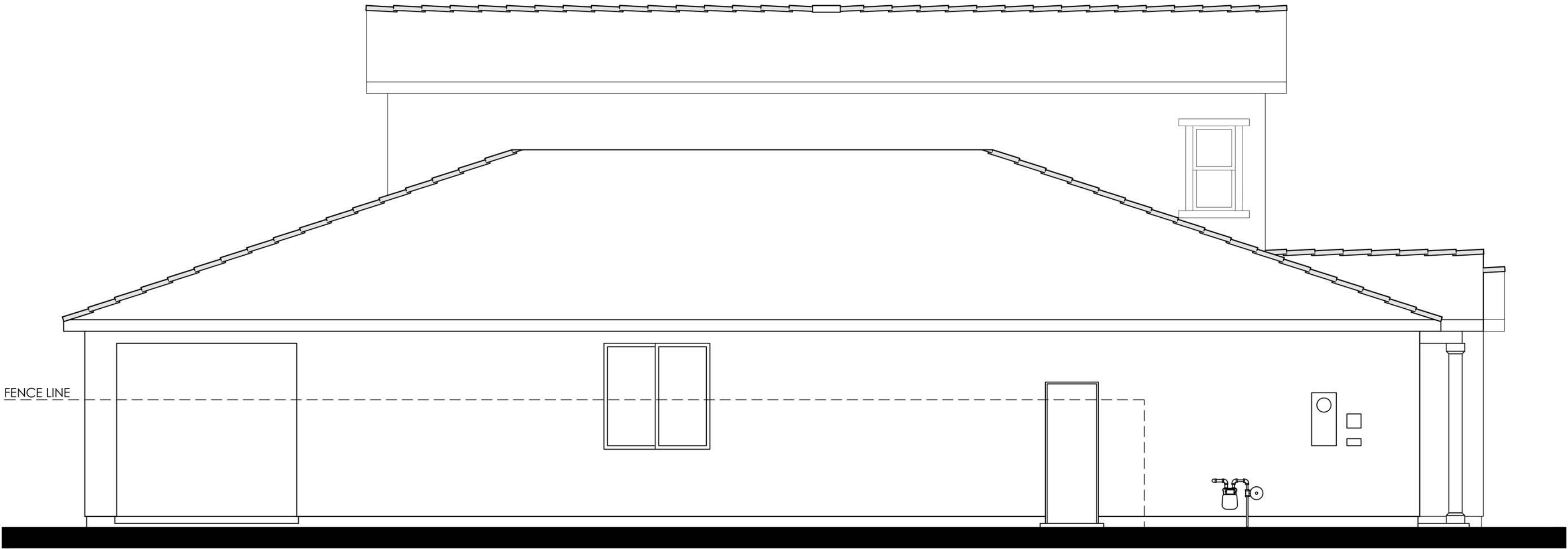


- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO / STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |

RIGHT



REAR



COLOR SCHEME 7

PLAN 2C (2127)
FARMHOUSE ELEVATION

LEFT





MATERIALS LEGEND
(WHERE OCCURS)

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

RIGHT



REAR

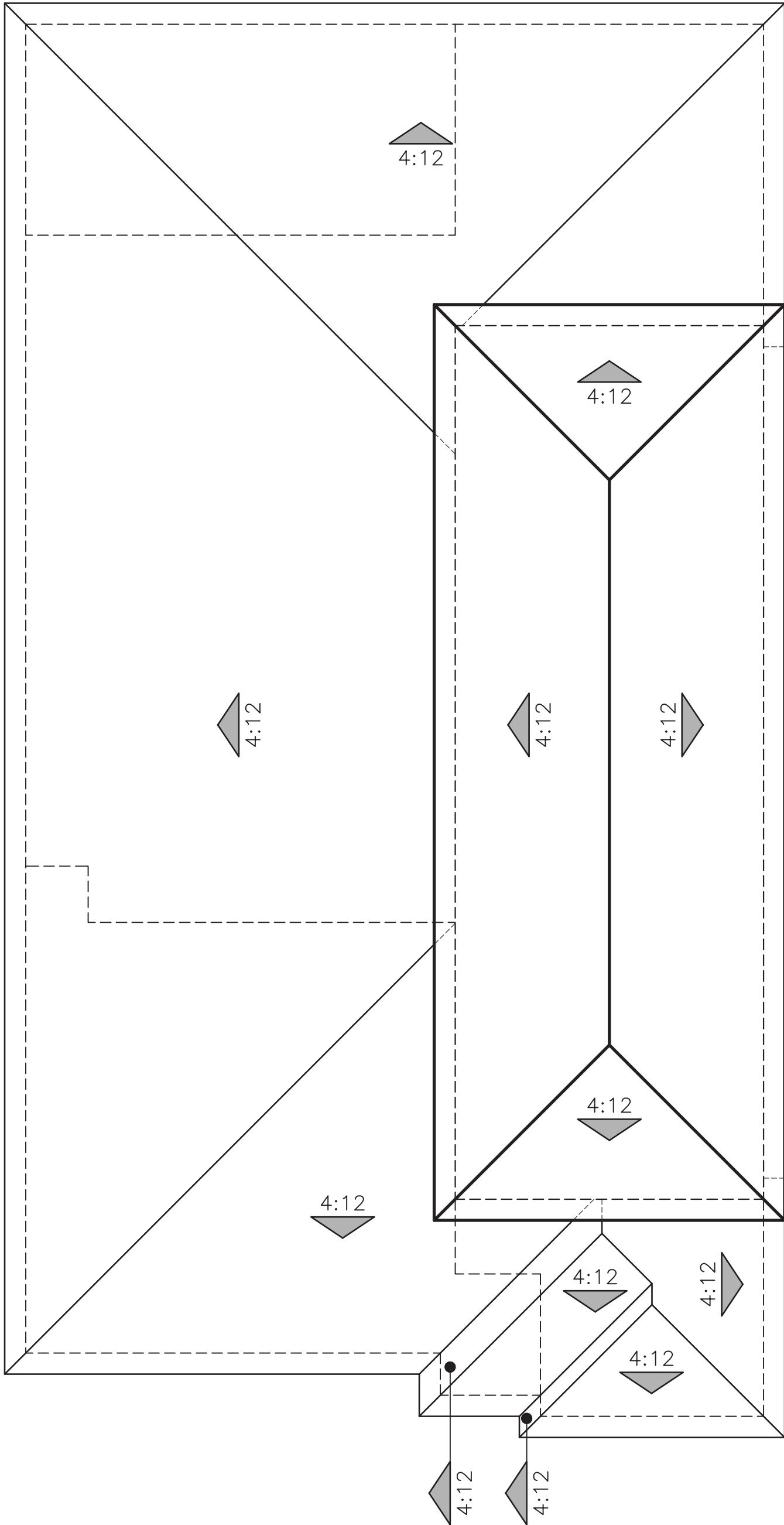
COLOR SCHEME 7

PLAN 2C (2127)

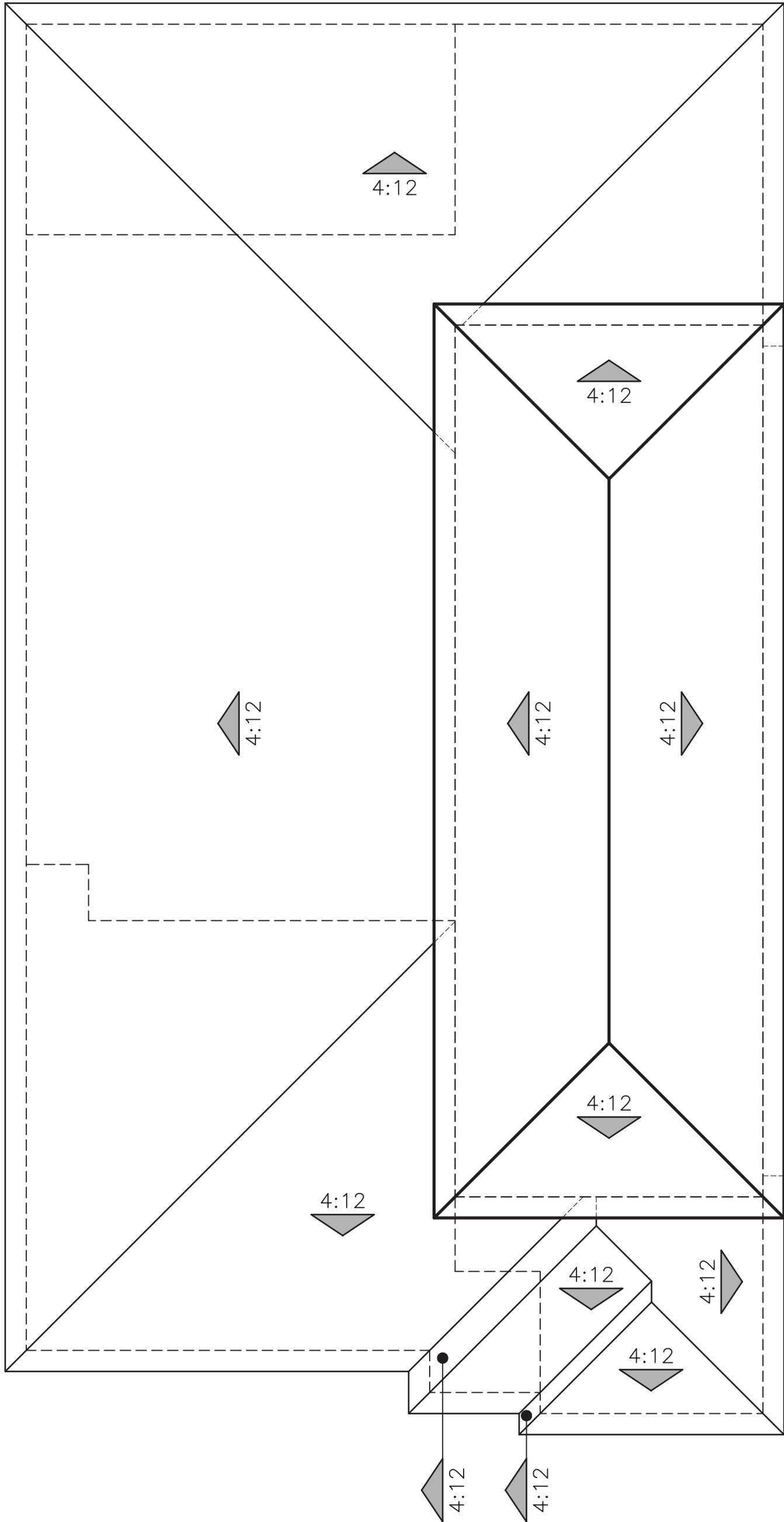
FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.

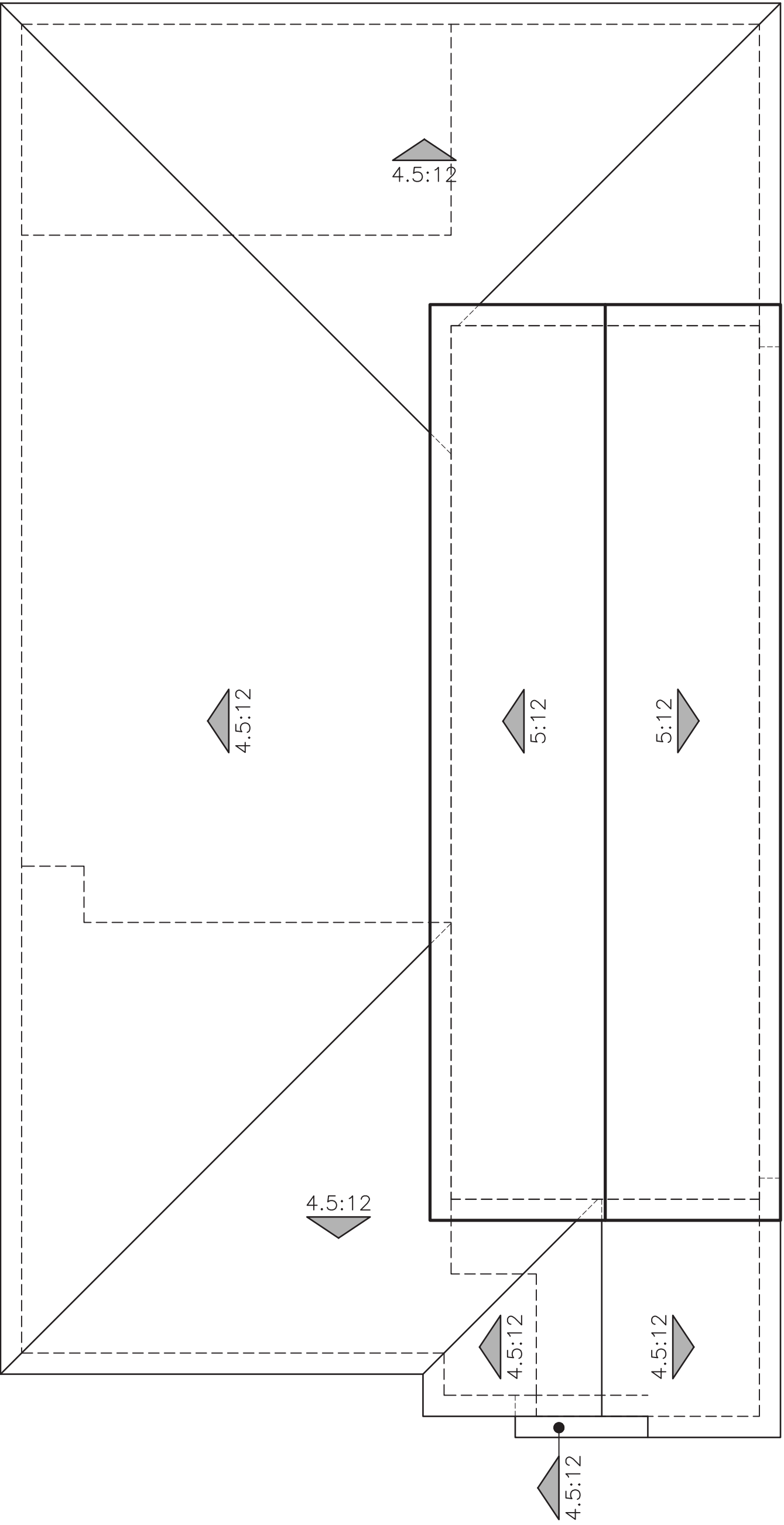




"A" ITALIAN

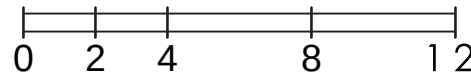


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 2 (2127)



EXTERIOR LIGHTS

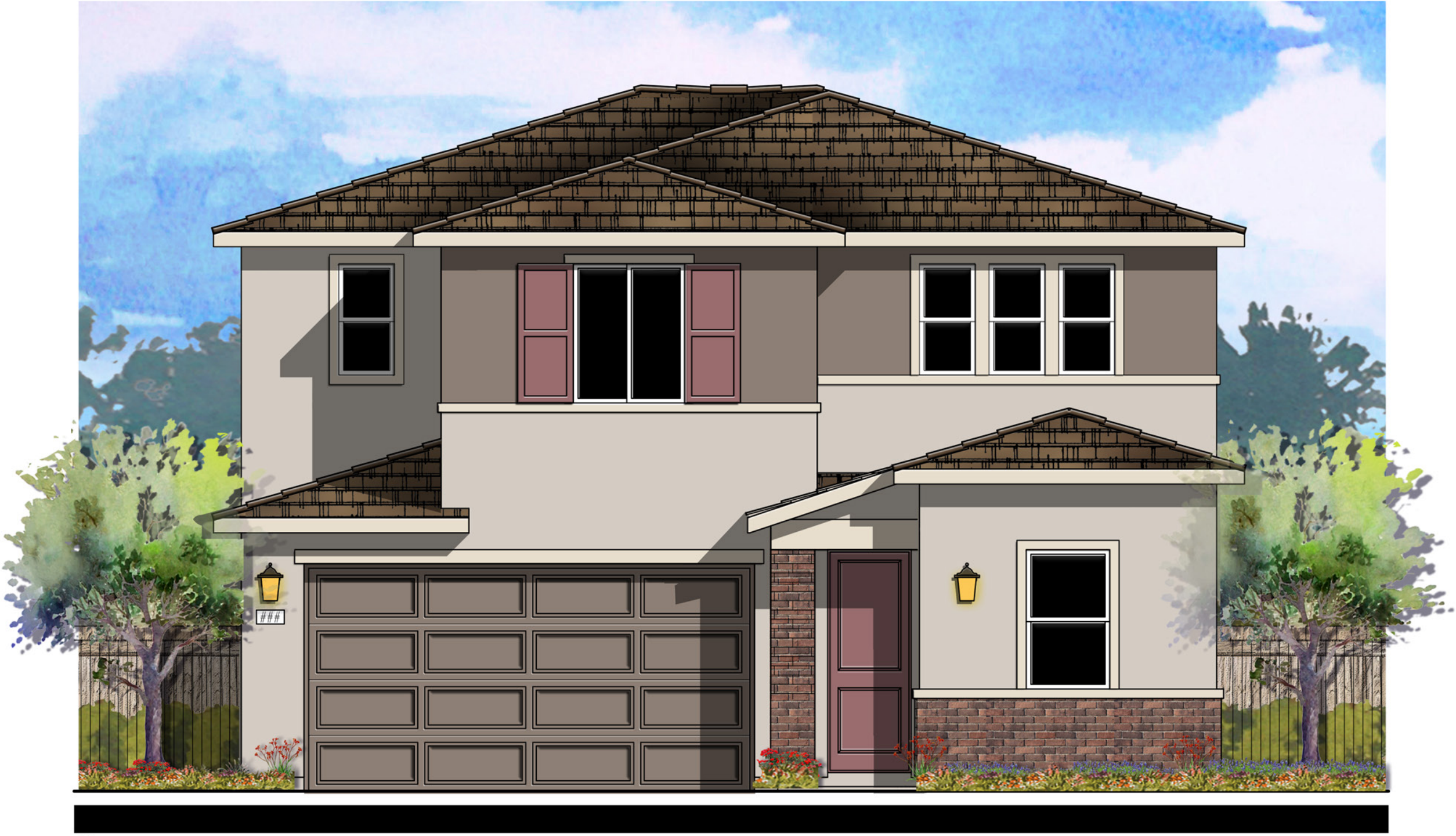


KENT



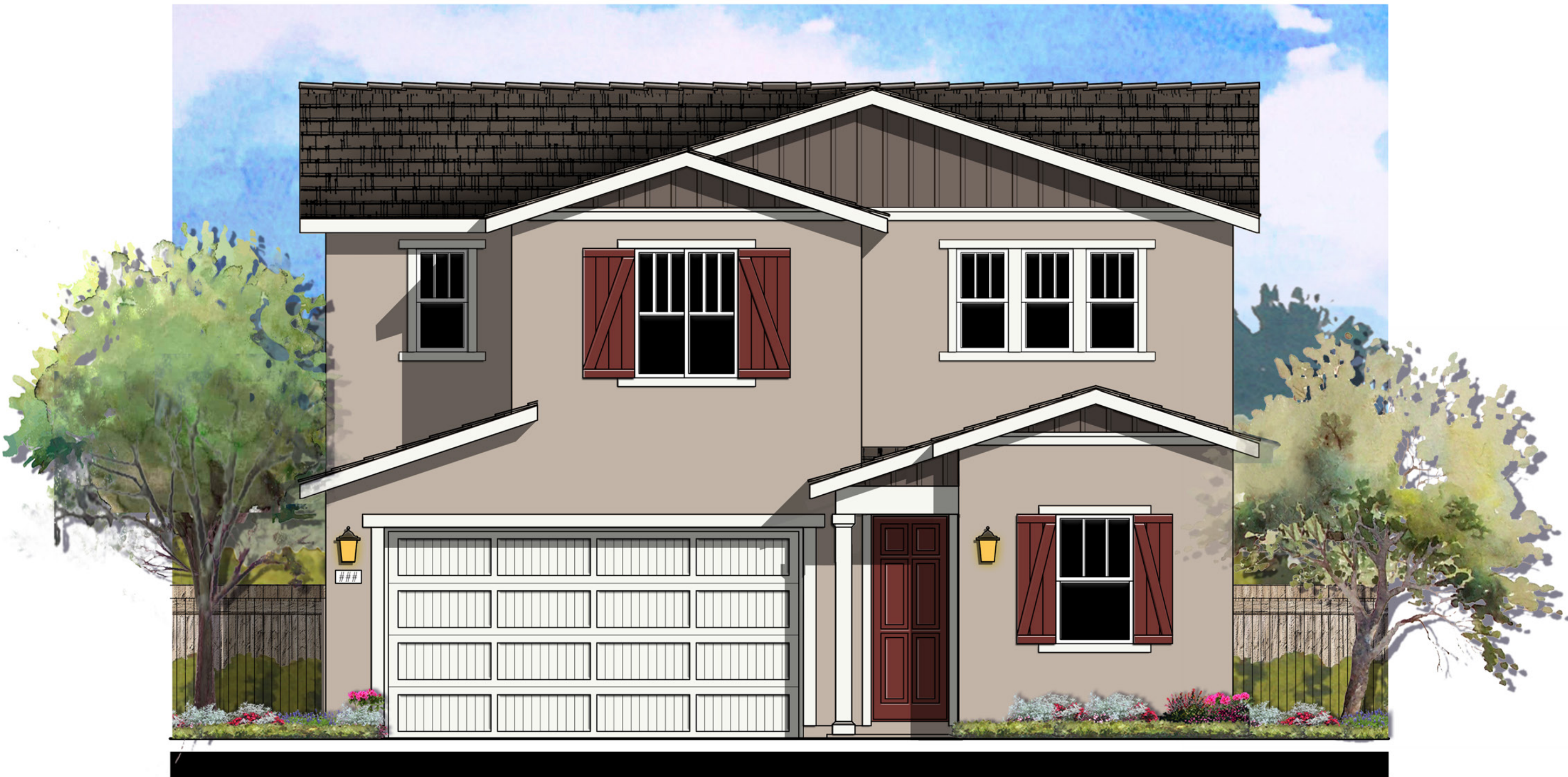
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"A" ITALIAN



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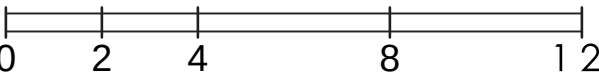
"B" PRAIRIE PROGRESSIVE

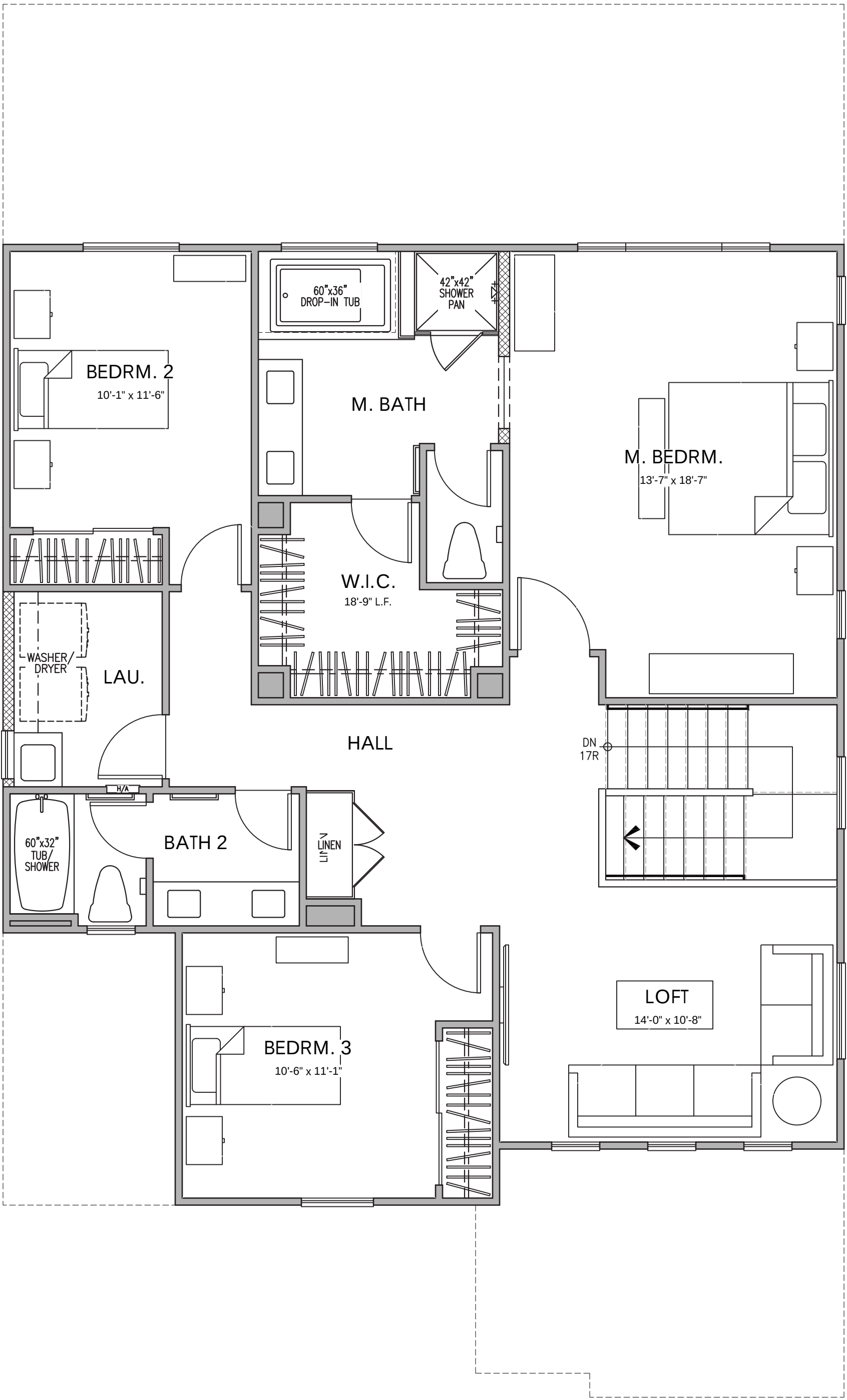


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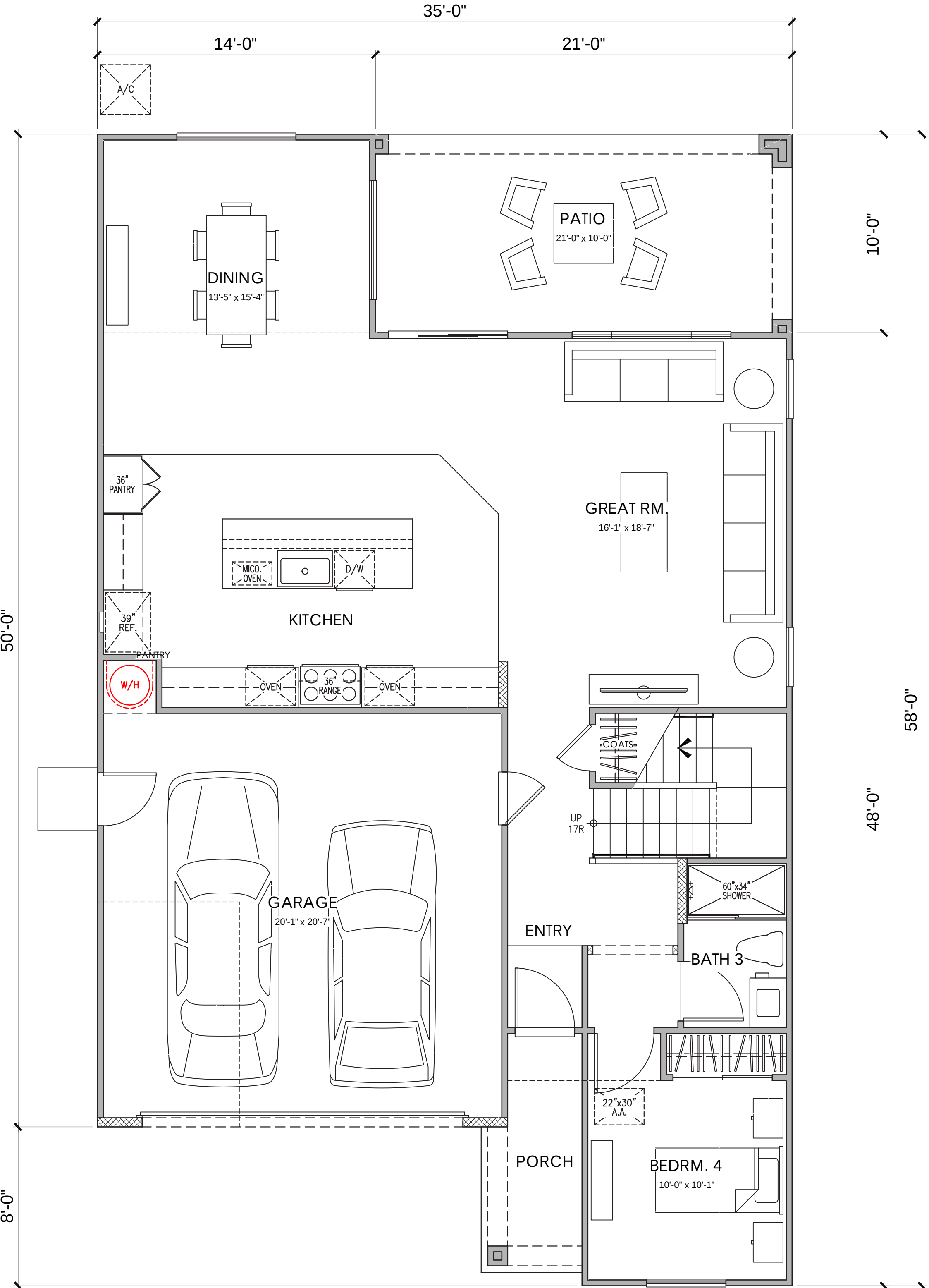
"C" FARMHOUSE

PLAN 3 (2386)
FRONT ELEVATIONS





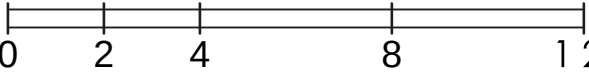
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3A (2386)
4 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,173 SQ. FT.
SECOND FLOOR AREA	1,213 SQ. FT.
TOTAL DWELLING	2,386 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	434 SQ. FT.
PORCH "A"	51 SQ. FT.
PORCH "B"	54 SQ. FT.
PORCH "C"	51 SQ. FT.
CALIFORNIA ROOM	210 SQ. FT.

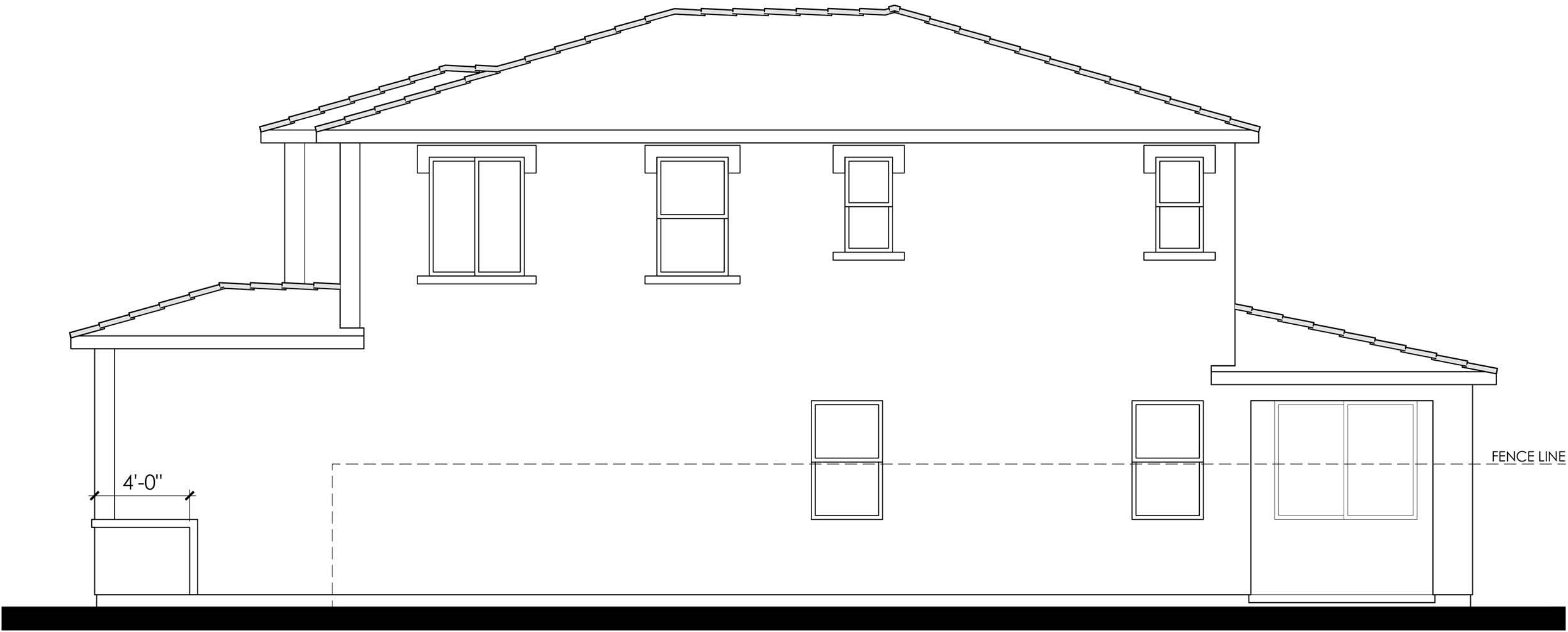




© 2024 Kevin L. Crook Architect, Inc.

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

FRONT

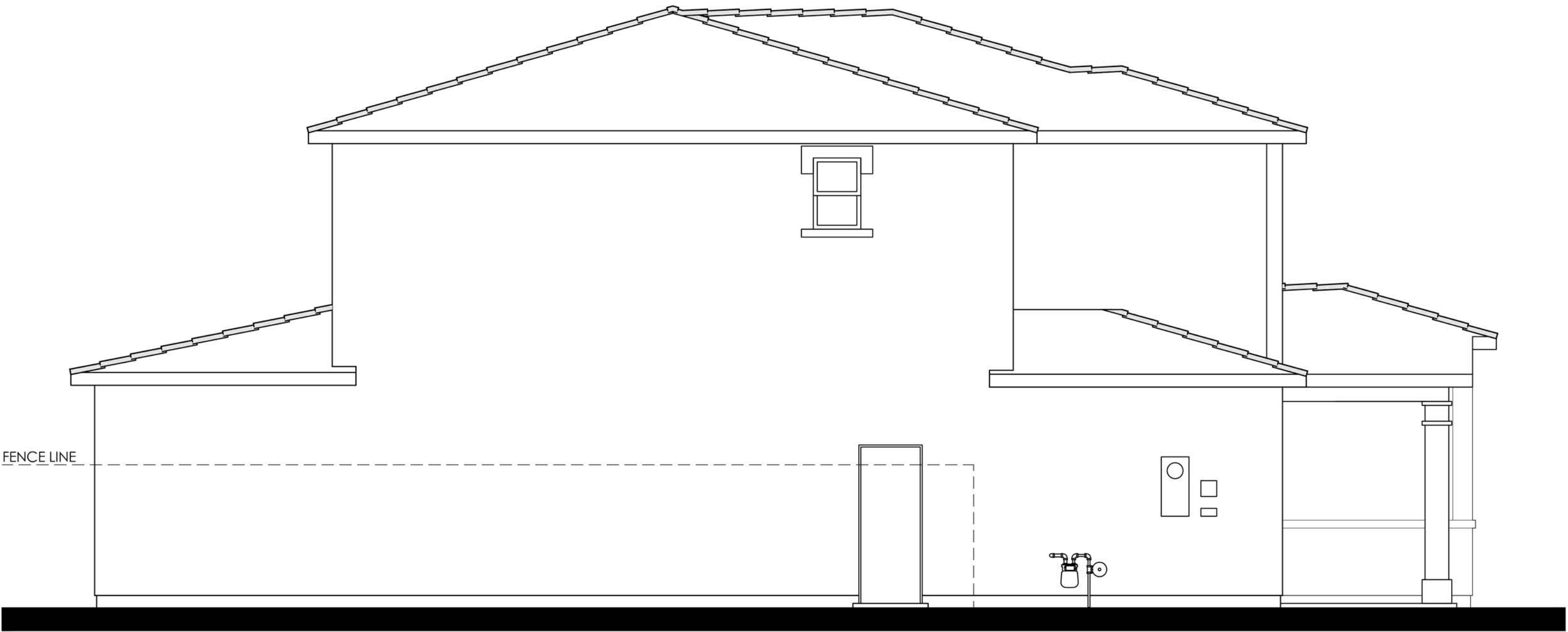


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

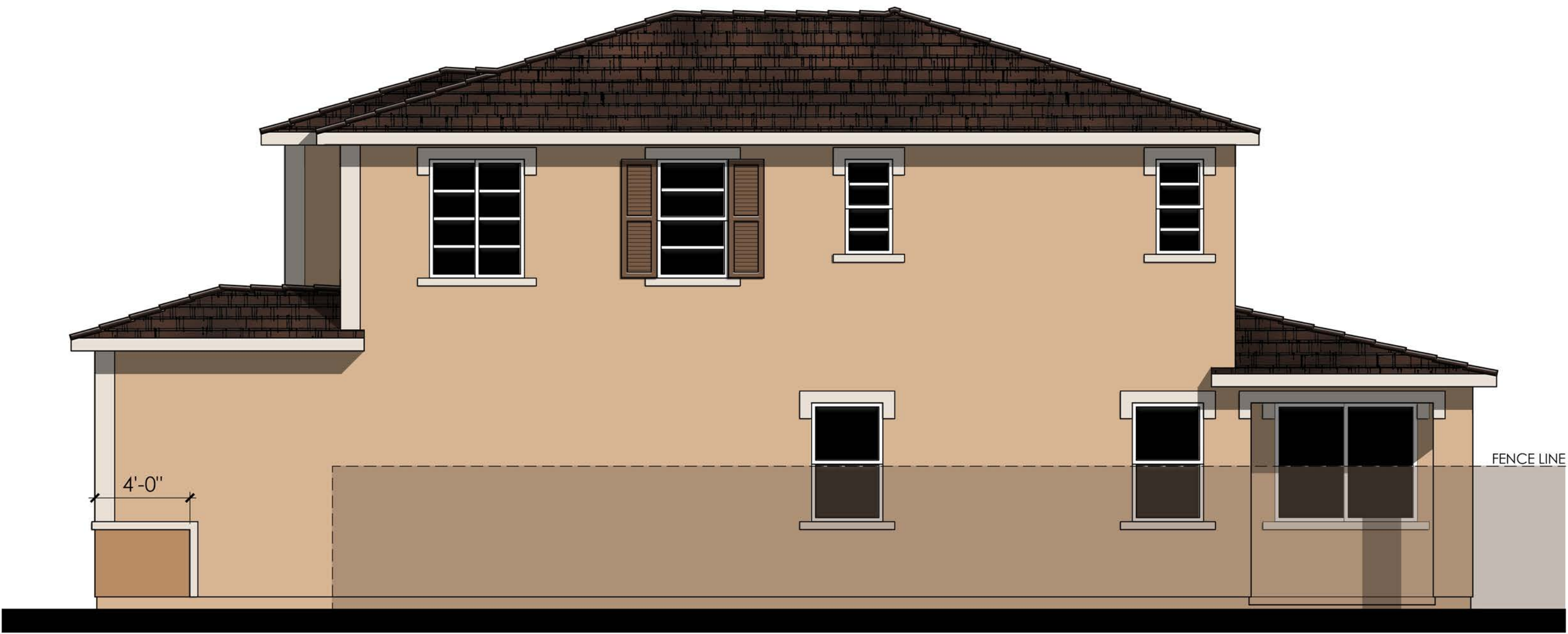


LEFT

COLOR SCHEME 2

PLAN 3A (2386)
ITALIAN ELEVATION





MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM

RIGHT



REAR

COLOR SCHEME 2

PLAN 3A (2386)

ITALIAN ENHANCED ELEVATION

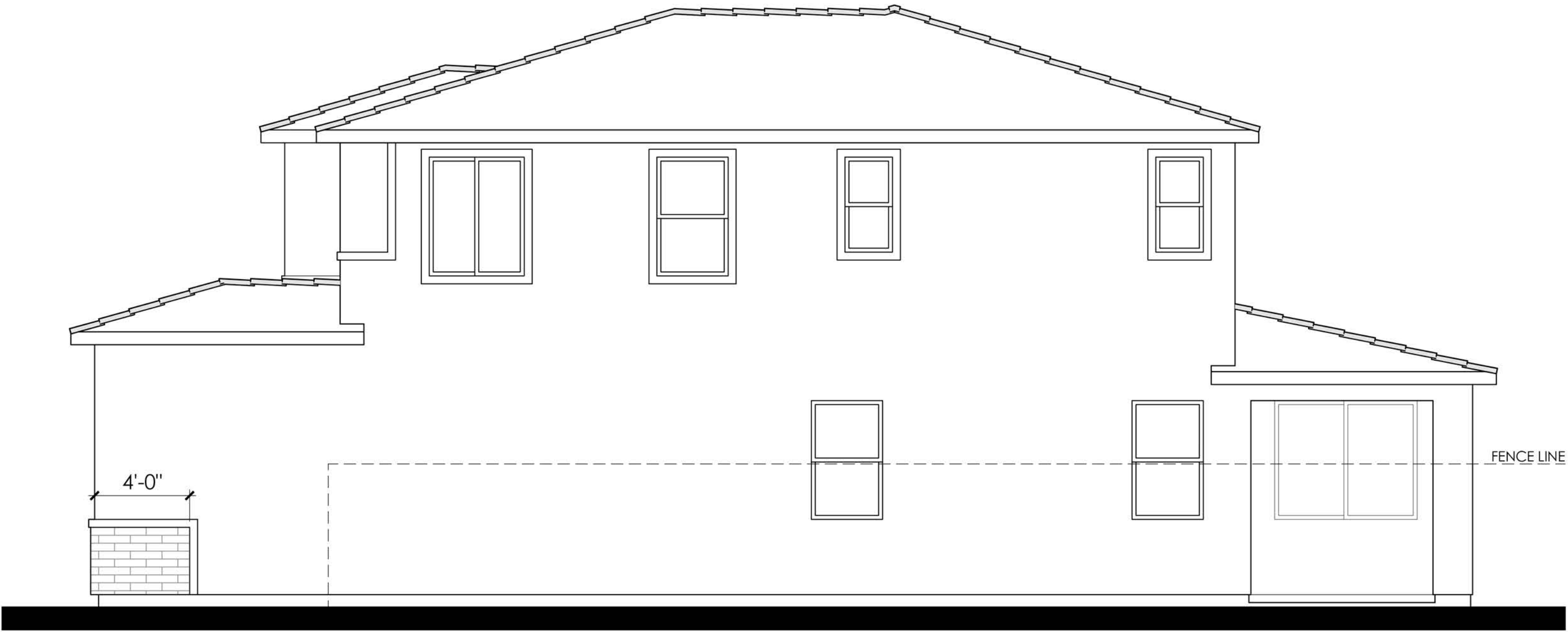
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





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FRONT

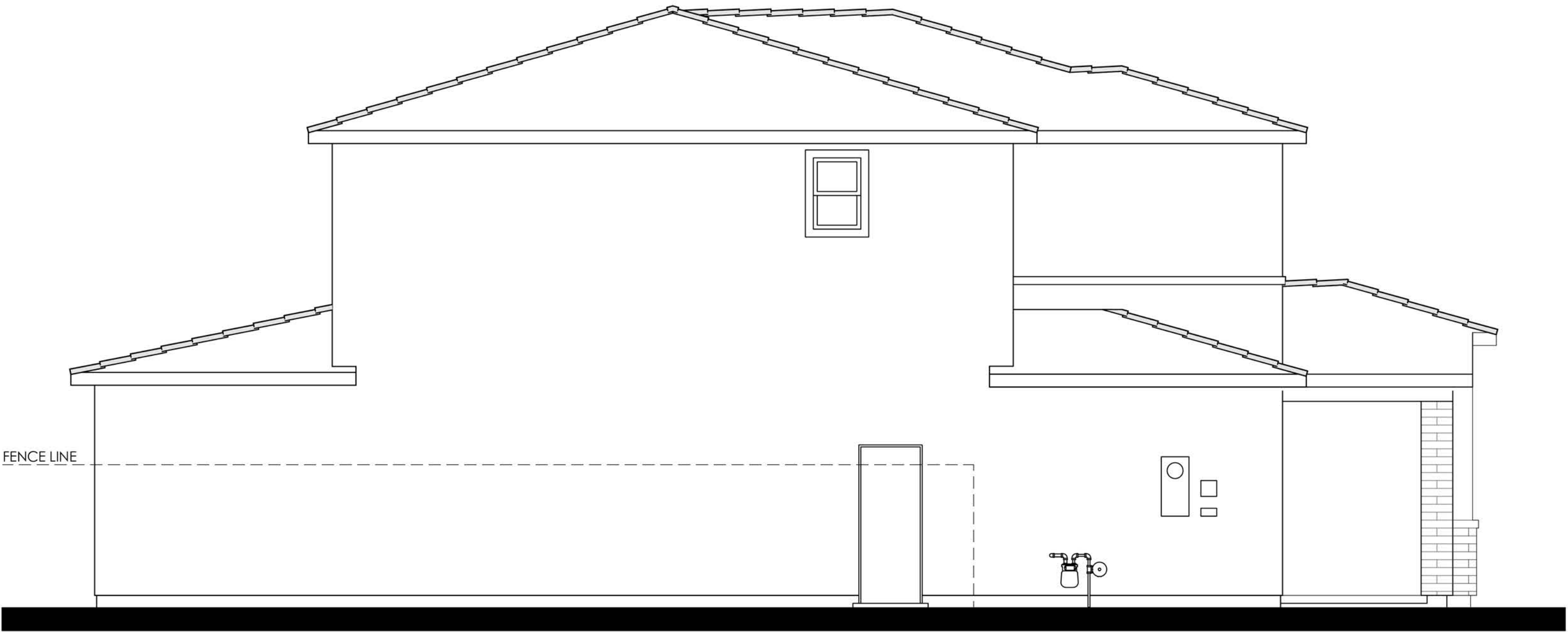


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / BRICK VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

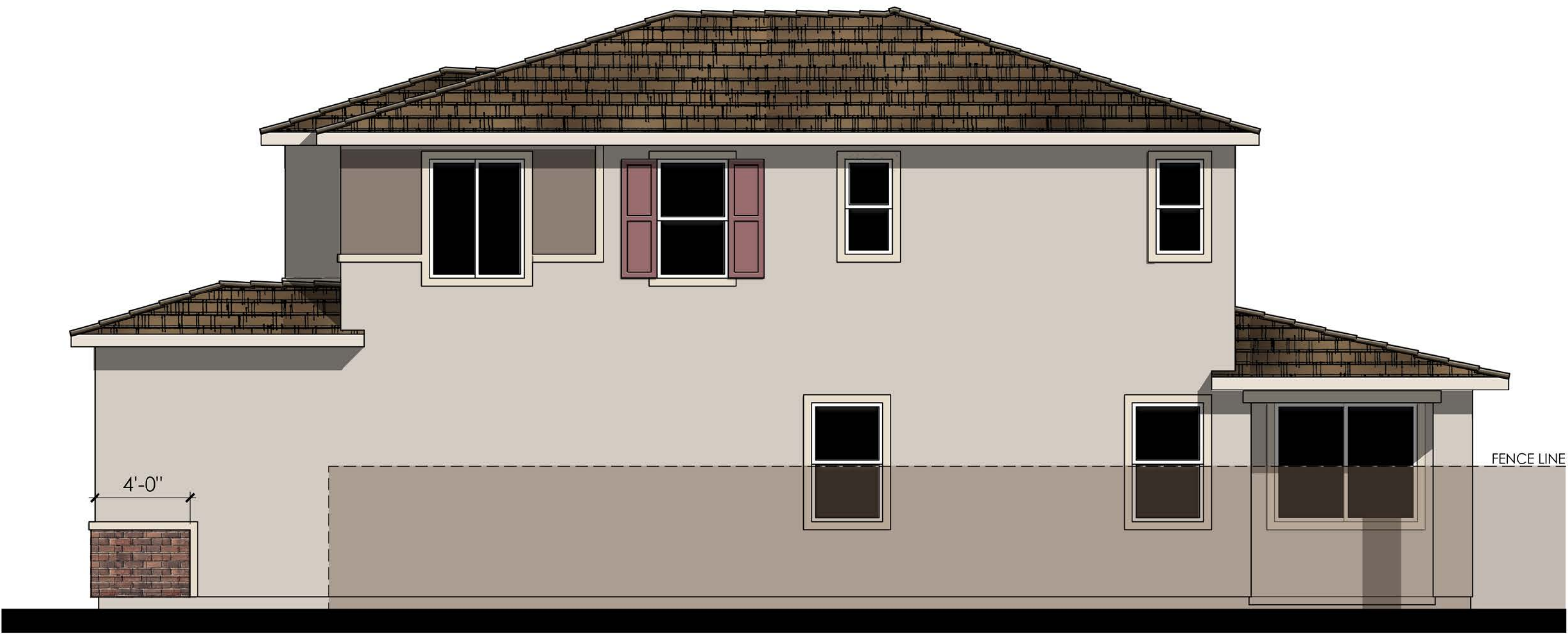


LEFT

COLOR SCHEME 5

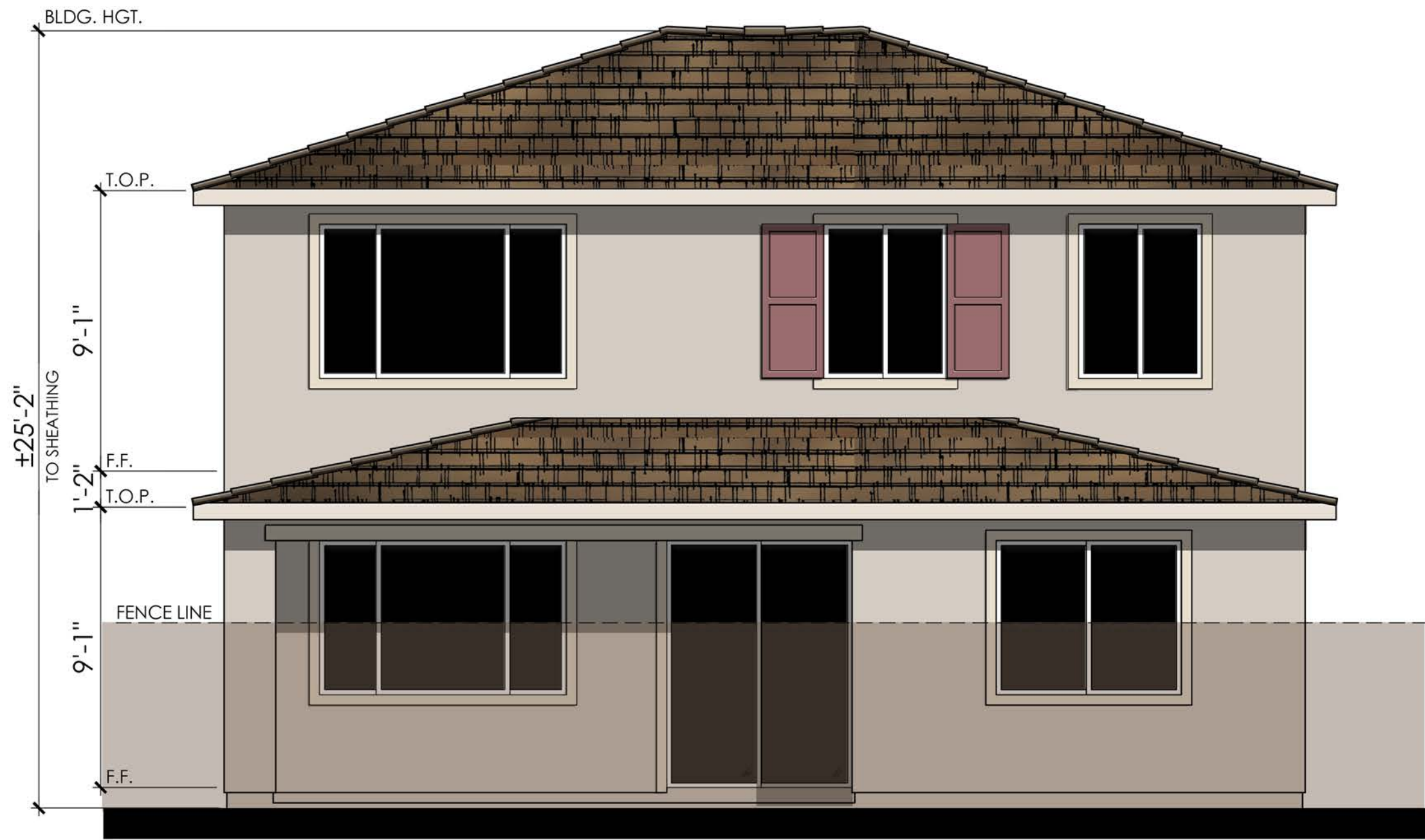
PLAN 3B (2386)
PRAIRIE PROGRESSIVE ELEVATION





- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / BRICK VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



REAR

COLOR SCHEME 5

PLAN 3B (2386)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





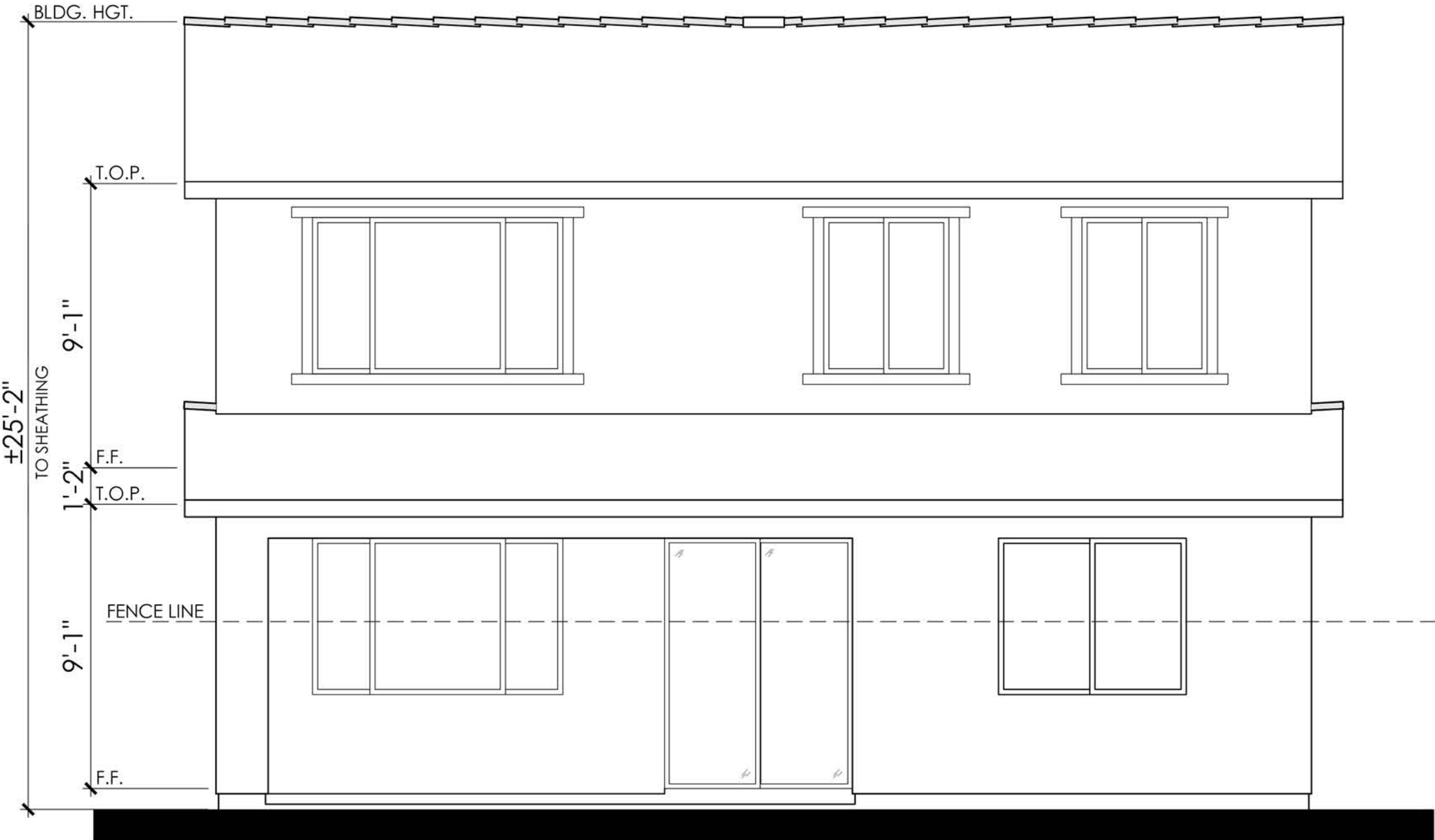
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

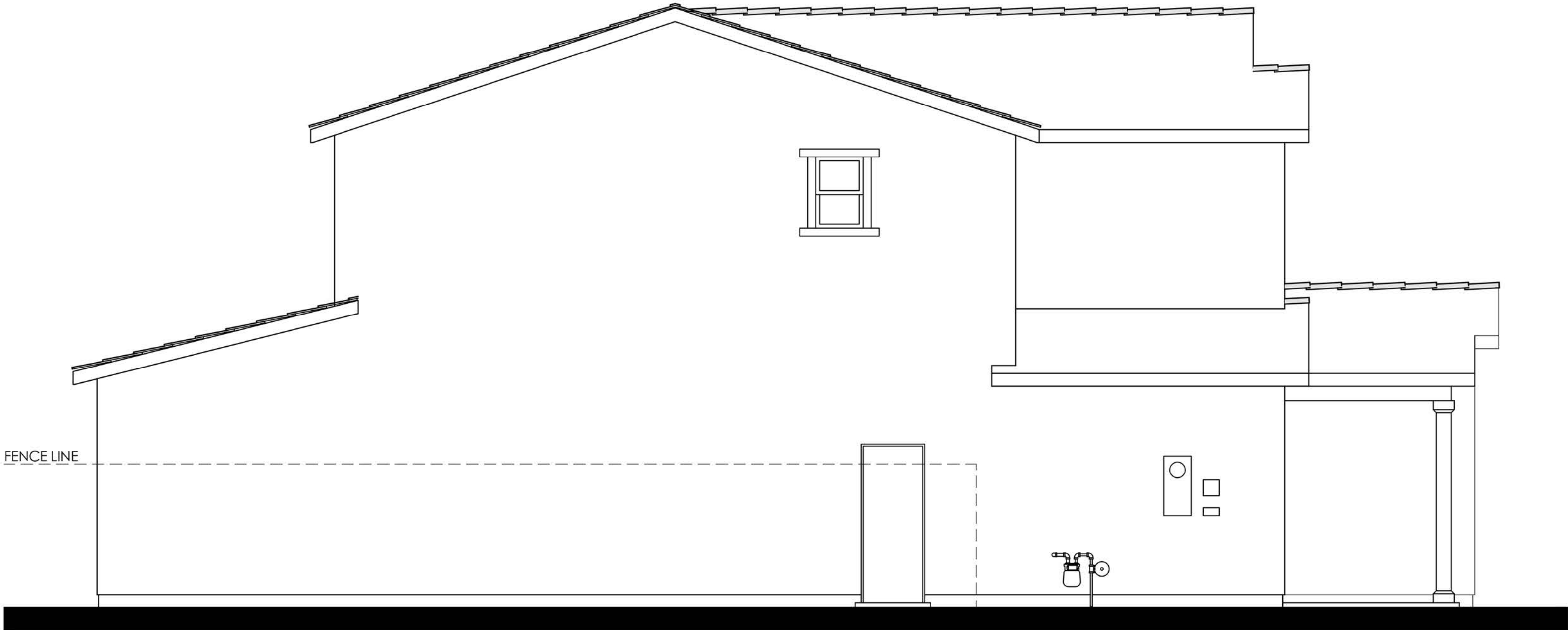


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |



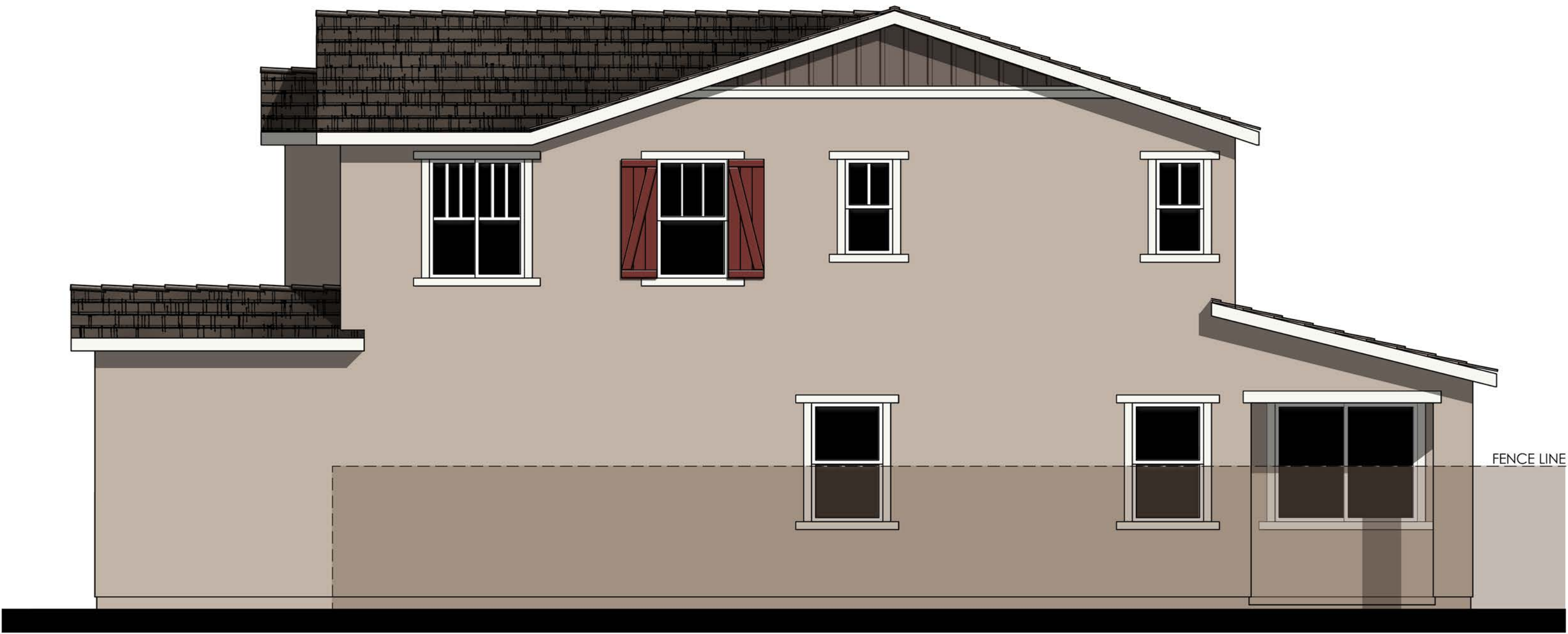
REAR



LEFT

COLOR SCHEME 8
PLAN 3C (2386)
FARMHOUSE ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |



REAR

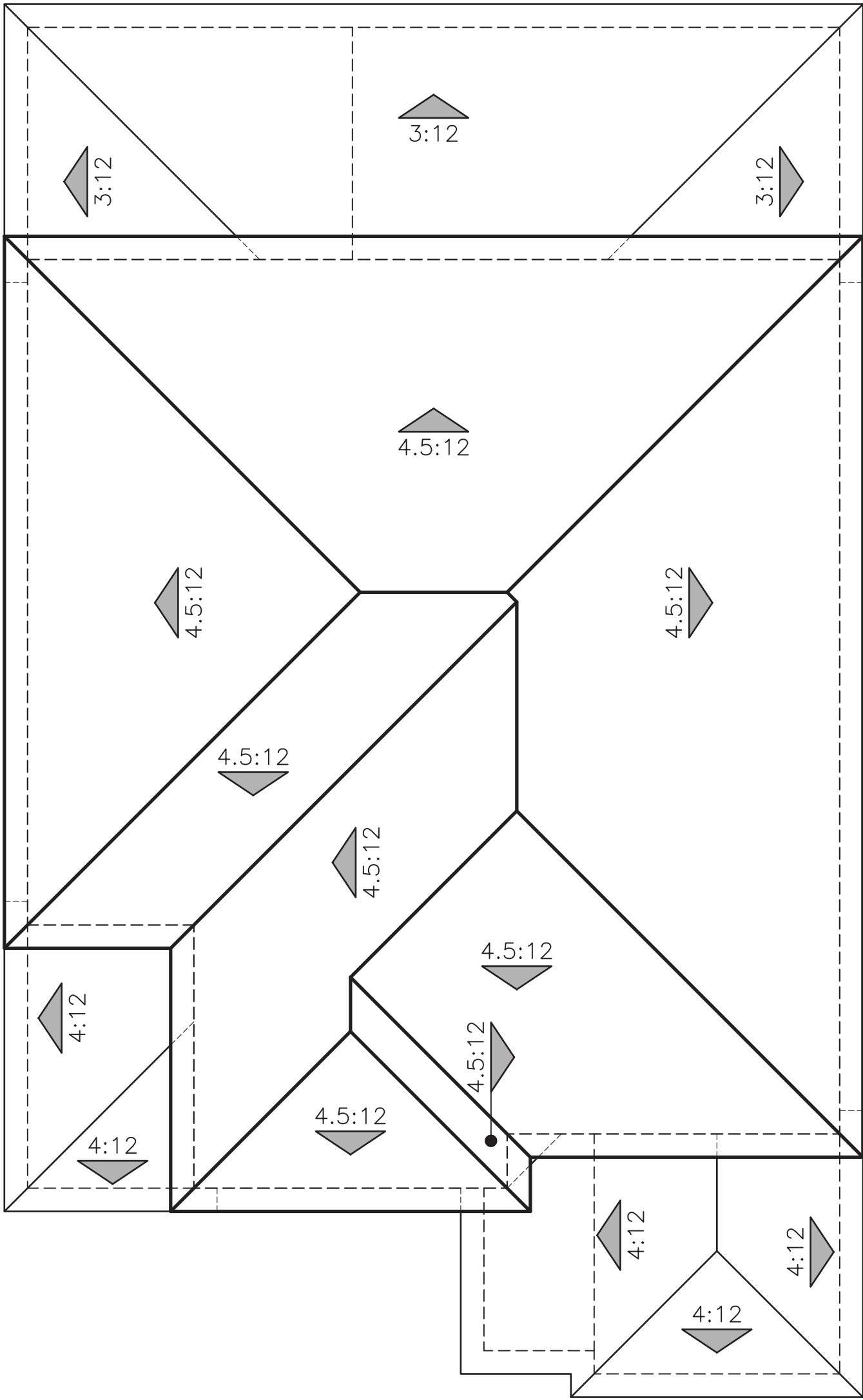
COLOR SCHEME 8

PLAN 3C (2386)

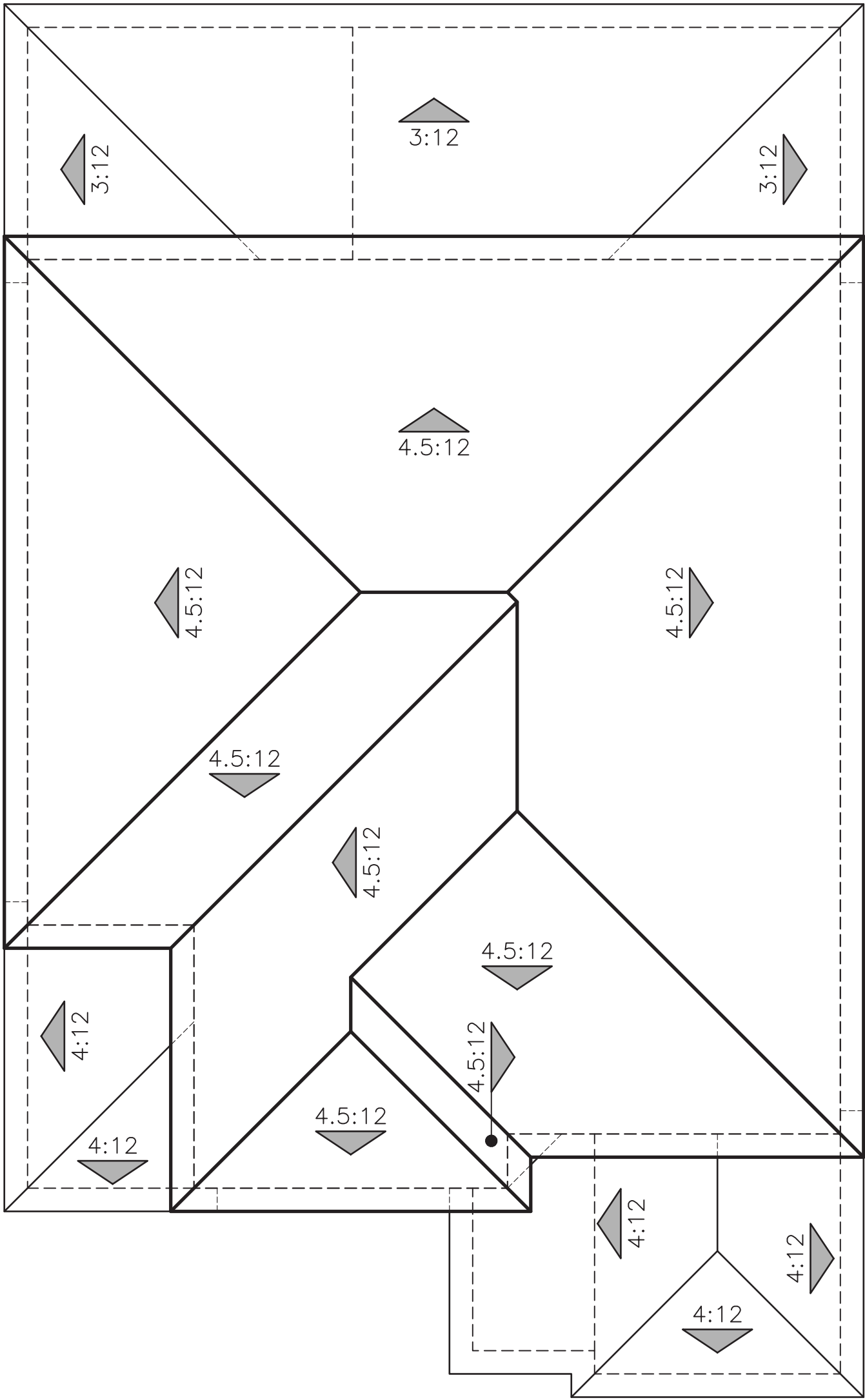
FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.

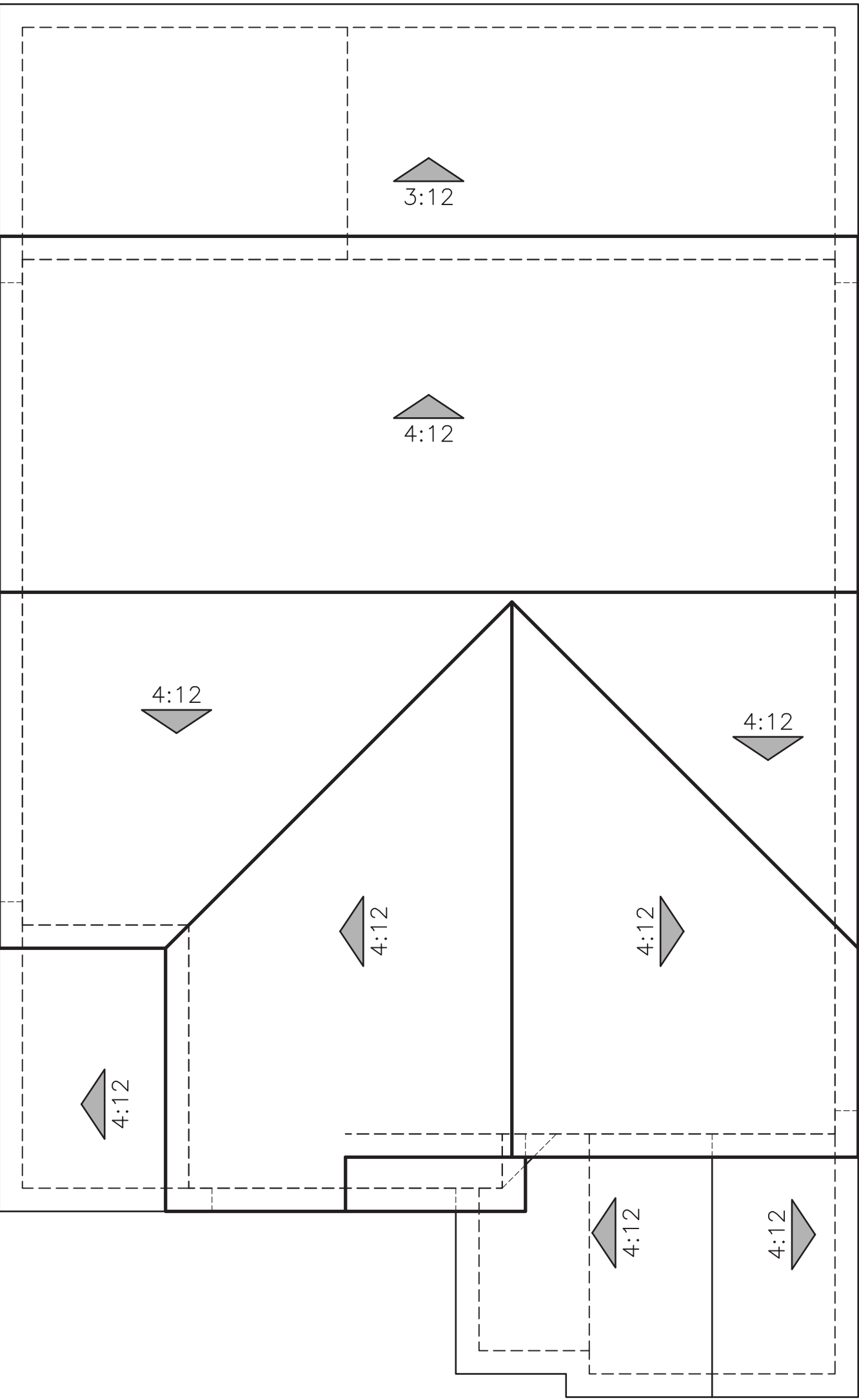




"A" ITALIAN

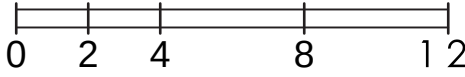


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 3 (2386)



EXTERIOR LIGHTS



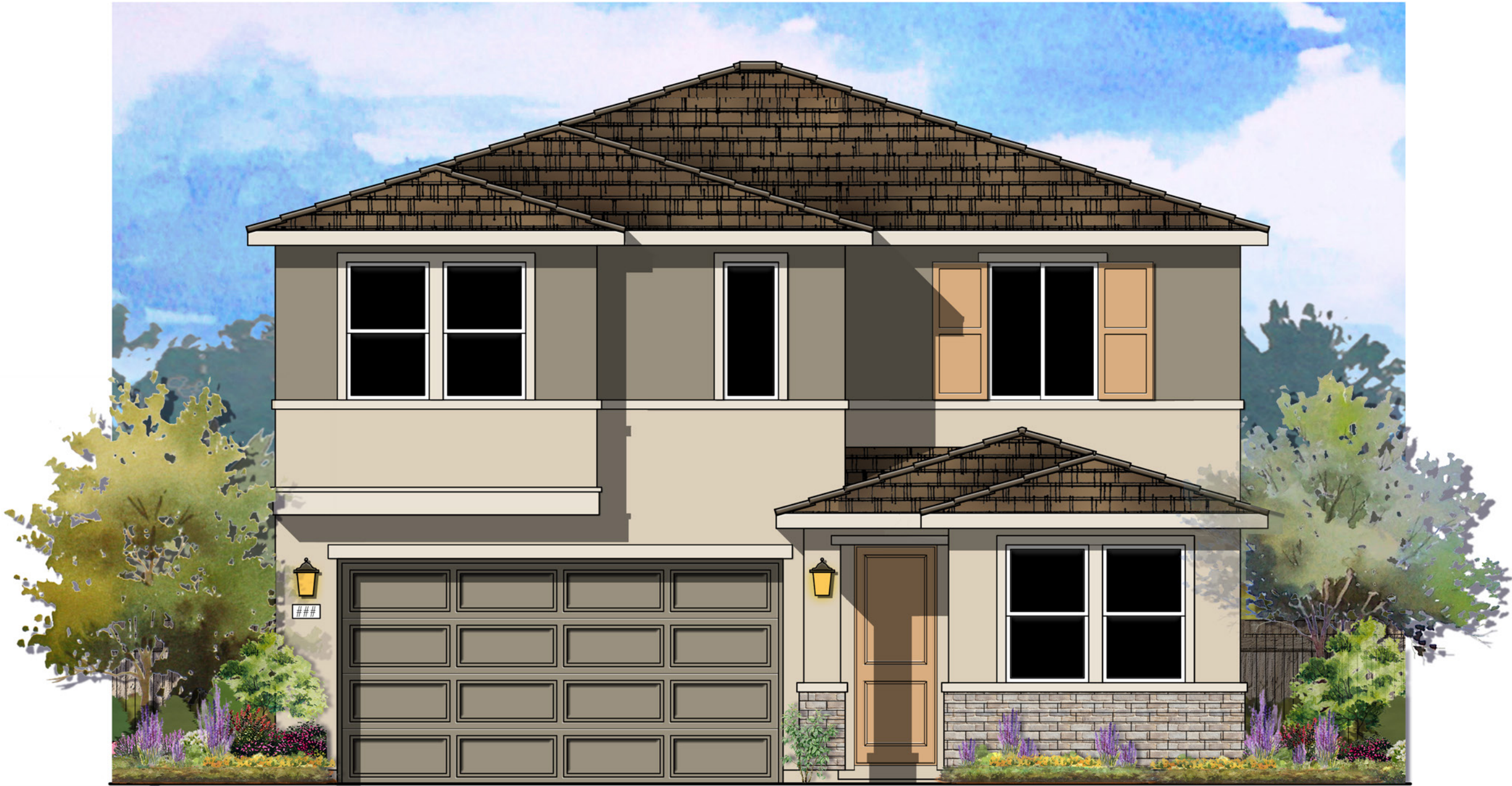
KENT



© 2024 Kevin L. Crook Architect, Inc.

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

"A" ITALIAN



© 2024 Kevin L. Crook Architect, Inc.

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

"B" PRAIRIE PROGRESSIVE

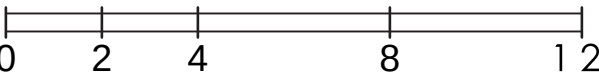


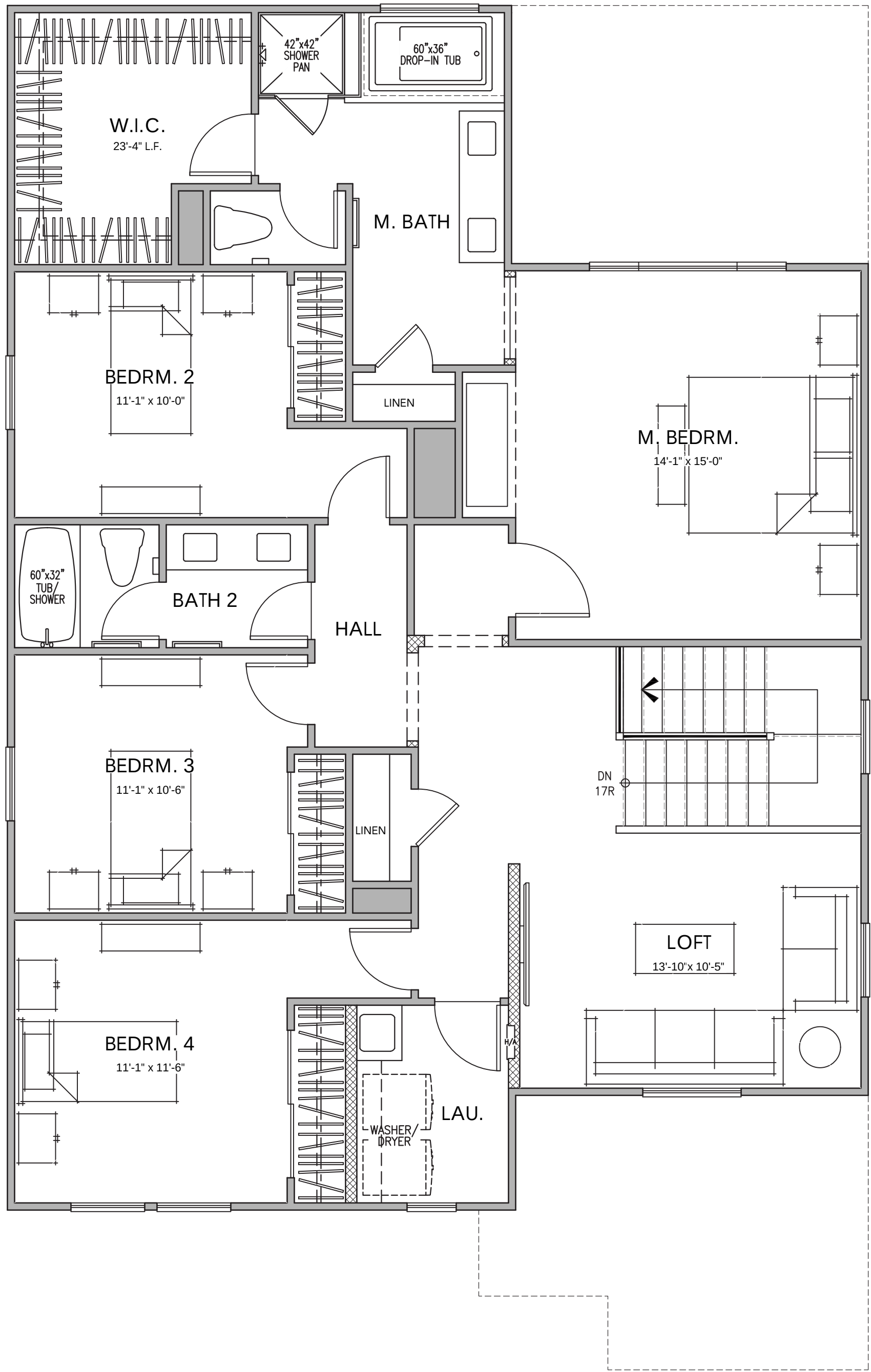
© 2024 Kevin L. Crook Architect, Inc.

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

"C" FARMHOUSE

PLAN 4 (2612)
FRONT ELEVATIONS

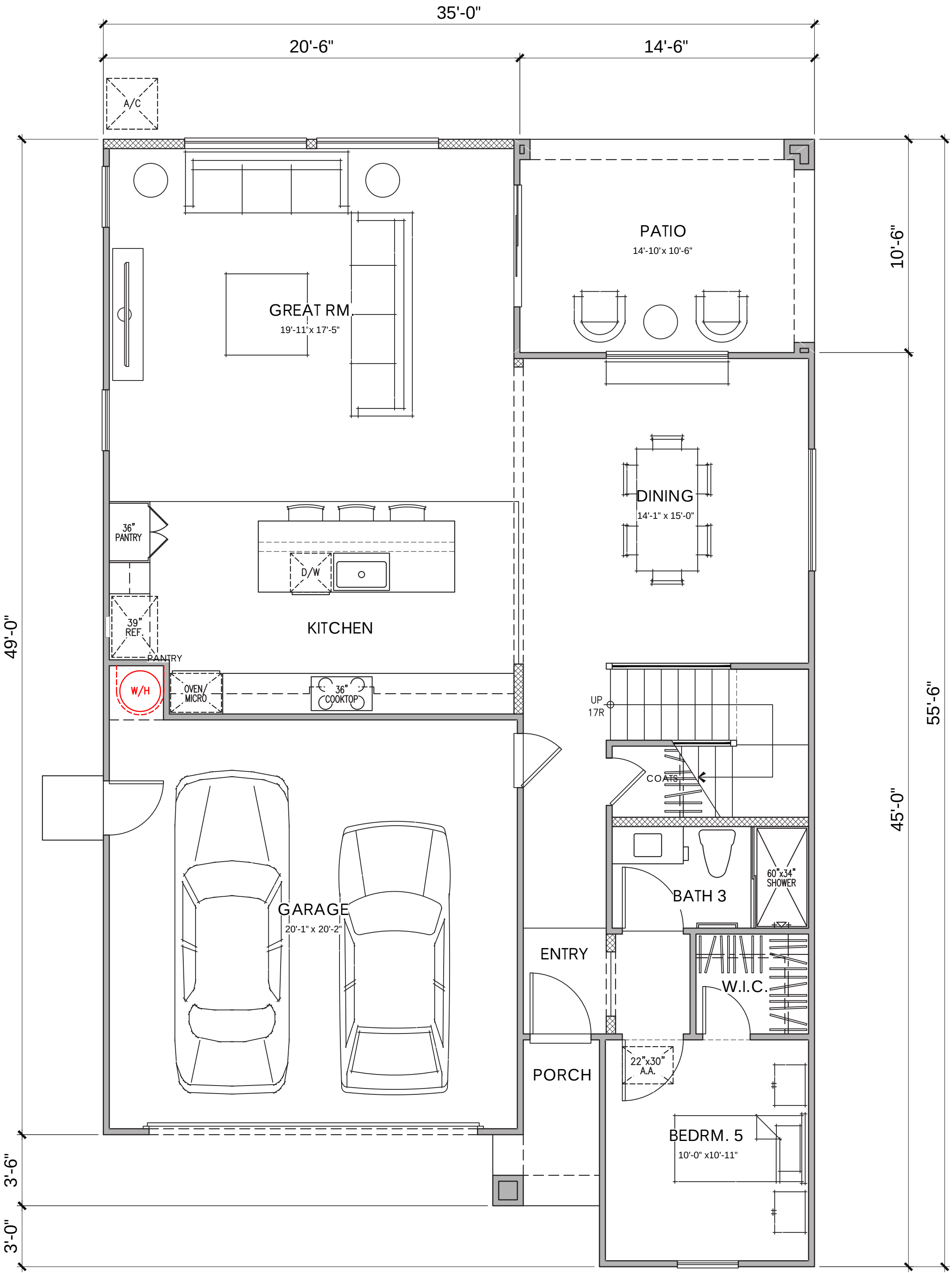




SECOND FLOOR PLAN

PLAN 4A (2612)

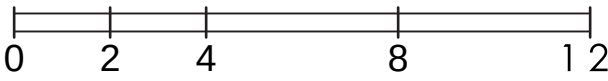
5 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3
AREA TABULATION

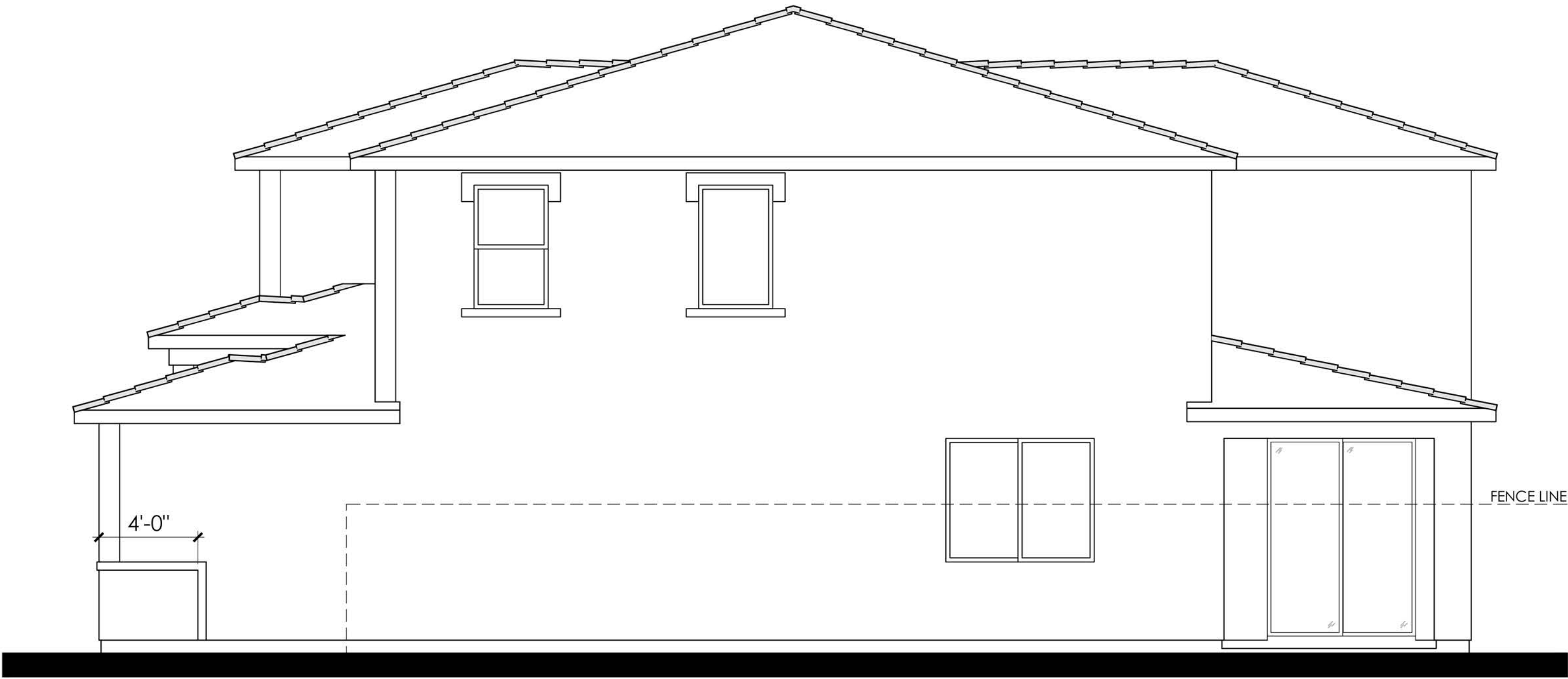
CONDITIONED SPACE		
FIRST FLOOR AREA	1,189	SQ. FT.
SECOND FLOOR AREA	1,423	SQ. FT.
TOTAL DWELLING	2,612	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	425	SQ. FT.
PORCH "A"	36	SQ. FT.
PORCH "B"	36	SQ. FT.
PORCH "C"	52	SQ. FT.
CALIFORNIA ROOM	152	SQ. FT.





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FRONT

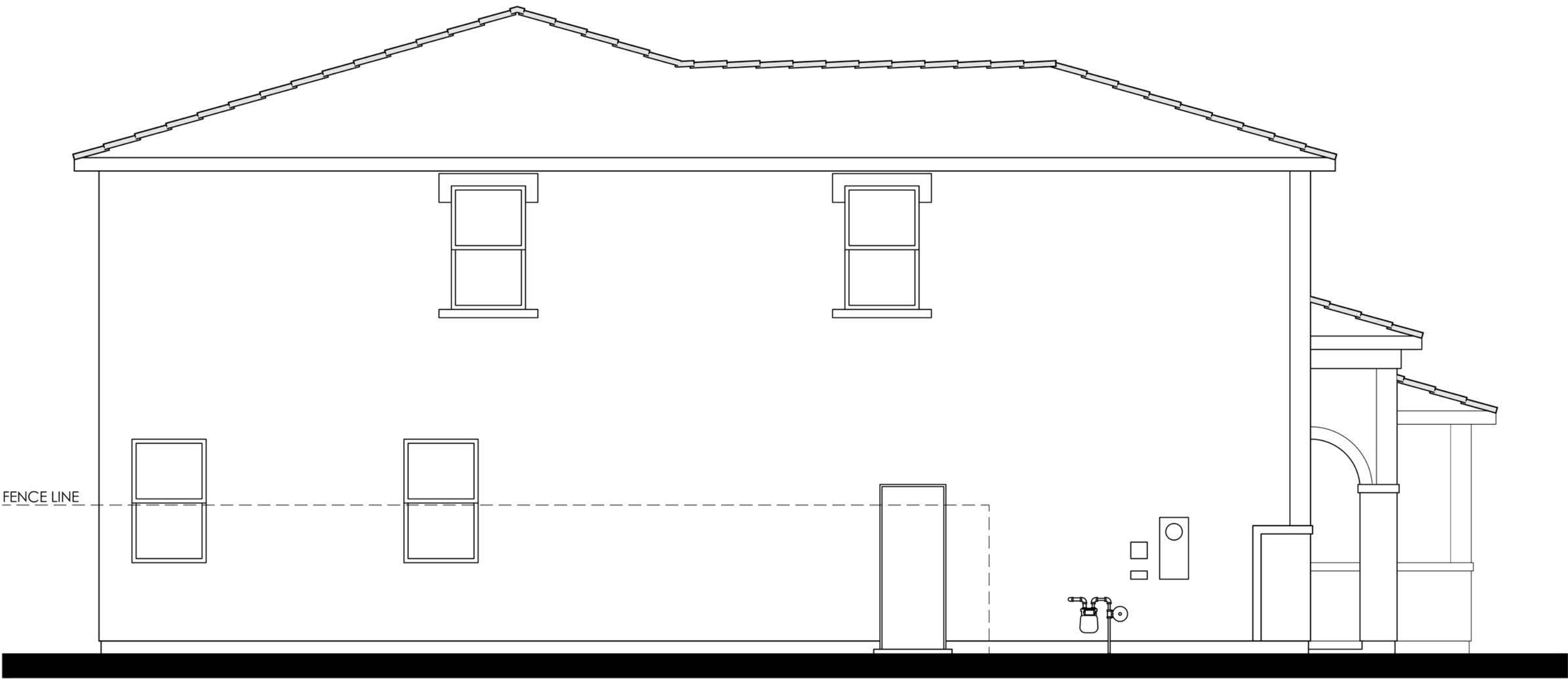


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

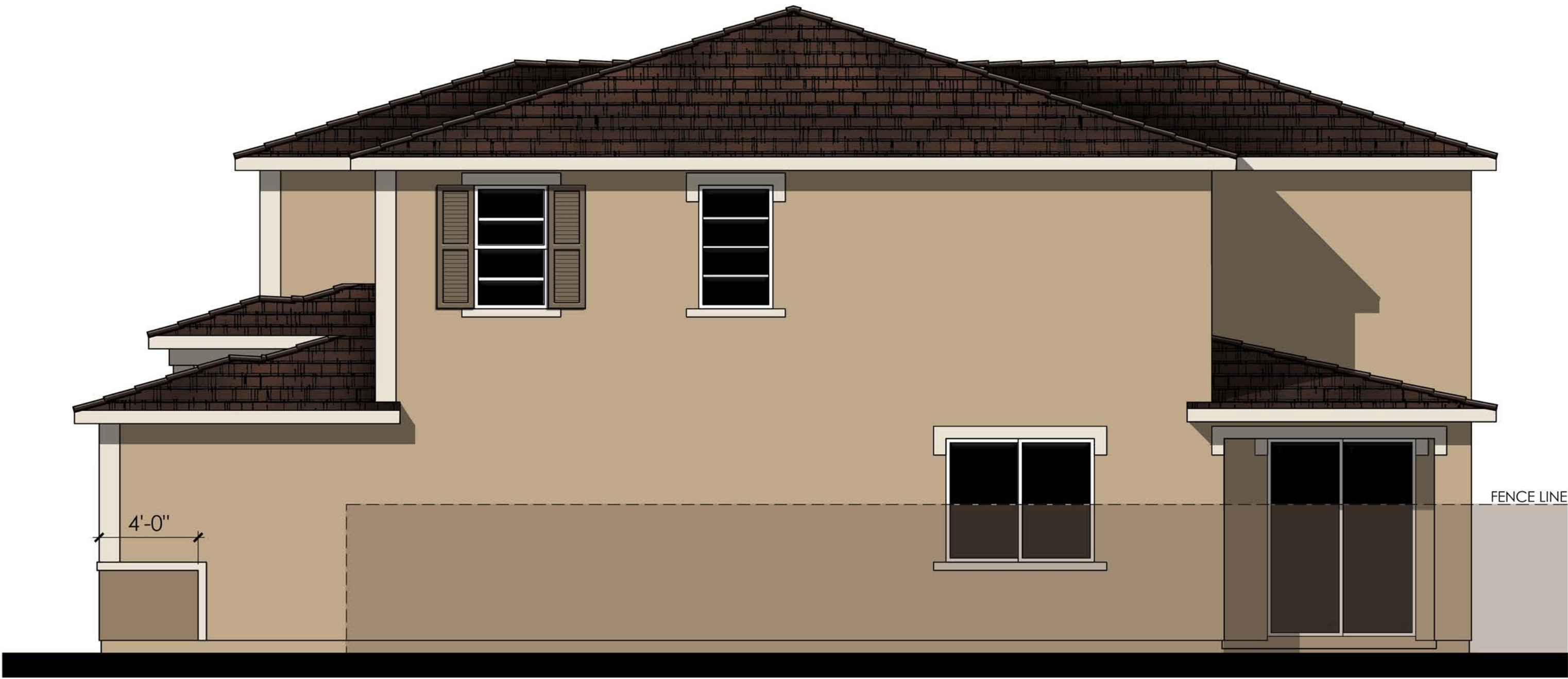


LEFT

COLOR SCHEME 3

PLAN 4A (2612)
ITALIAN ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 3
PLAN 4A (2612)
ITALIAN ENHANCED ELEVATION

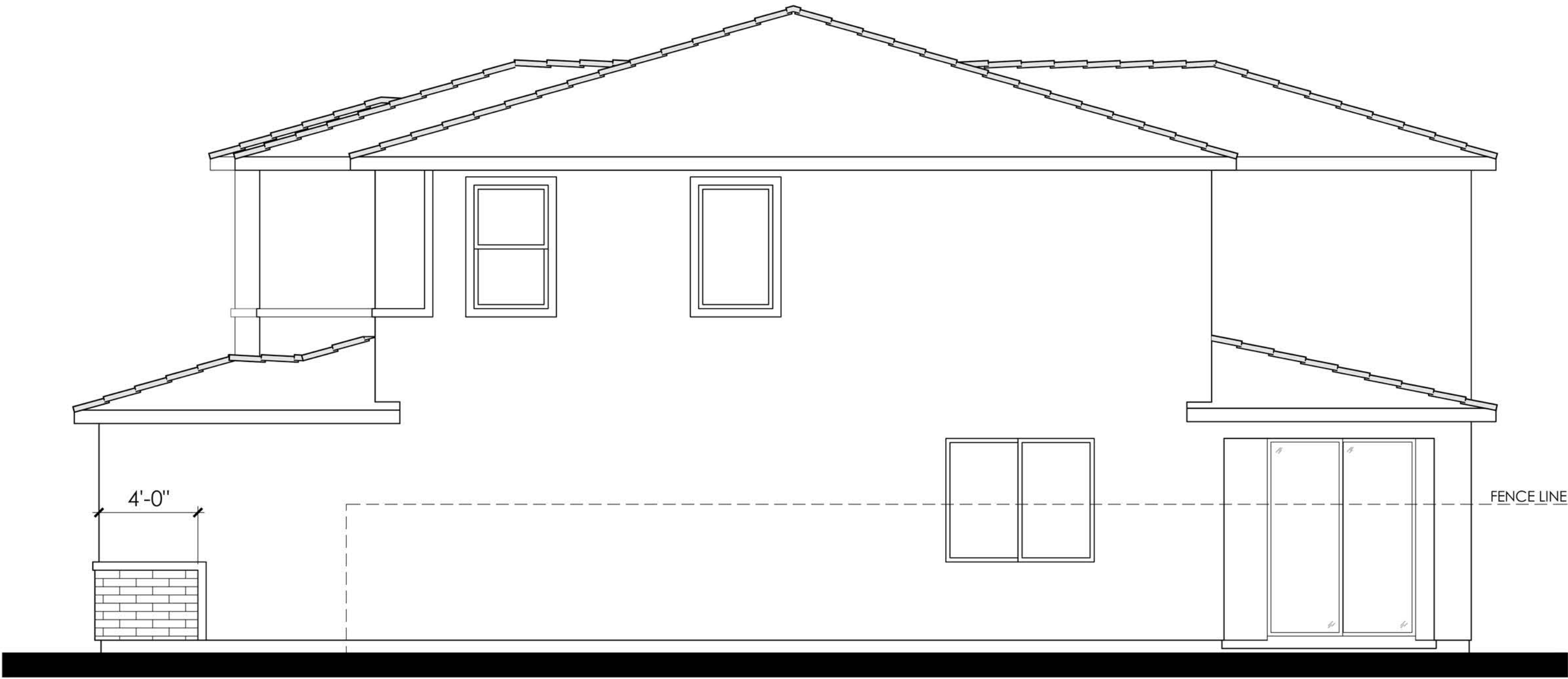
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

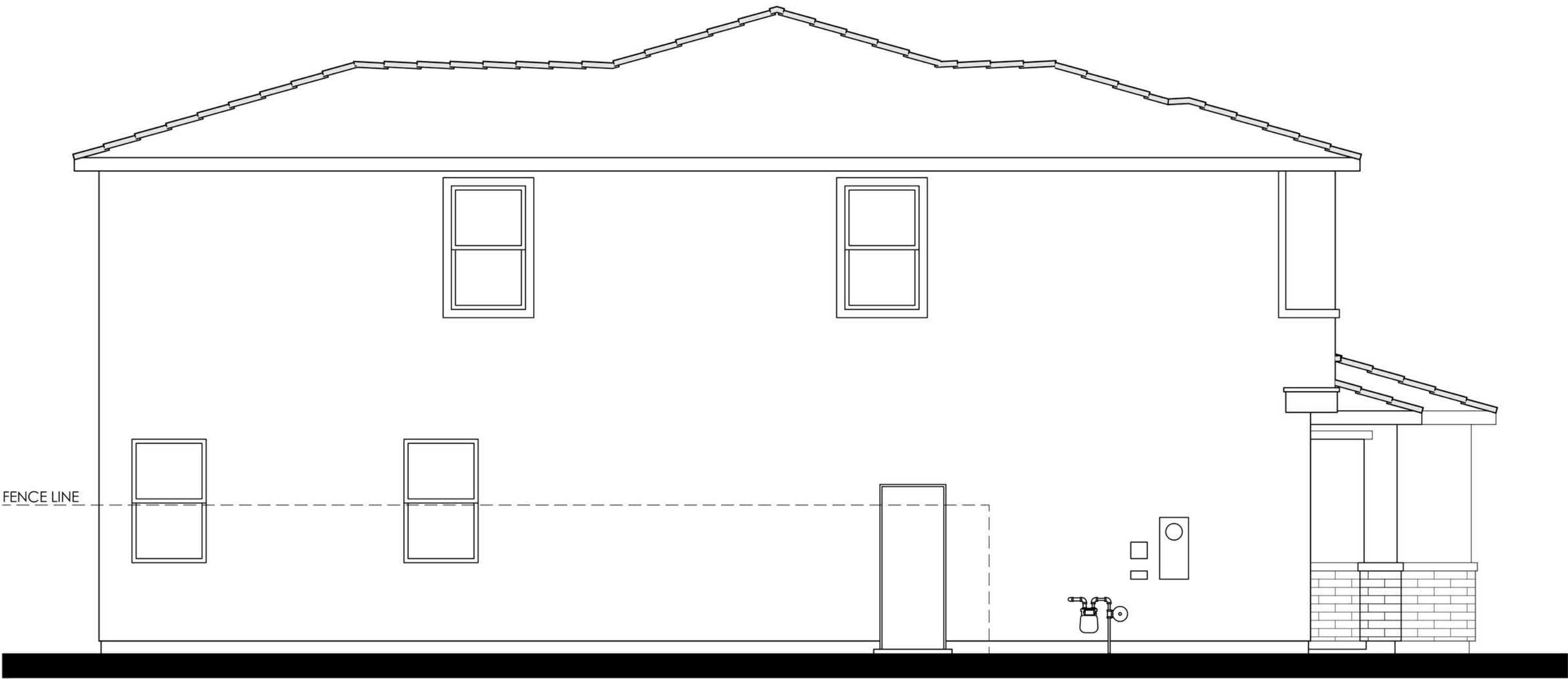


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / BRICK VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

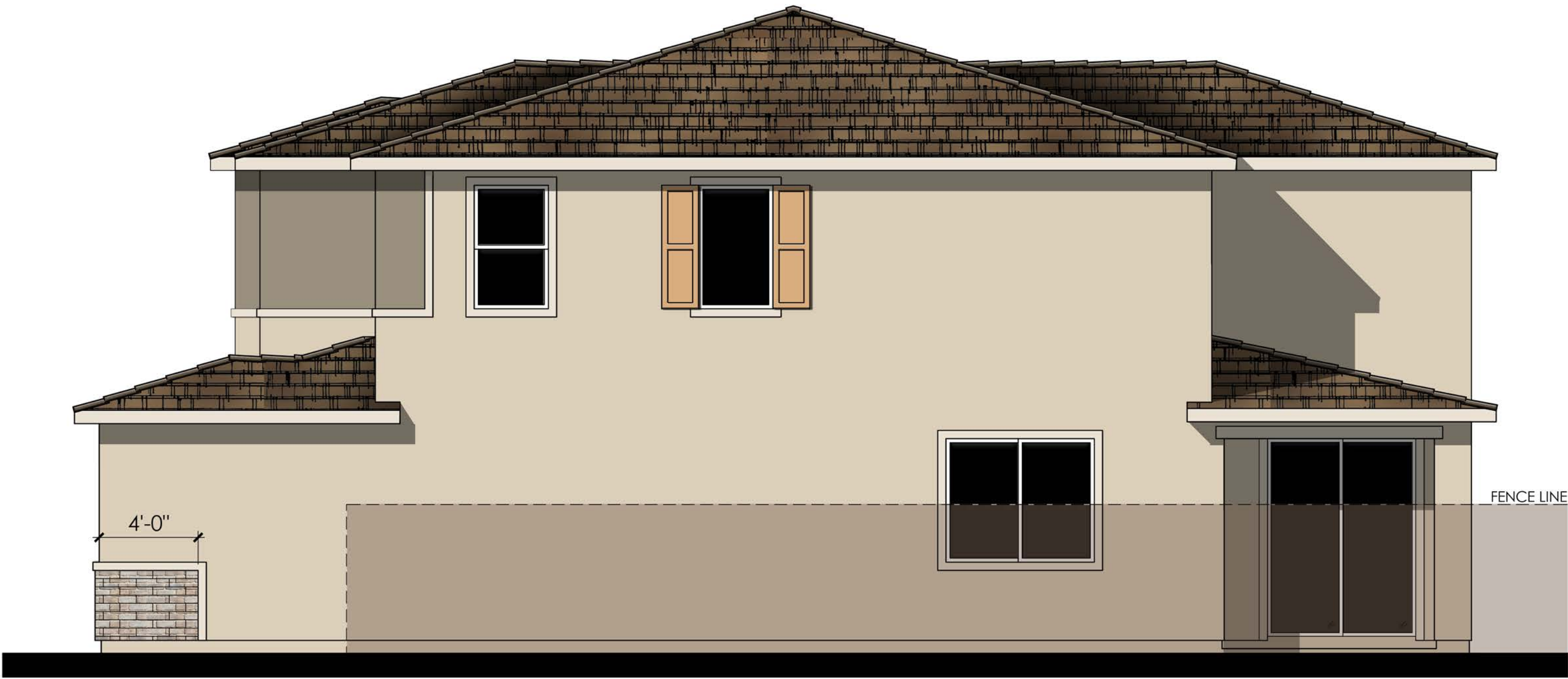


LEFT

COLOR SCHEME 6

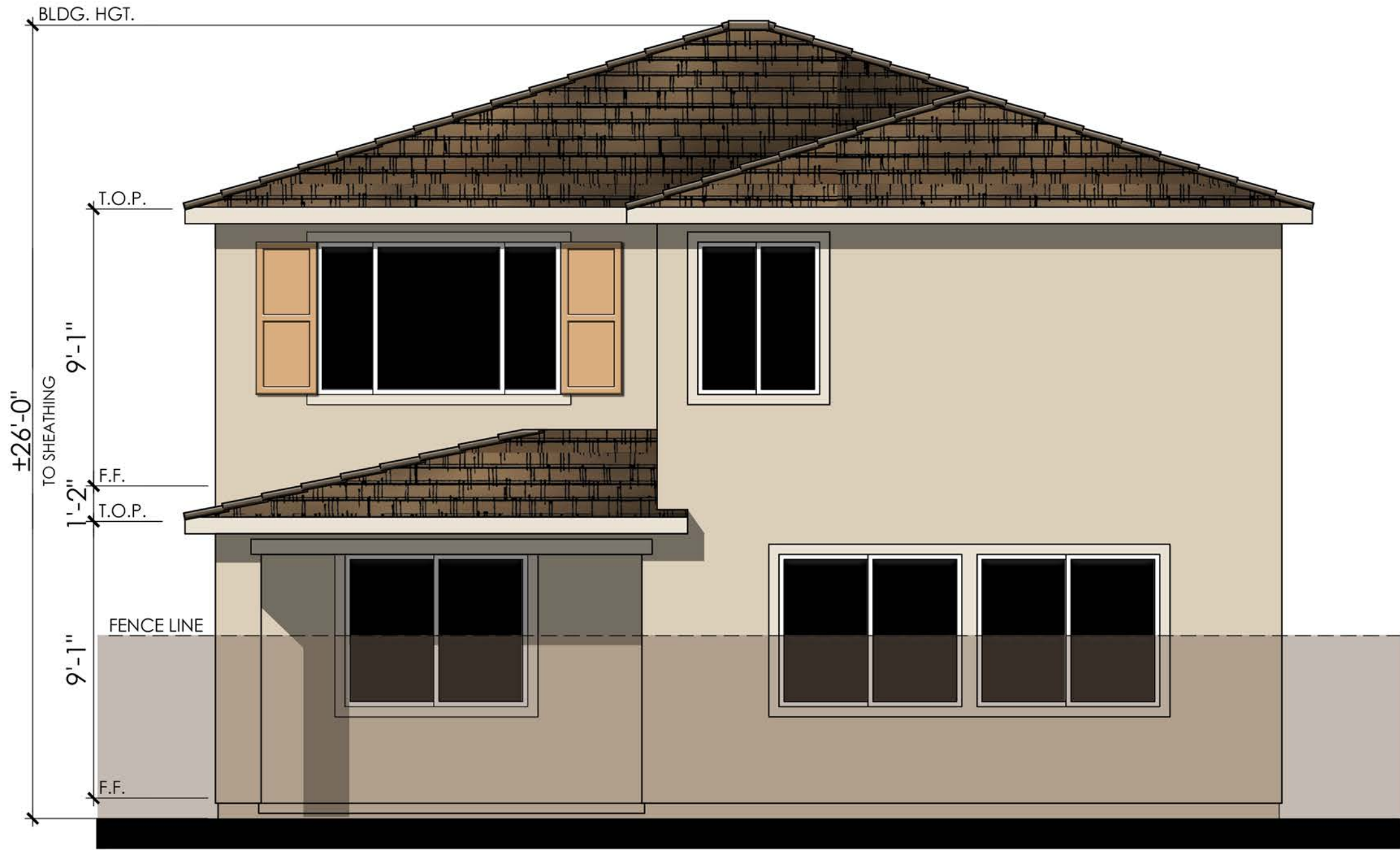
PLAN 4B (2612)
PRAIRIE PROGRESSIVE ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / BRICK VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 6
PLAN 4B (2612)
PRAIRIE PROGRESSIVE ENHANCED ELEVATION

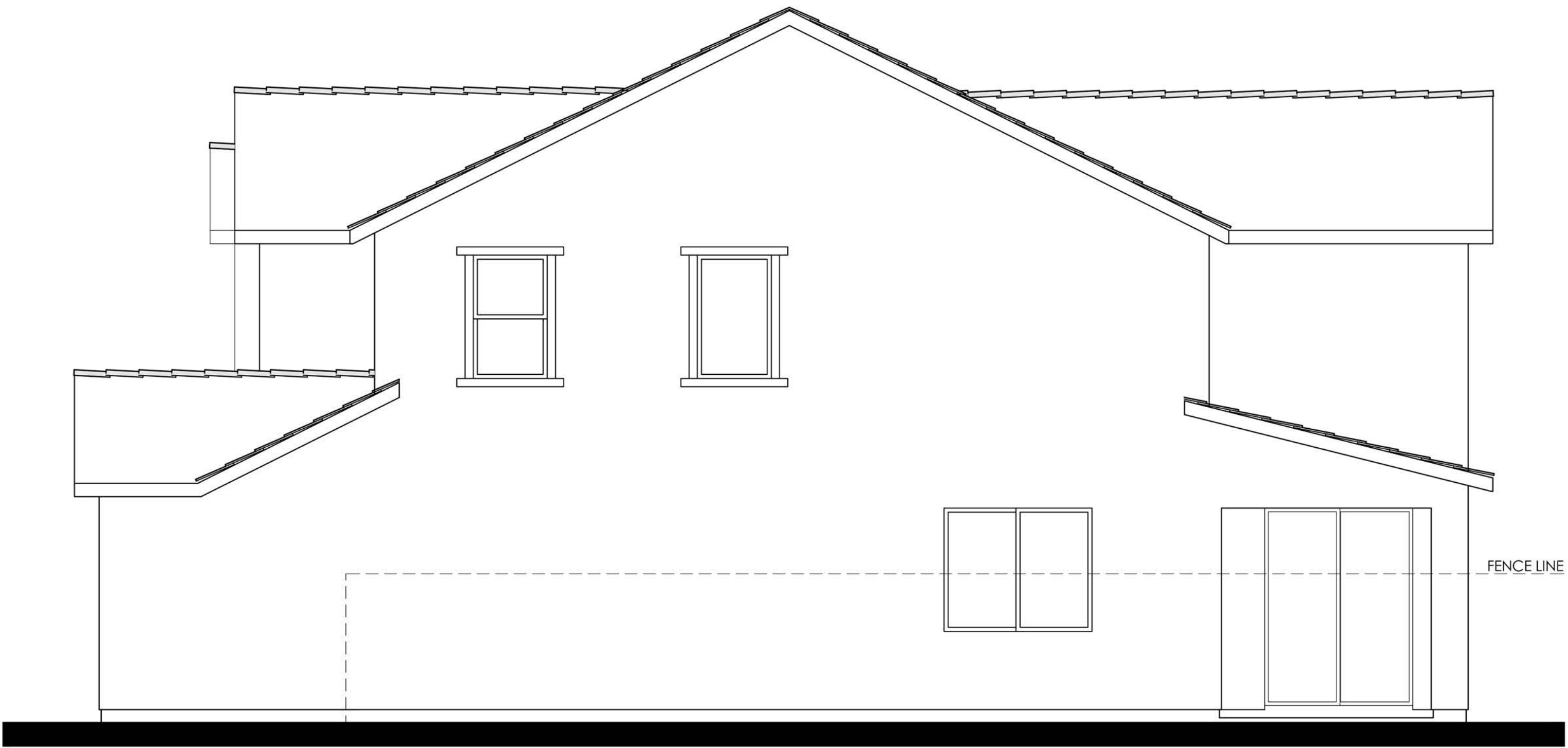
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





© 2024 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: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO / STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |



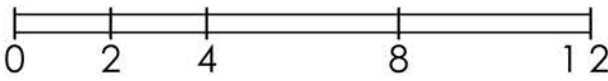
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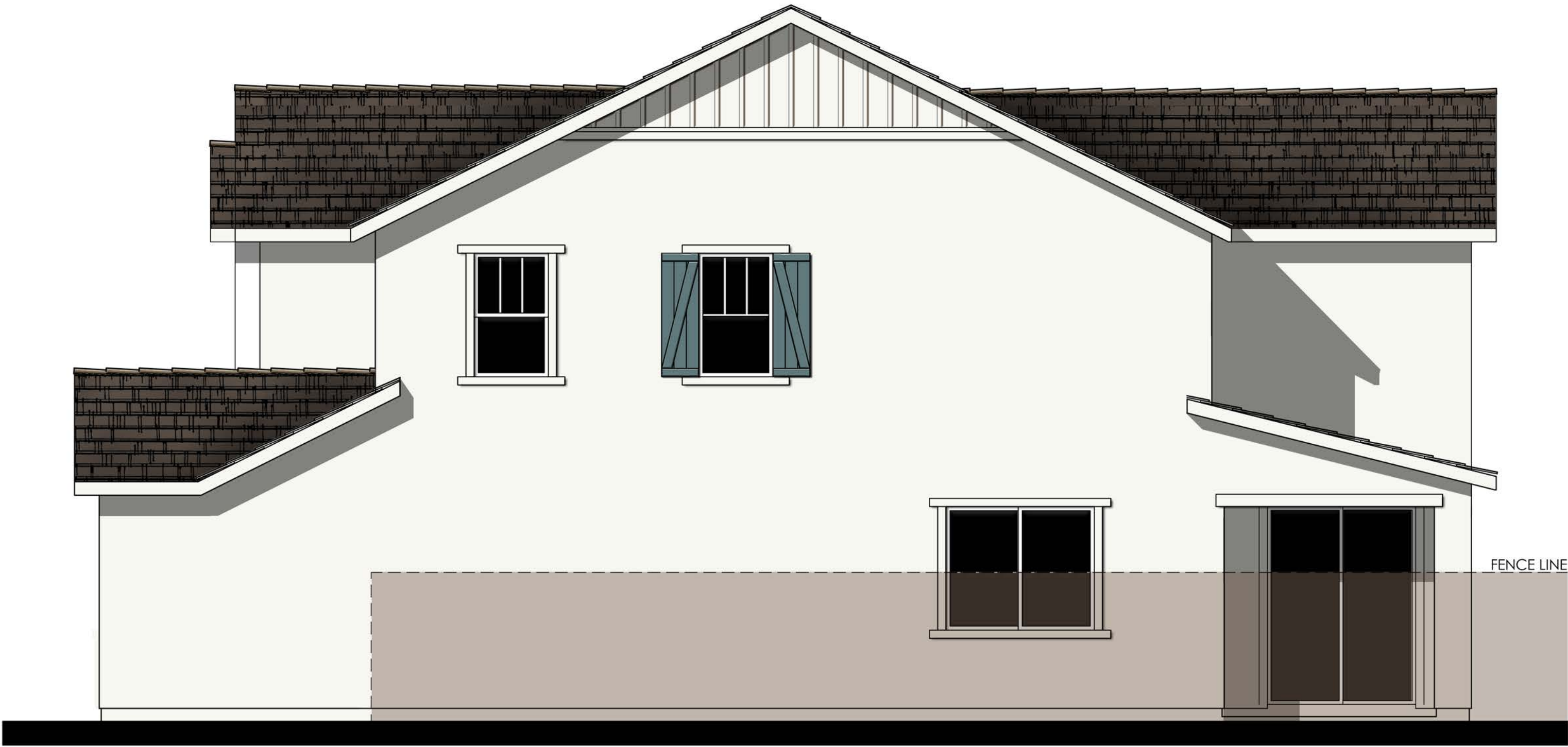


LEFT

COLOR SCHEME 9

PLAN 4C (2612)
FARMHOUSE ELEVATION





RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |

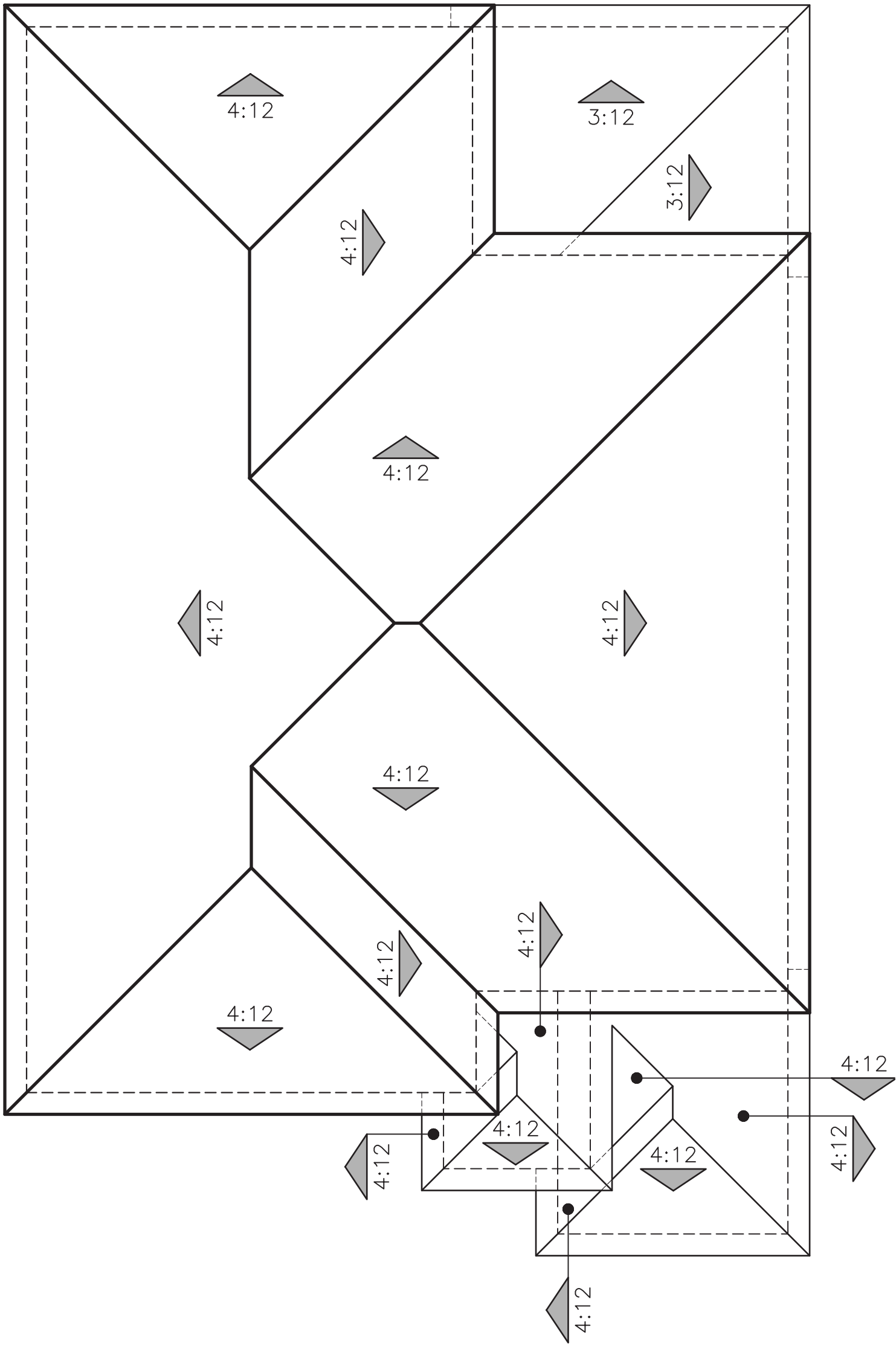


REAR

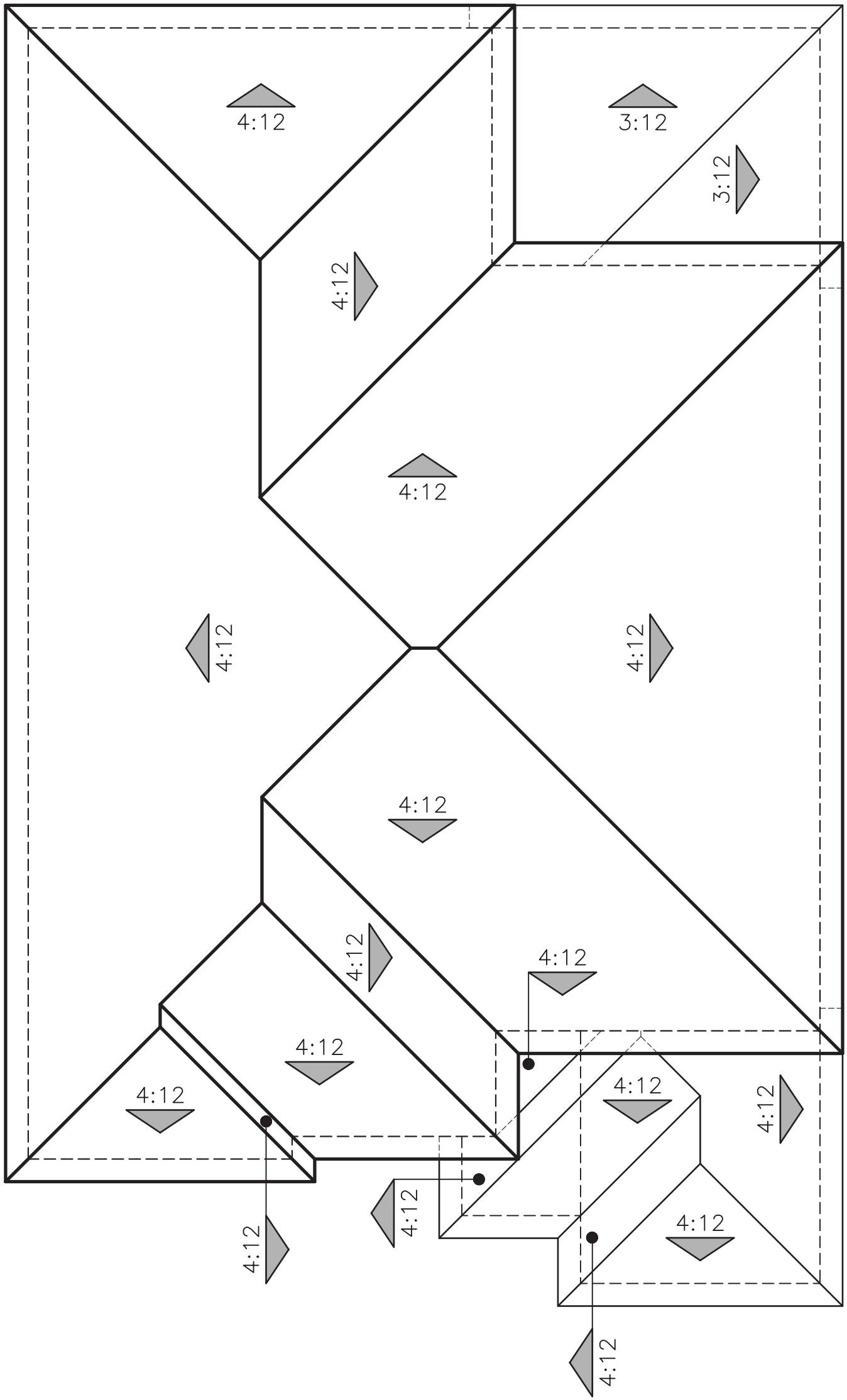
COLOR SCHEME 9
PLAN 4C (2612)
FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.

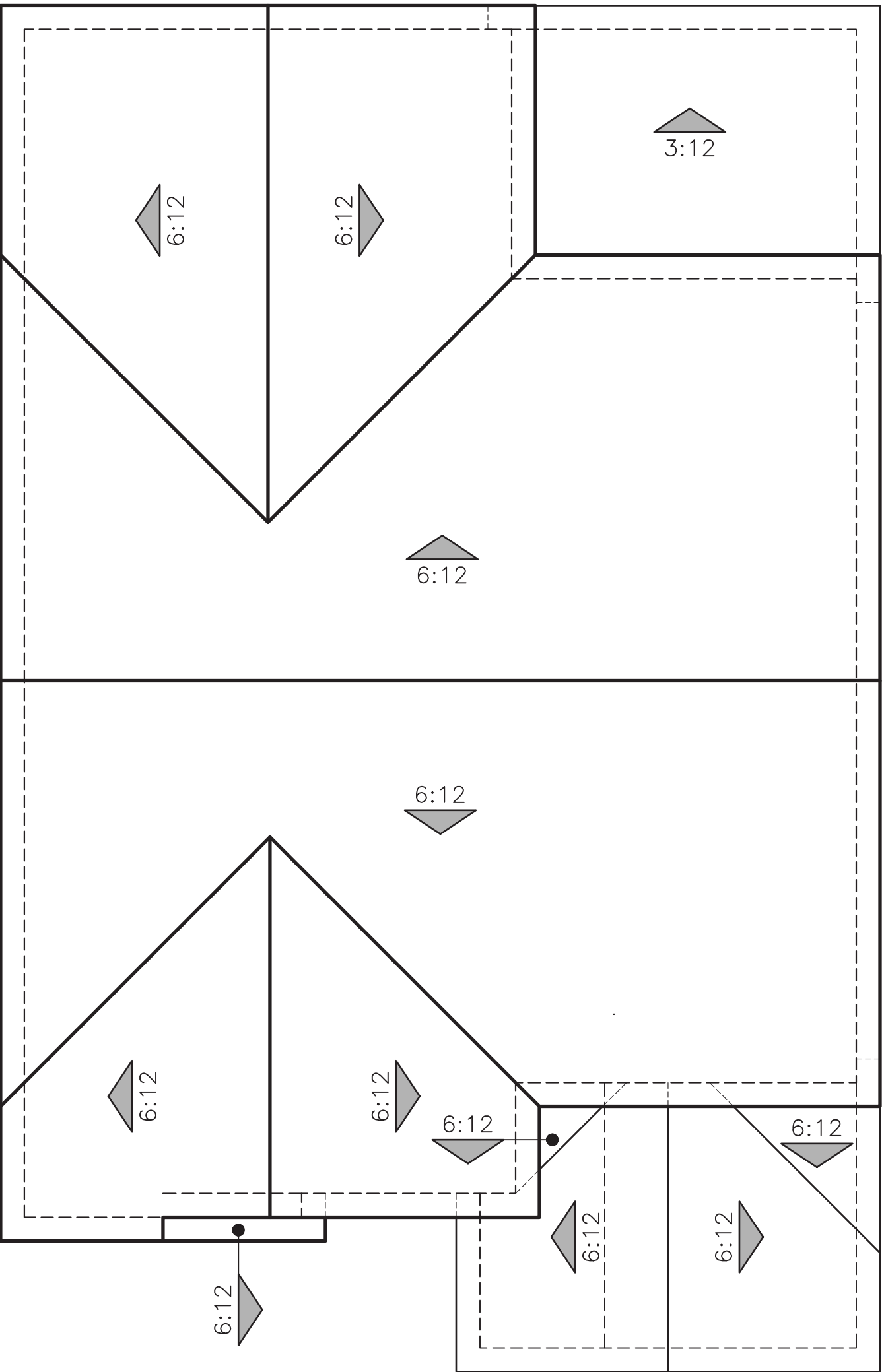




"A" ITALIAN

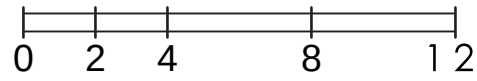


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 4 (2612)



AZURE AT THE PRESERVE

RANCHO CORDOVA, CA

JOB # 23016C
CREATED 7/6/2023
Planning Rev 1/22/2024

"A" ELEVATIONS				
ITALIAN		SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT		SW6093	SW6114	SW6143
BODY		FAMILIAR BEIGE	BAGEL	BASKET BEIGE
SECONDARY STUCCO		SW9092	SW6116	SW6144
		ICED MOCHA	TATAMI TAN	DAPPER TAN
FASCIA / TRIM / GARAGE DOOR		SW7002	SW0053	SW6147
		DOWNY	PORCELAIN	PANDA WHITE
FRONT DOOR / SHUTTERS		SW6214	SW6089	SW6152
		UNDERSEAS	GROUNDED	SUPERIOR BRONZE
COMPOSITION SHINGLES		HICKORY	HICKORY	HICKORY

"B" ELEVATIONS				
PRAIRIE PROGRESSIVE		SCHEME 4	SCHEME 5	SCHEME 6
PRIMARY STUCCO PAINT		SW7518	SW6071	SW7569
BODY		BEACH HOUSE	POPULAR GRAY	STUCCO
SECONDARY STUCCO /		SW7522	SW6074	SW7744
GARAGE DOOR		MEADOWLARK	SPALDING GRAY	ZEUS
FASCIA / TRIM		SW6385	SW9180	SW7556
		DOVER WHITE	AGED WHITE	CRÈME
FRONT DOOR / SHUTTERS		SW2854	SW0004	SW2853
		CARIBBEAN CORAL	ROSE BROCADE	NEW COLONIAL YLW
COMPOSITION SHINGLES		SHAKEWOOD	SHAKEWOOD	SHAKEWOOD
BRICK:		RIVERBED	HARTFORD	LATIGO
		TUNDRA	TUNDRA	TUNDRA
GROUT		GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
COMP SHINGLES:	GAF TIMBERLINE
VENEER:	ELDORADO
GROUT:	ORCO or EQUAL

"C" ELEVATIONS				
FARMHOUSE		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT		SW6085	SW6079	SW7006
BODY		SIMPLIFY BEIGE	DIVERSE BEIGE	EXTRA WHITE
FASCIA / TRIM /		SW7000	SW7006	SW7006
GARAGE DOOR		IBIS WHITE	EXTRA WHITE	EXTRA WHITE
BOARD & BATTEN SIDING		SW0001	SW6075	SW7006
		MULBERRY SILK	GARRET GRAY	EXTRA WHITE
FRONT DOOR /		SW7515	SW7592	SW7617
SHUTTERS		HOMESTEAD BROWN	CRABBY APPLE	MEDITERRANEAN
COMPOSITION SHINGLES		MISSION BROWN	MISSION BROWN	MISSION BROWN
STONE		FIELD LEDGE	FIELD LEDGE	FIELD LEDGE
		MESETA	PADOVA	ANDANTE
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. serán pintadas para igualar la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y traseras recibirán el mismo tratamiento que las delanteras.

WRITTEN COLOR SCHEMES



AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

04/08/2024
A-183

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #1

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY
STUCCO

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #2

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY
STUCCO

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #3

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY
STUCCO

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
JAN. 22, 2024

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 - ITALIAN

PRAIRIE PROGRESSIVE
SCHEME #4

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO / GARAGE DOOR

FASCIA / TRIM

FRONT DOOR / SHUTTERS

BRICK

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016C
JAN. 22, 2024

PLANNING + ARCHITECTURE

PRAIRIE PROGRESSIVE
SCHEME #5

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO / GARAGE DOOR

FASCIA / TRIM

FRONT DOOR / SHUTTERS

BRICK

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016C
JAN. 22, 2024

PLANNING + ARCHITECTURE

PRAIRIE PROGRESSIVE
SCHEME #6

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO / GARAGE DOOR

FASCIA / TRIM

FRONT DOOR / SHUTTERS

BRICK

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016C
JAN. 22, 2024

PLANNING + ARCHITECTURE

COLOR BOARDS - PRAIRIE PROGRESSIVE

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

FARMHOUSE
SCHEME #7

STUCCO BODY

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

COMPOSITION SHINGLES

STONE

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2023

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8

STUCCO BODY

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

COMPOSITION SHINGLES

STONE

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2023

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9

STUCCO BODY

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

COMPOSITION SHINGLES

STONE

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2023

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE

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

LENNAR

AZURE AT THE PRESERVE
Rancho Cordova, Ca

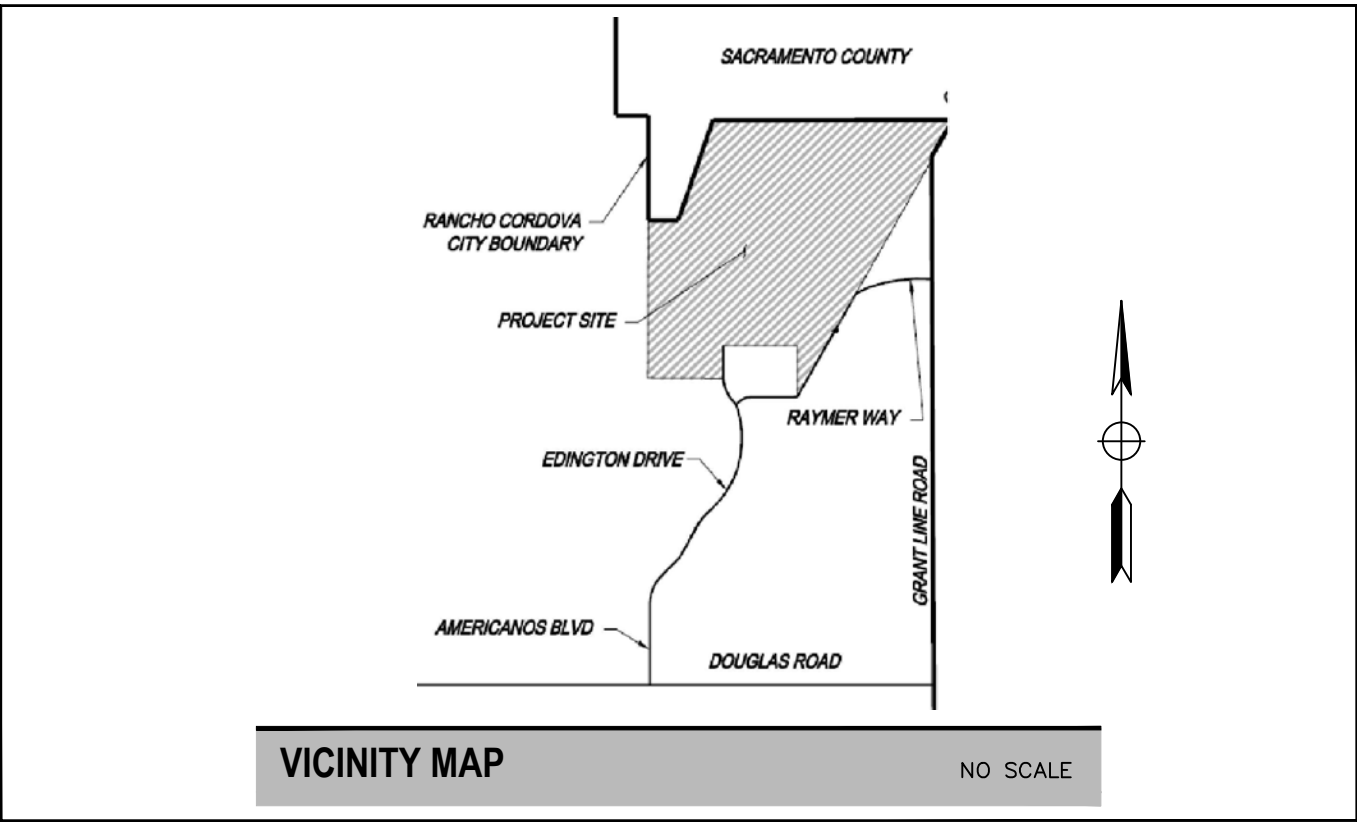
Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

04/08/2024
A-186

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

#23016

Page 231 of 247



THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CA

LENNAR HOMES OF NORTHERN CA
LENNAR

INCLUDING:

- CYAN - PRODUCT 1 / 45' x 90'
- COBALT - PRODUCT 2 / 55' x 105'
- AZURE - PRODUCT 3 / 45' x 105'



FEBRUARY 12, 2024



PROJECT NOTES:

- Contractor shall reference Improvement Plans by RJA for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
- Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
- Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- Contractor shall comply with all utility company requirements within the easements on this project.
- Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
- Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
- Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
- Contractor shall pay for all permits required for the completion of this project.
- All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
- Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.

APPLICABLE CODES:

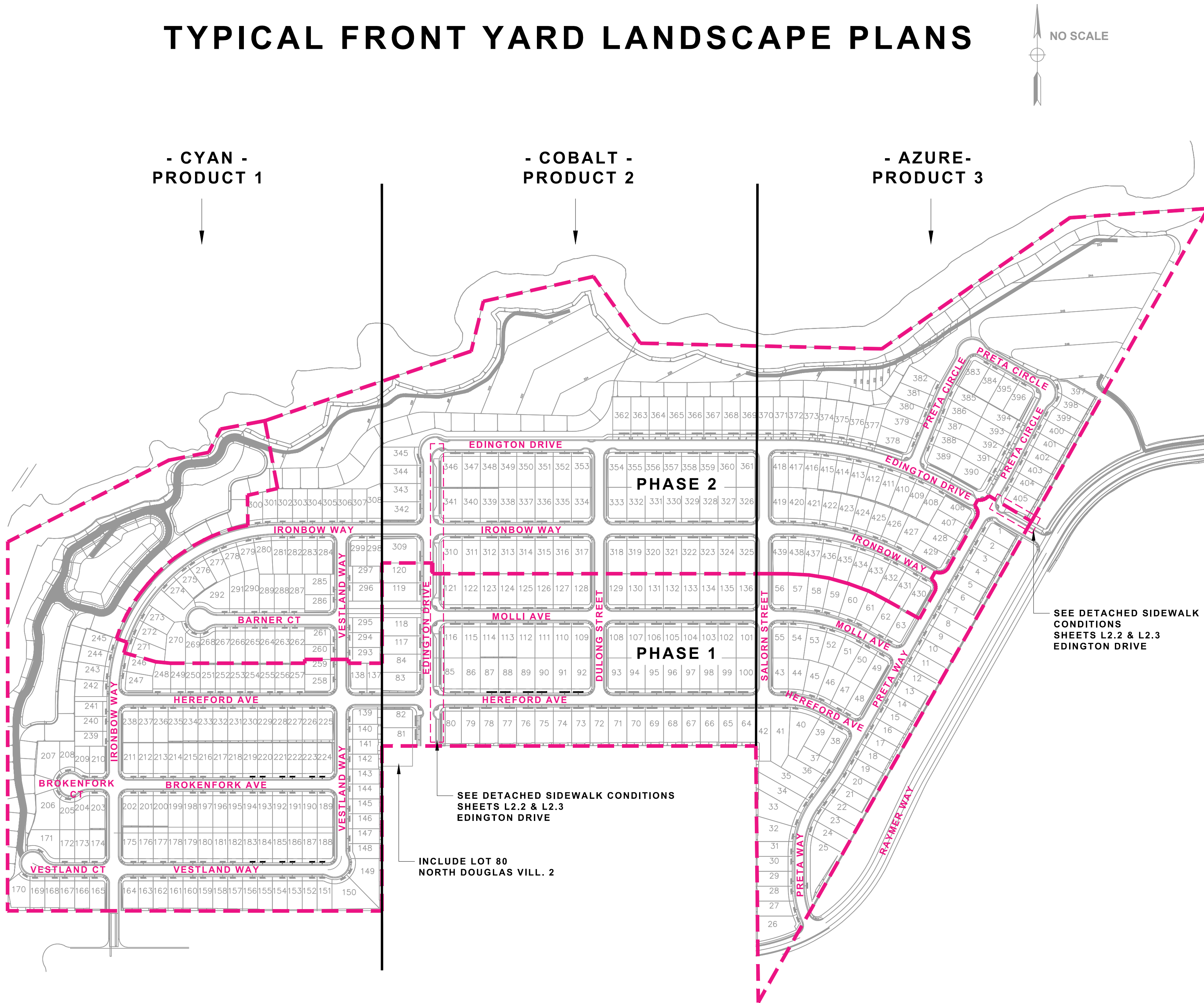
- Applicable codes for this project:
 - California Fire Code 2022 Edition
 - California Building Code 2022 Edition
 - California Residential Code 2022 Edition
 - California Mechanical Code 2022 Edition
 - California Plumbing Code 2022 Edition
 - California Electrical Code 2022 Edition
 - California Green Building Standards 2022 Edition
 - California Energy Code (CEC Part 6) 2022 Edition



LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT			
CONTACT	JIM LUTTRELL – EARTHLINE DESIGN		
Title	Landscape Architect #3990 – CA		
Company	Earthline Design LLC		
Address	P.O. Box 661 Orangevale, CA 95662		
Phone	916-420-7864		
Email	jim@earthlinedesign.com		
PROPERTY OWNER AND REPRESENTATIVE			
Name	Pierre Martinez		
Company	Lennar Homes of CA, Inc.		
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678		
Phone	916-746-8508		
Email	pierre.martinez@lennar.com		
PROJECT			
Name	The Preserve – Phases 1 & 2		
Address	City of Rancho Cordova, CA		
PROJECT INFORMATION			
Project type	Typical Front Yard Landscape and Irrigation Work		
Water supply	1.5" domestic water service		
Water purveyor	Sacramento County Water Agency		
Total Landscape Area	319,588 square feet (total for all Phase 1 & 2 areas)		
DOCUMENTATION PACKAGE			
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.			
Signature _____		Date: 2-12-2024 _____	

TYPICAL FRONT YARD LANDSCAPE PLANS



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUND COVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS
L1.0.3	ALL PRODUCTS
	IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
	ALL PRODUCTS
L1.1	TYPICAL LANDSCAPE LAYOUTS - CYAN
L1.2	TYPICAL IRRIGATION SCHEMATIC - CYAN
L2.1	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.2	TYPICAL IRRIGATION SCHEMATIC - COBALT
L2.3	TYPICAL LANDSCAPE LAYOUTS - COBALT
L3.1	TYPICAL LANDSCAPE LAYOUTS - AZURE
L3.2	TYPICAL IRRIGATION SCHEMATIC - AZURE

OWNER / DEVELOPER

Lennar Homes
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8508

CIVIL ENGINEER

RJA
2541 Warren Dr. – Suite 100
Rocklin, CA 95677
(916) 630-8900

LANDSCAPE ARCHITECT

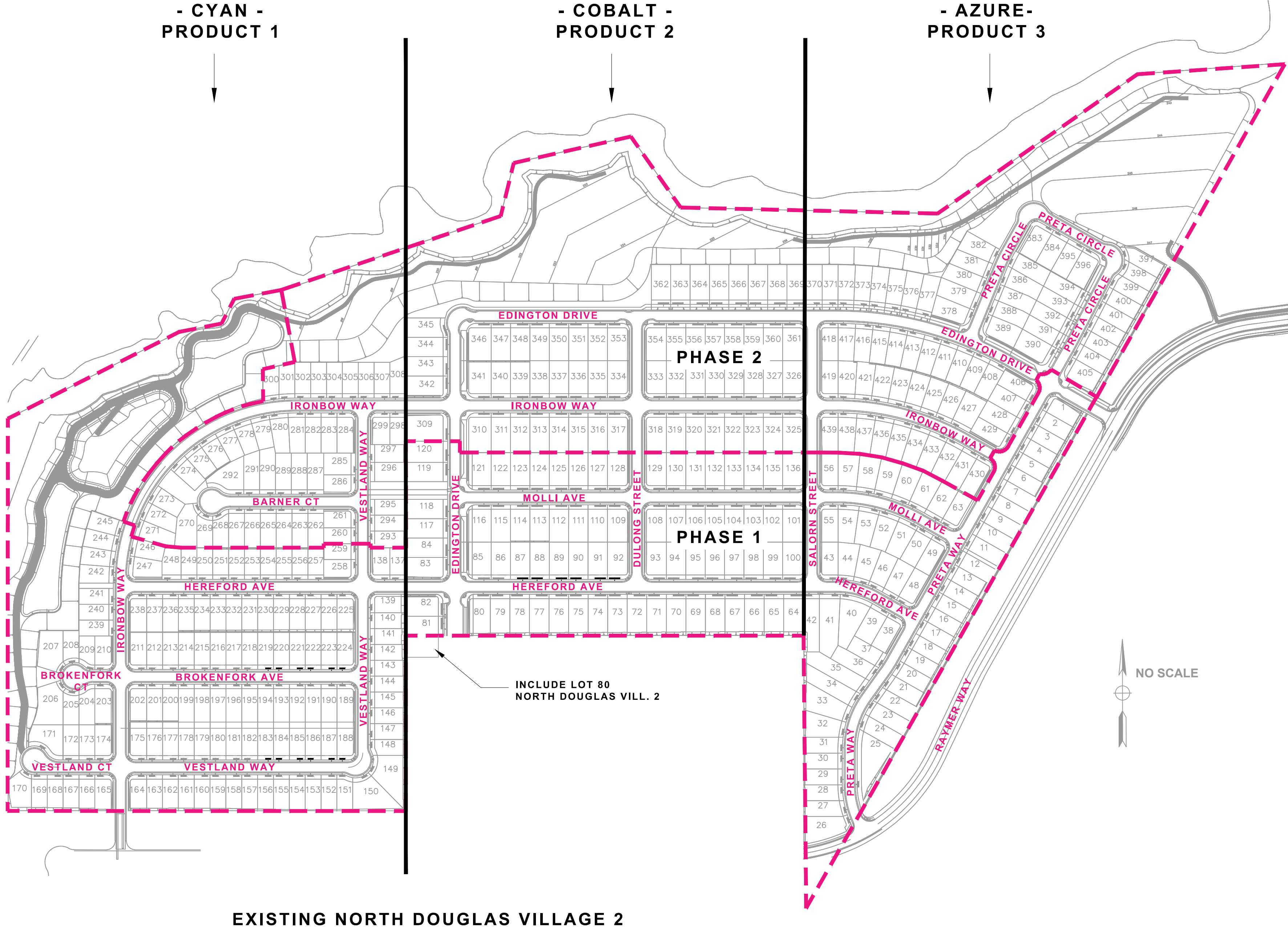
Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

- Landscaping shall be maintained to ensure water use efficiency.
- Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data.
 - Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
- TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
- TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
- GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
- FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
- HARDSCAPED AREAS shall be cleaned of debris.

<u>GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)</u>	
<u>Botanical / Common name / WUCOLS / size</u>	<u>Location</u>
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive
<u>Note:</u> All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details	

GENERAL STREET TREE NOTES:	
1.	See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2.	All street trees shall be installed per Planting Detail shown in these plans.
3.	Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4.	Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5.	Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6.	All parkway strips shall be maintained by the individual property owner.
SINGLE STORY STREET TREE NOTES (IMPORTANT):	
1.	Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY: a. Zelkova serrata 'City Sprite' b. Magnolia grandiflora 'St. Mary' c. Laurus nobilis 'Saratoga'
2.	Contractor shall vary the single story tree selections in Note #1 above along each street.
3.	In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the front yard of a single story home.
4.	Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.
For reference, the only single story plan is as follows: • Plan 1873 (Azure)	



STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)							
TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salom St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Eld	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
OVERALL STREET TREE + GROUNDCOVER PLAN

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L1.0

City of Rancho Cordova Approval



UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

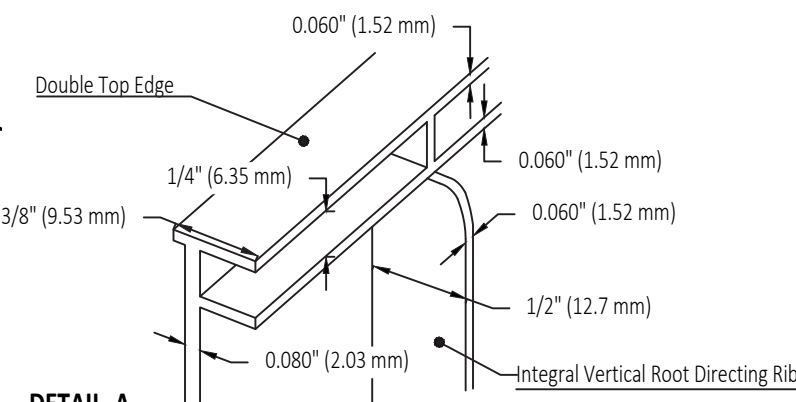
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

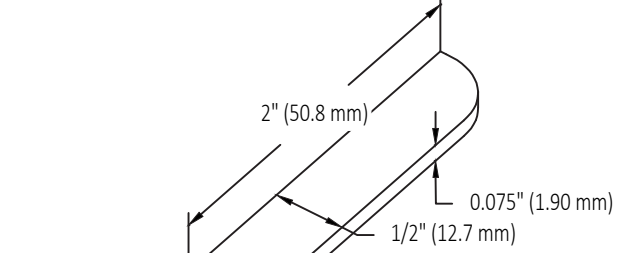
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

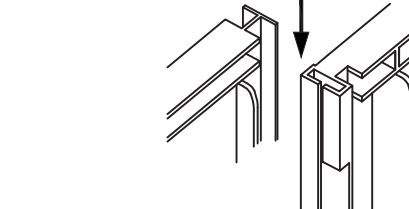
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



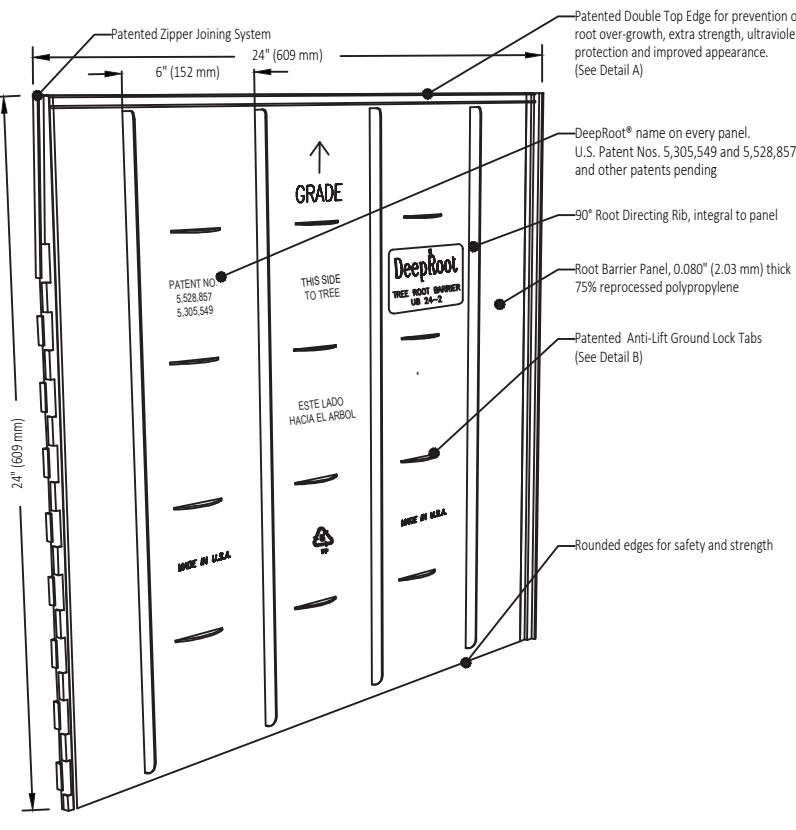
DETAIL A - DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



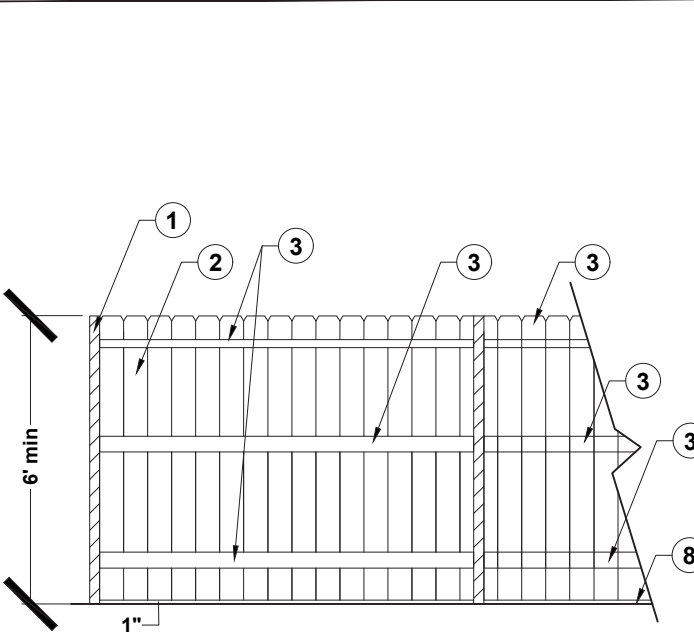
DETAIL B - ANTI-LIFT GROUND LOCK TAB



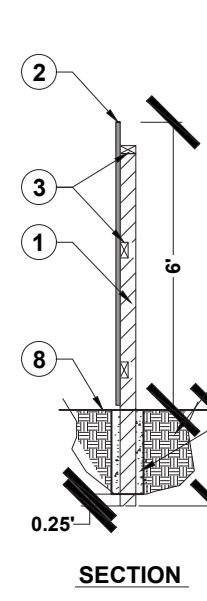
DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL



ELEVATION



SECTION

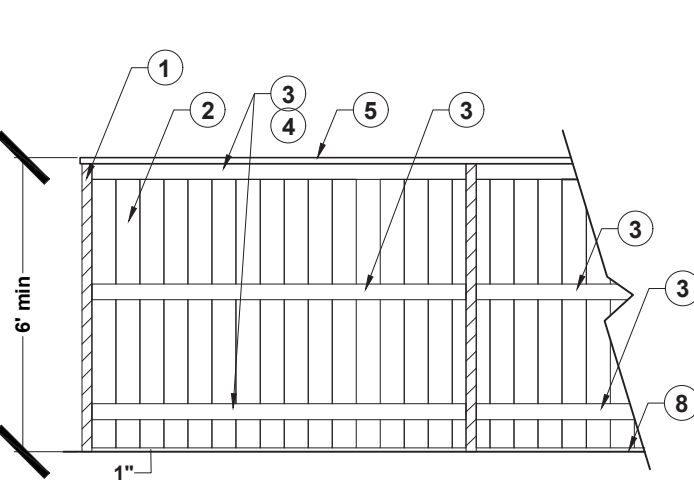
KEYNOTES:

- 4x4 PT POST @ 8' O.C. MAX
- 1X6 DOG-EARED FENCE BOARDS
- 2X4 RAIL (3 REQUIRED)
- NOT USED
- NOT USED
- 10" ROUND X 20" DEEP CONCRETE FOOTING
- SUBGRADE
- FINISH GRADE

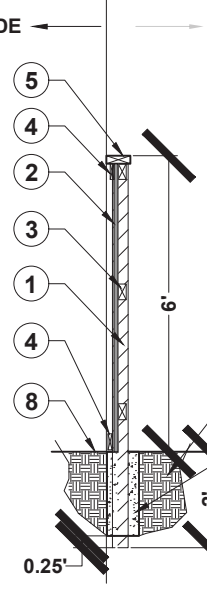
- NOTES:
- ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
 - ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
 - ALTERNATE EACH FENCE BOARD PANEL TO CREATE GOOD NEIGHBOR FENCING STYLE.
 - WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCR OACH INTO PUBLIC LOTS OR ROW)

1 GOOD NEIGHBOR FENCE

NO SCALE



ELEVATION (RESIDENCE SIDE)



SECTION

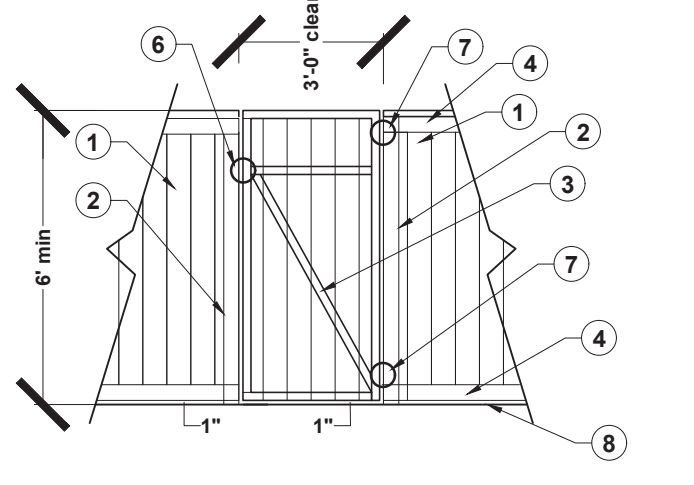
KEYNOTES:

- 4x4 PT POST @ 8' O.C. MAX
- 1X6 FENCE BOARDS
- 2X4 RAIL (3 REQUIRED)
- 1X4 TRIM BOARD
- 2X6 CAP
- 10" ROUND X 20" DEEP CONCRETE FOOTING
- SUBGRADE
- FINISH GRADE

- NOTES:
- ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
 - ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
 - ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
 - WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCR OACH INTO PUBLIC LOTS OR ROW)
 - EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

2 STREET FACING FENCE

NO SCALE



ELEVATION

KEYNOTES:

- STREET FACING FENCE PER DETAIL
- 4x4 PT FENCE POST OR CMU - SEE PLAN
- 2X4 GATE FRAME WITH DIAGONAL
- 1X4 TRIM BOARD
- NOT USED
- GATE LATCH / PULL STRING - PROVIDE SHOP DRAWINGS
- GATE HINGES (2) - PROVIDE SHOP DRAWINGS
- FINISH GRADE

- NOTES:
- ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
 - ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
 - ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
 - ALL GATES WILL OPEN AWAY FROM THE STREET SIDE.
 - WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCR OACH ONTO PUBLIC LOTS OR ROW)

3 ACCESS GATE

NO SCALE

TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
PALETTE 1						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTA CLAIRENSIS 'WILSONI' - STANDARD	WILSON'S HOLLY	MOD	15'	20'
SHRUBS:						
E	5 GAL	ARBUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A

PALETTE 2						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' - STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A

PALETTE 3						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	LOW	15'	15'
SHRUBS:						
E	5 GAL	ARBUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A

PALETTE 4						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDESCOPE'	VARIEGATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

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 these 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. GROUND COVER:

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 City 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.

TREE "B" AND "C" ARTICULATION NOTE:

The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible. Only (1) tree shall be installed near each property line ("B" or "C" tree). Contact landscape architect if more information is needed.

12. WEED BARRIER FABRIC:

Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

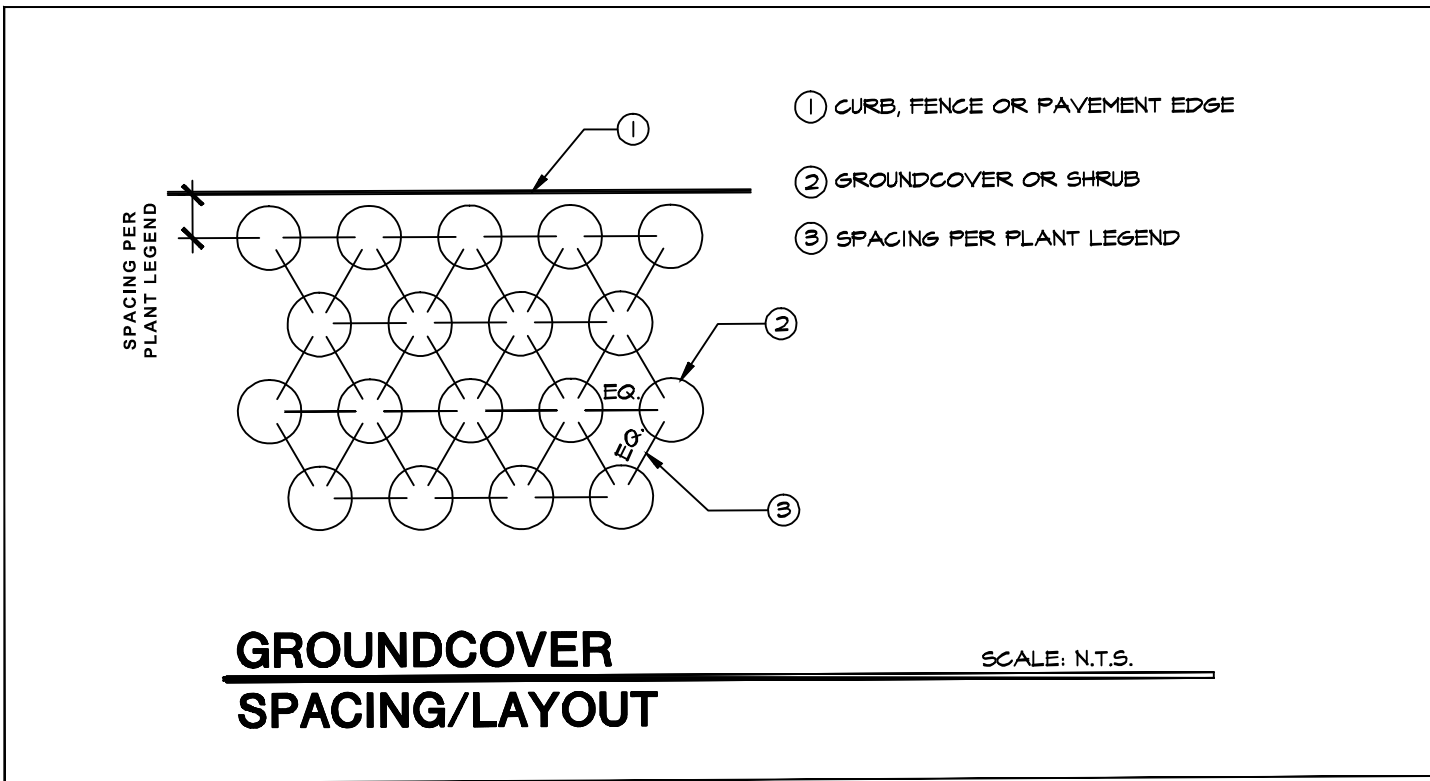
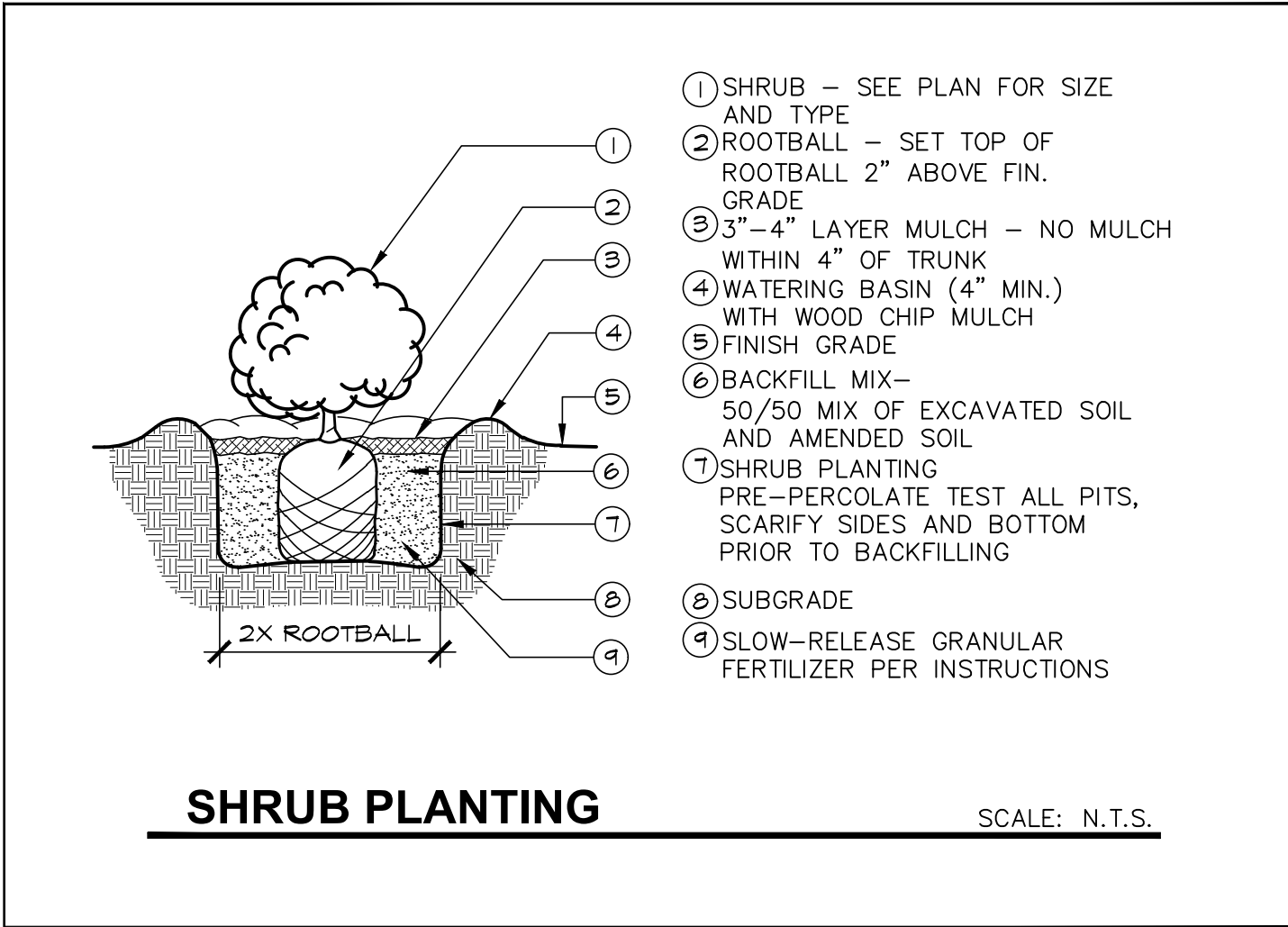
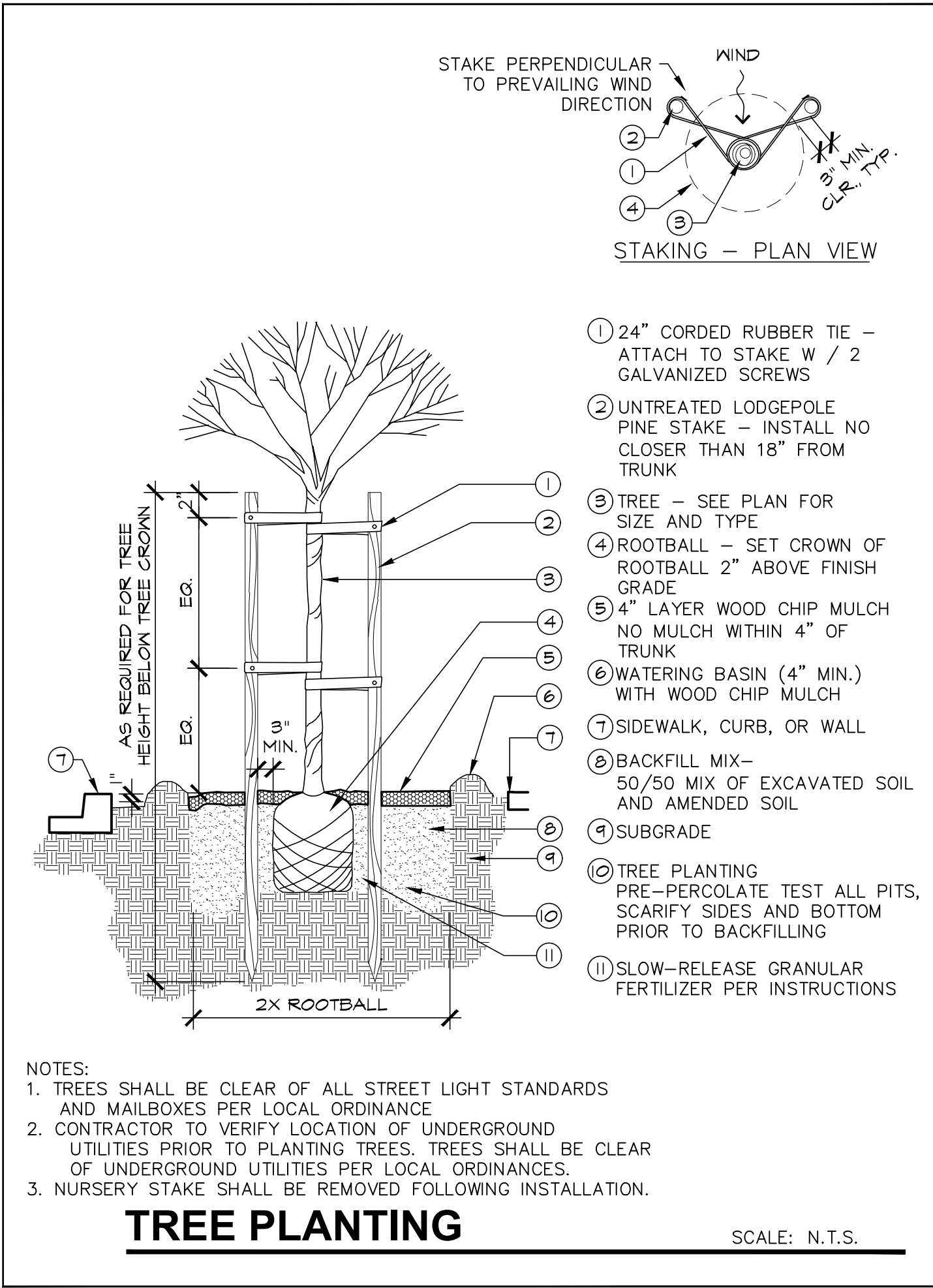
Drawn By
JL

Scale
NOTED

Sheet
L1.0.1

City of Rancho Cordova Approval





PLANT PALETTE KEY BY LOT #

PHASE 1

LOT #	PLANT PALETTE #		
1	1	141	4
2	1	142	4
3	1	143	4
4	1	144	1
5	2	145	1
6	2	146	1
7	2	147	1
8	2	148	2
9	2	149	2
10	3	150	2
11	3	151	2
12	3	152	3
13	3	153	3
14	3	154	3
15	4	155	3
16	4	156	4
17	4	157	4
18	4	158	4
19	4	159	4
20	4	160	1
21	1	161	1
22	1	162	1
23	1	163	1
24	1	164	2
25	1	165	2
26	2	166	2
27	2	167	2
28	2	168	3
29	3	169	3
30	3	170	3
31	3	171	3
32	3	172	4
33	4	173	4
34	4	174	1
35	4	175	1
36	4	176	1
37	1	177	1
38	1	178	2
39	1	179	2
40	1	180	2
41	2	181	2
42	2	182	3
43	3	183	3
44	3	184	3
45	3	185	3
46	4	186	4
47	4	187	4
48	4	188	4
49	4	189	4
50	4	190	1
51	1	191	1
52	1	192	1
53	1	193	1
54	1	194	2
55	3	195	2
56	3	196	2
57	3	197	2
58	3	198	3
59	4	199	3
60	4	200	4
61	4	201	4
62	4	202	1
63	4	203	1
64	3	204	1
65	3	205	2
66	3	206	2
67	3	207	3
68	4	208	3
69	4	209	3
70	4	210	4
71	4	211	4
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73	1	213	1
74	1	214	1
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77	2	217	2
78	2	218	2
79	2	219	2
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83	3	223	3
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85	4	225	4
86	4	226	4
87	4	227	4
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98	3	238	4
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100	4	240	4
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104	1	244	1
105	1	245	1
106	1	246	2
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108	2	248	2
109	2	249	2
110	2	250	3
111	2	251	3
112	2	252	3
113	2	253	3
114	3	254	4
115	3	255	4
116	4	256	4
117	3	257	4
118	3	258	4
119	3	259	4
120	4		
121	4		
122	4		
123	4		
124	1		
125	1		
126	1		
127	1		
128	2		
129	2		
130	2		
131	2		
132	3		
133	3		
134	3		
135	3		
136	4		
137	3		
138	3		
139	3		
140	4		

PLANT PALETTE KEY BY LOT #

PHASE 2

LOT #	PLANT PALETTE #		
260	4	371	3
261	1	372	4
262	1	373	4
263	1	374	4
264	1	375	4
265	2	376	1
266	2	377	1
267	2	378	1
268	2	379	2
269	3	380	2
270	3	381	2
271	2	382	2
272	2	383	3
273	2	384	3
274	3	385	3
275	3	386	4
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279	4	390	2
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285	1	396	3
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287	2	398	4
288	3	399	4
289	3	400	1
290	3	401	1
291	3	402	1
292	4	403	1
293	4	404	1
294	4	405	2
295	4	406	2
296	4	407	2
297	1	408	2
298	1	409	2
299	1	410	3
300	2	411	3
301	2	412	3
302	2	413	3
303	2	414	4
304	3	415	4
305	3	416	4
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353	3		
354	3		
355	3		
356	3		
357	4		
358	4		
359	4		
360	4		
361	1		
362	1		
363	1		
364	1		
365	2		
366	2		
367	2		
368	2		
369	3		
370	3		

SEE TYPICAL PLANTING PALETTES
ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE
INSTALLED USING PLANTING PALETTE 3

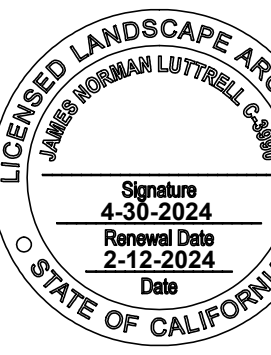
SEE COVER SHEET FOR LOCATION



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

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



Sym.	Revision	Date

Drawing Title
**PLANTING PALETTE
MATRICES**
DETAILS
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L1.0.2

City of Rancho Cordova Approval



Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 832-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Barthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Morsey
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS			
Saturation Percent (SP)	29	Soil Texture	Sandy loam
pH	6.15		
S.C.	0.08	meq/cm	
Tot.Dissolved Salts	51.2	ppm	
Infiltration Rate (0% Slope)	0.75	in/hr	
% Organic Matter	2.6		
C.E.C.	8.0	meq/100g	
Sodium Absorption Ratio (SAR)	1.2		
Exchangeable Sodium Percent (ESP)	0.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.2	#/1000 sq.ft.	
Nitrate	0.34	ppm	*
Phosphorus	14.40	ppm	*****
Potassium	179.42	ppm	*****
Sulfur	0.66	ppm	*
Chloride	No Test		
Carbonates	No Test		
Sodium	10.34	ppm	
Calcium	1252.12	ppm	*****
Magnesium	148.68	ppm	*****
Boron	0.15	ppm	****
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		
		Very Low	Low Adequate Excessive

Information requested by: Jim Luttrell
Barthline Design Group

Information for: THE PRESERVE
Sample ID: #1

DATE 02/10/2024
SUN NUMBER 189721

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by S.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangeable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e., typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MMSEL ordinance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a highly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

Information requested by: Jim Luttrell
Barthline Design Group

Information for: THE PRESERVE
Sample ID: #1

DATE 02/10/2024
SUN NUMBER 189721

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concentrations are in a range allowing normal plant growth.

SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.							Customer Choice
Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	None
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

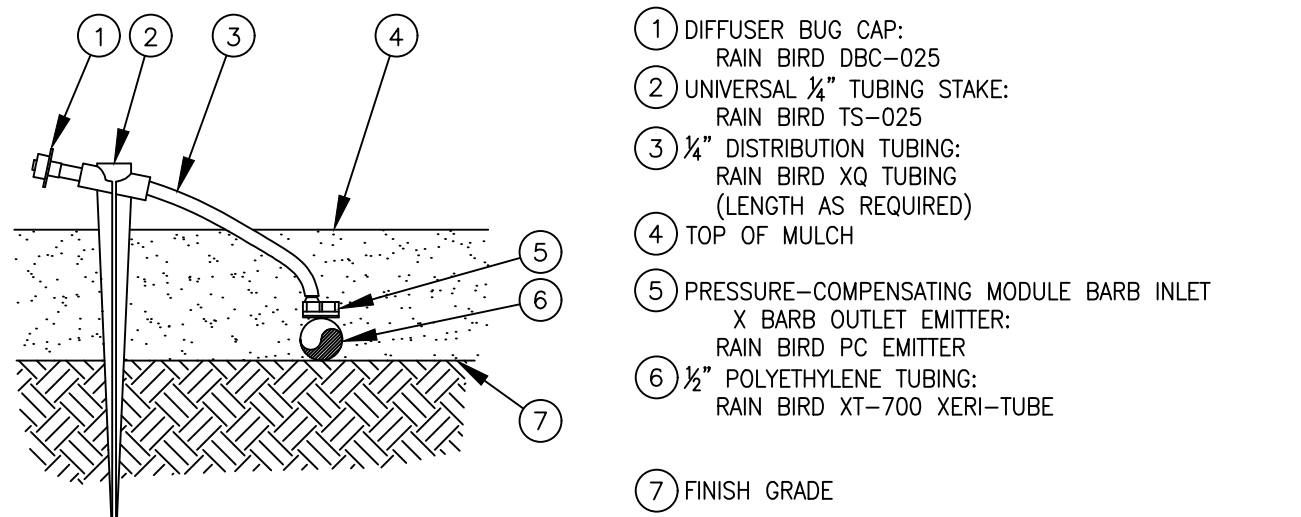
Information requested by: Jim Luttrell
Barthline Design Group

Information for: THE PRESERVE
Sample ID: #1

DATE 02/10/2024
SUN NUMBER 189721

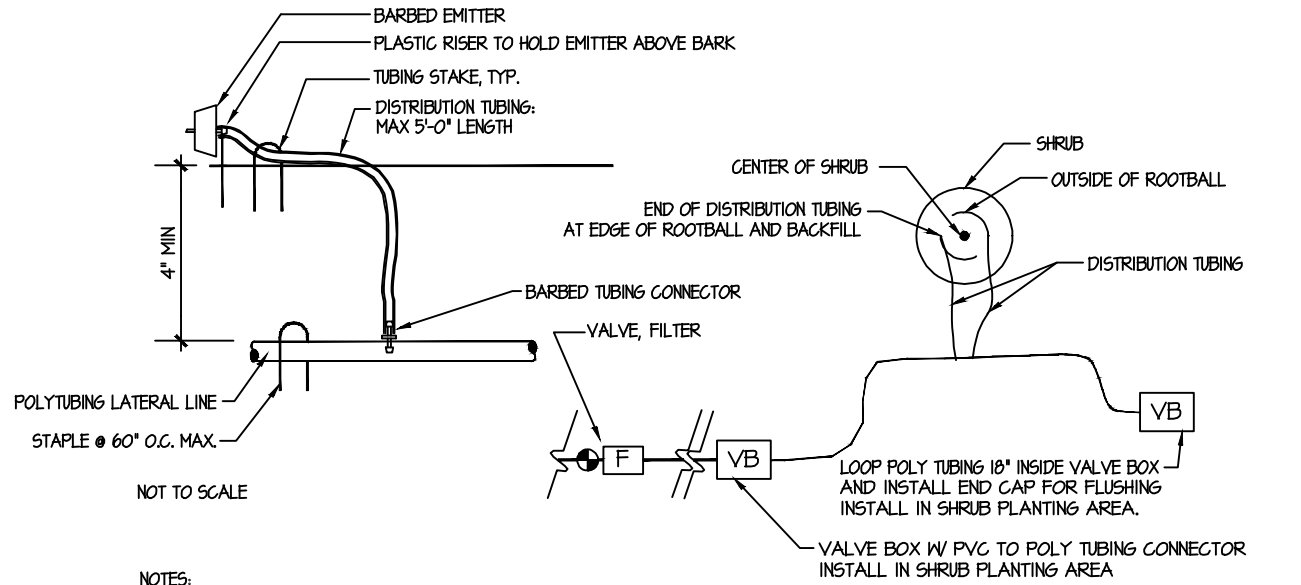
Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)			
Dolomite Lime	15	#	
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified) or in Calif. if Org.Mat. less than 6% use 4 yd compost.	
N-P-K Fertilizer	See above chart		
Magnesium	Low Magnesium compensated for by Dolomite Lime		
Sulfate-Sulfur	2	# Ammonium Sulfate	

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft. every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.



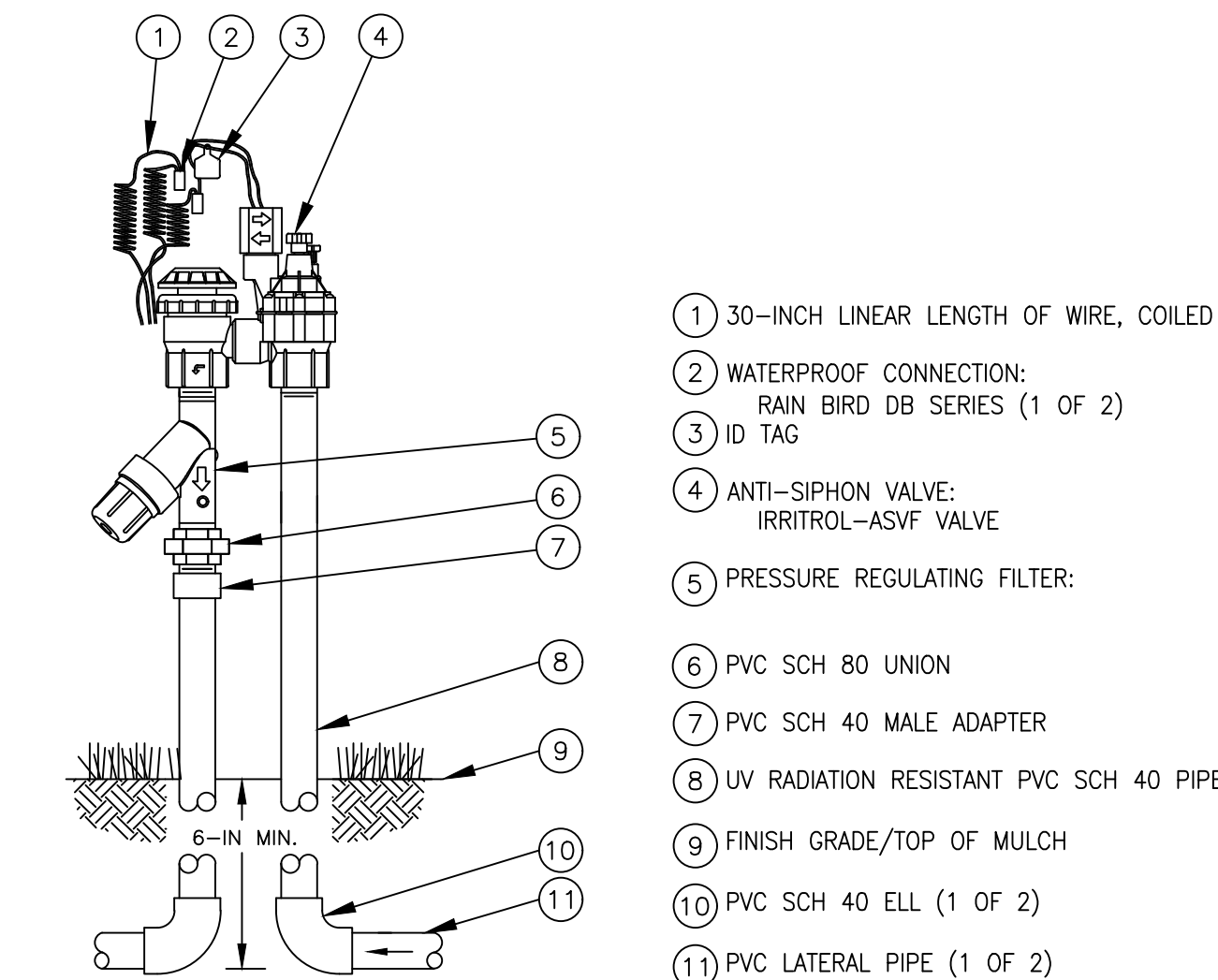
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

PRESSURE-COMPENSATING EMITTER INTO 1/4" TUBING-STAKE



- NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUND COVER.
 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



2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT

NO SCALE

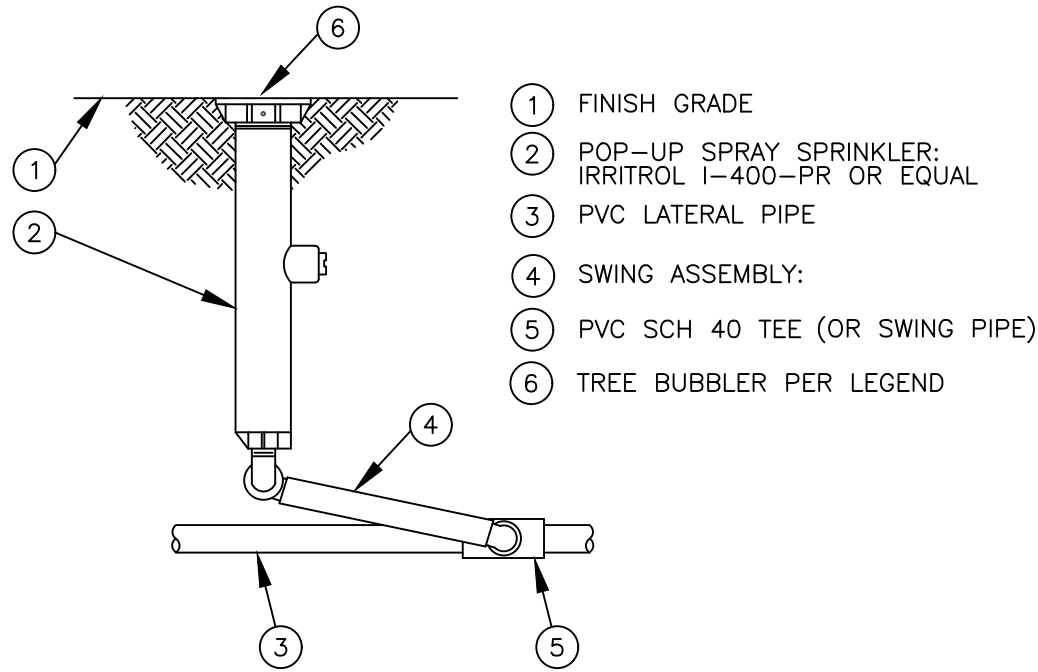
IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.030

- 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 programming; (Environmental Utilities-WELO)

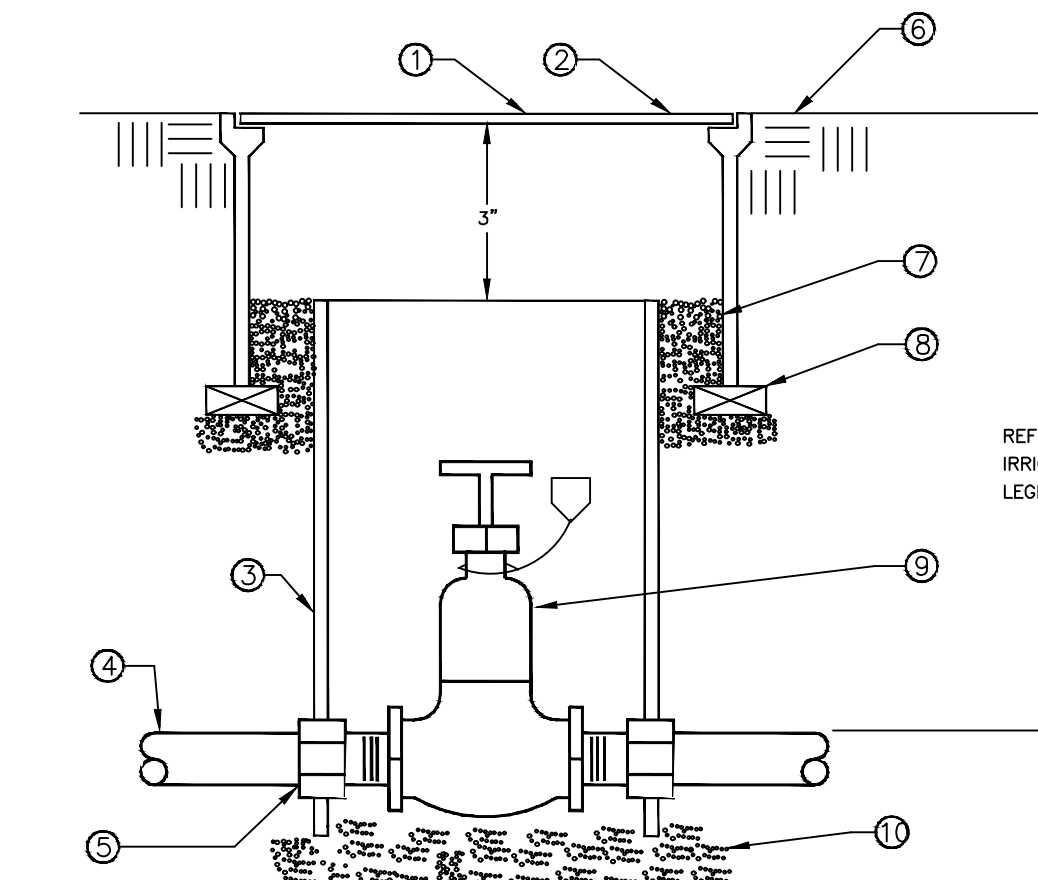
CERTIFICATE OF COMPLETION:

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.



TREE_BUBBLER_ON_POP-UP_BODY

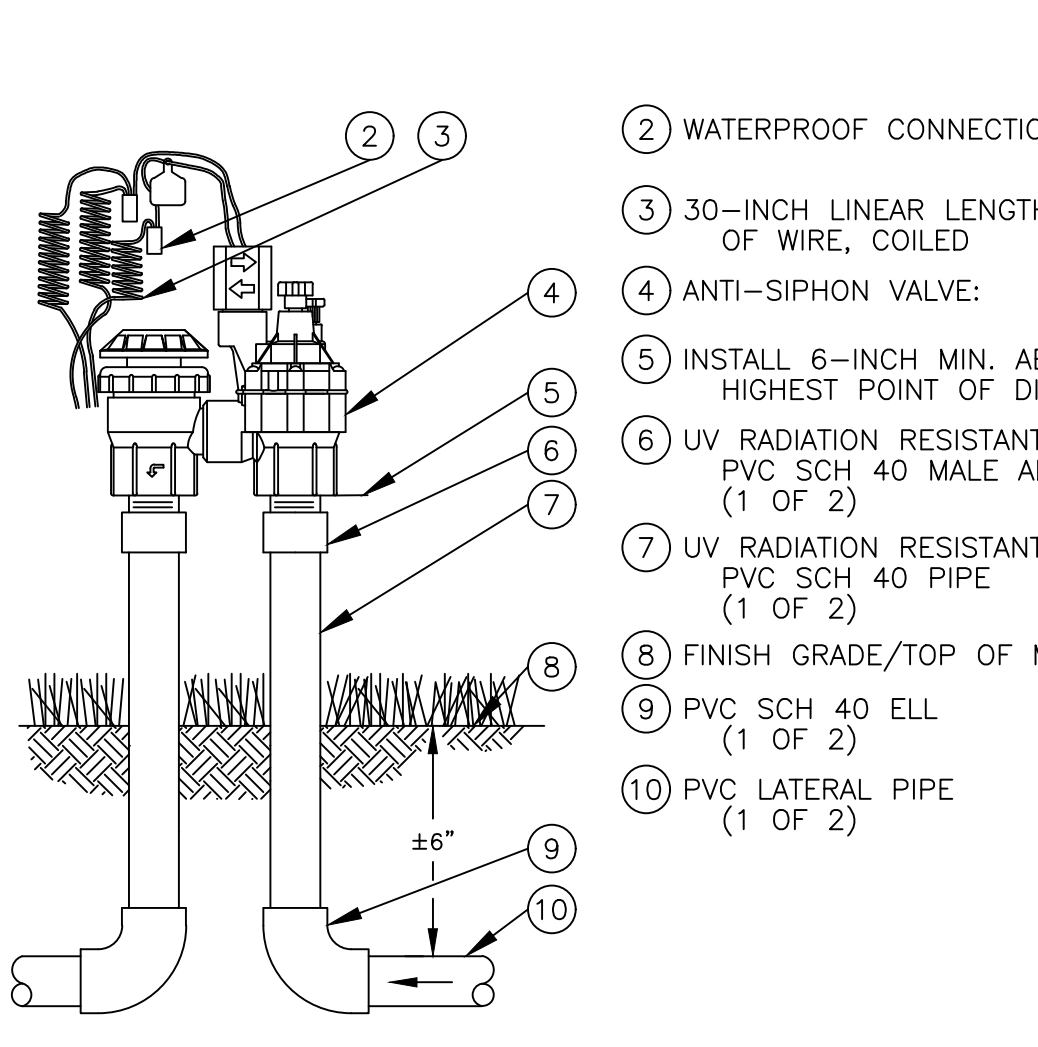
NO SCALE



- 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 FEA GRAVEL 4" DEEP (NO SOIL IN BOX)
- 8 BRICK-2 TOTAL
- 9 GATE VALVE
- 10 FEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE

N.T.S.



2711APR_REMOTE_CONTROL_ZONE_KIT

- 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)

IRRIGATION LEGEND					
Symbol	Manufacturer	Model	Description	PSI	GPM
①	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	
□	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		
⊗	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
—	---	SCHEDULE 40 PVC	1" 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 9.0 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.

WATER EFFICIENT LANDSCAPE ORDINANCE:

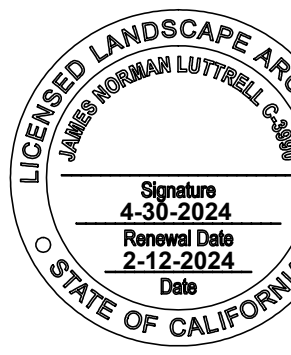
I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape design plan.

Signed: _____ Date: 2-12-2024
James Luttrell - CA Landscape Architect #3990



EarthLine Design
LANDSCAPE ARCHITECTURE • SITE DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.432.864 • www.earthlinedesign.com

THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS
+
SOIL MANAGEMENT
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

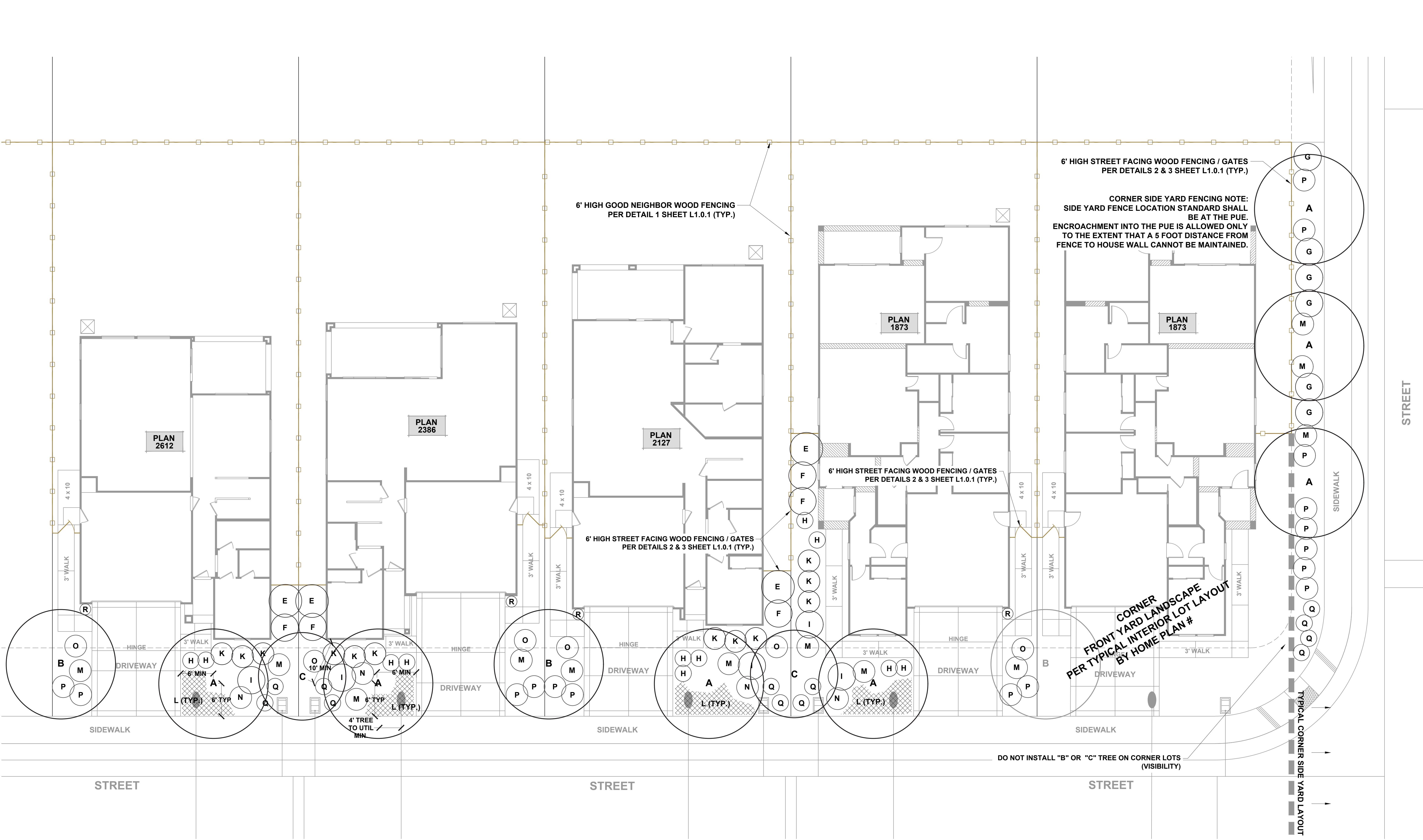
Drawn By
JL

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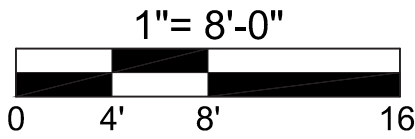
Sheet
L1.0.3

City of Rancho Cordova Approval





SEE TYPICAL PLANTING PALETTES AND NOTES
ON SHEET L1.0.1



LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine
DESIGN
PO BOX 661 • ORANGEVILLE • CA • 95662
916.470.7864 • www.EarthlineDesign.com

THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL, LANDSCAPE
Signature: 4-30-2024
Review Date: 2-12-2024
Date: _____
O STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
**LANDSCAPE
LAYOUT PLAN**
-- PRODUCT 3 --
(AZURE)

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L3.1

City of Rancho Cordova Approval



TYPICAL WATER USE CALCS
- PRODUCT 3 PLANS -

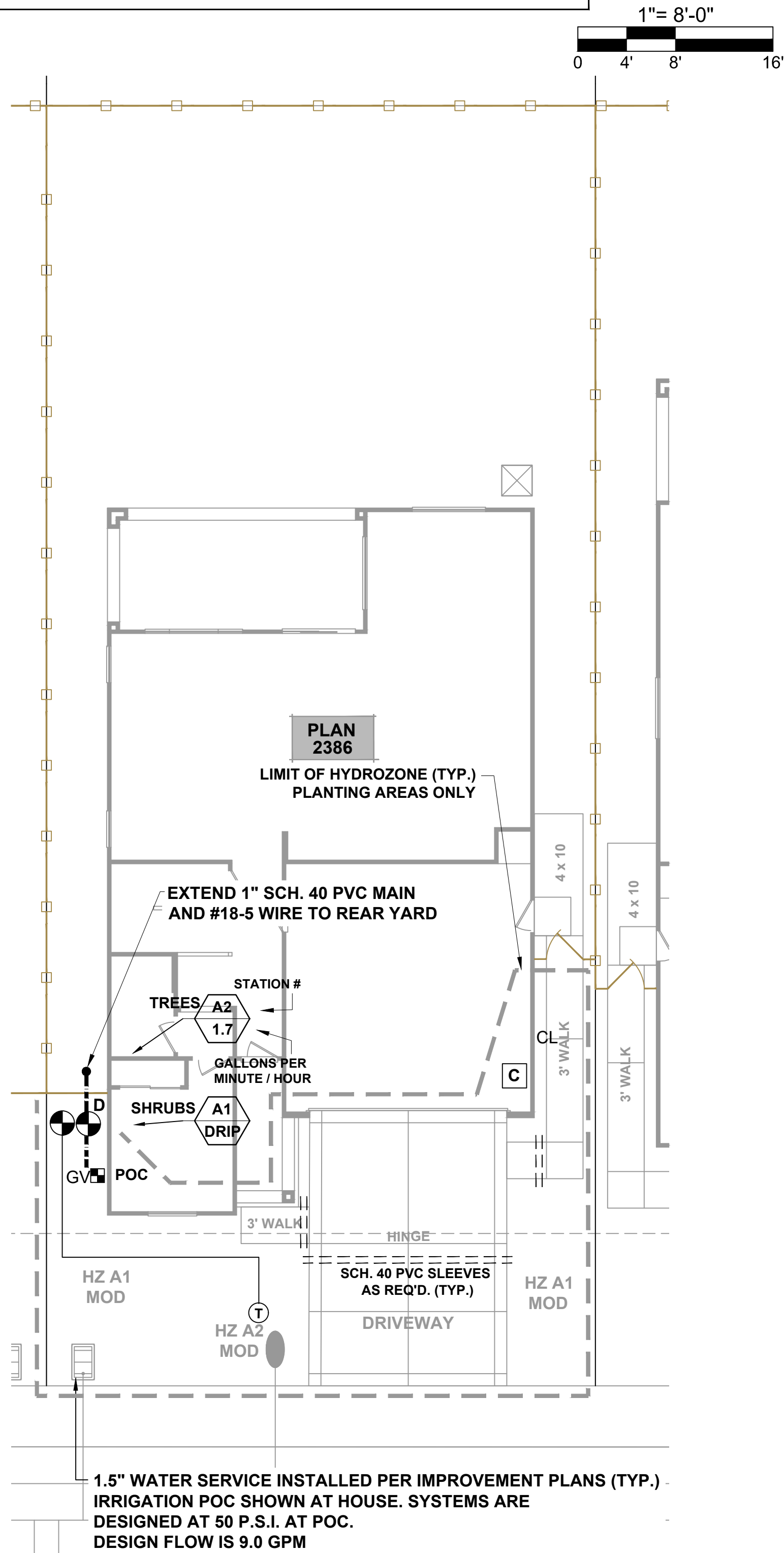
California Water Efficient Landscape Worksheet - Plan 1873							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	660	326	10488
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
Totals					670	331	10646.55
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
ETWU Total						10646.55	
Maximum Allowed Water Allowance (MAWA) ^e						11857.59	
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area		331					
Total Area		670					
Average ETAF		0.49					
All Landscape Areas							
Total ETAF x Area		331					
Total Area		670					
Average ETAF		0.49					

California Water Efficient Landscape Worksheet - Plan 2127							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
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	533	263	8470
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
Totals					543	268	8628.47
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
ETWU Total						8628.47	
Maximum Allowed Water Allowance (MAWA) ^e						9609.96	
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area							
Total Area							
Average ETAF							
Average ETAF				0.49			
All Landscape Areas							
Total ETAF x Area				268			
Total Area				543			
Average ETAF				0.49			

California Water Efficient Landscape Worksheet - Plan 2386							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
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	513	253	8152
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
Totals					523	258	8310.66
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
ETWU Total						8310.66	
Maximum Allowed Water Allowance (MAWA) ^e						9256.00	
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area							
Total Area							
Average ETAF							
All Landscape Areas							
Total ETAF x Area							
Total Area							
Average ETAF							

California Water Efficient Landscape Worksheet - Plan 2612							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
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	491	242	7802
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
Totals					501	247	7961.08
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
						ETWU Total	
						7961.08	
						Maximum Allowed Water Allowance (MAWA) ^e	
						8866.65	
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area		247					
Total Area		501					
Average ETAF		0.49					
All Landscape Areas							
Total ETAF x Area		247					
Total Area		501					
Average ETAF		0.49					

SEE SHEET L1.0.3 FOR IRRIGATION
LEGEND, NOTES, DETAILS



TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 3 - ALL PLANS
(PLAN 2386 SHOWN)

TOTAL IRRIGATED LANDSCAPE AREA
(AZURE - PRODUCT 3):
84,948 SQUARE FEET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed:

Date:

2-12-2024

James Luttrell - CA Landscape Architect #3990



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION
SCHEMATIC
- PRODUCT 3 -
(AZURE)

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L3.2

City of Rancho Cordova Approval

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review Permit for The Preserve located north of Edington Drive and west of Ramer Way (APN: 072-0300-011, 013 & 073-0010-011-0000). The project shall be constructed consistent with the Design Booklet (<u>Exhibit A</u>) for three product lines, each of which includes four plan types and three architectural styles for each plan type, and preliminary landscape plans as described in the Planning Commission staff report dated April 24, 2024, and attached Project Plans (<u>Exhibit A</u>) with conditions herein (<u>Exhibit B</u>), for project number PLND-0923-0080.	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	General	On-Going	Planning

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	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@cityofranhocordova.org for the status of your account with the City.			
5.	The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	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/ Planning
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. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	The approved project includes an adjustment that allows for a 15-foot rear yard setback. The adjustment shall only be applicable for Plan 1873 of the Azure collection. All other lots shall be held to the rear yard setback as required by the Rancho Cordova Zoning Code.	Adjustment	On-Going	Planning
10.	The approved project includes a Special Development Permit that allows for reductions in the required front yard living space setbacks per the Sunridge Specific Plan. The reduction in rear yard setbacks shall only be applicable to Lot 80 of North Douglas Village 2, as indicated in <u>Exhibit A</u> .	Special Development Permit	On-Going	Planning
11.	All lots with a detached sidewalk located in the front of the primary dwelling shall measure required front yard setbacks	Setback Measurement	On-Going	Planning

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	from the right of way (back of sidewalk).			
12.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.	Sewer Study	On-Going	Sacramento Area Sewer District
13.	If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from the Sacramento County Department of Environmental Management (EMD)), repaired and brought back into service, or it must be destroyed at the parcel owner's cost prior to beginning construction. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.gov with any questions.	Abandoned Wells	On-Going	EMD
14.	If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact Leana Nguyen at nguyenl@saccounty.gov with any questions.	Abandoned Septic Tanks	On-Going	EMD
Prior to Approval of Improvement Plans				
15.	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	Prior to Approval of Improvement Plans	Sac Metro Fire
16.	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	Prior to Approval of Improvement Plans	Sac Metro Fire
17.	Show the design for a minimum of 2 remote fire access roadways. Two remote access roadways shall be provided	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	when developments of one and two-two family dwellings exceed 39 dwelling units. Remote fire access roadways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served.			
18.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County 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 Access	Prior to Approval of Improvement Plans	Sac Metro Fire
19.	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 developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Sac Metro Fire
20.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer 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.	Infrastructure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
21.	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	Sewer Connection	Prior to Approval of Improvement Plans	Sacramento Area Sewer District

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	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.			
22.	Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.	Flood Plain	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
23.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Plan Submittal	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
24.	All manholes not within public right of way must be accessible with an all-weather access roads.	Accessibility	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
25.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Clearance	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
26.	There are currently five known abandoned wells located on the parcels. The abandoned wells with reference numbers WP0054880, WP0063975, WP0063976, WP0063977, and WP0063978 must be destroyed at the parcel owner's cost prior to beginning construction. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.gov with any questions.	Abandoned Wells	Prior to Approval of Improvement Plans	EMD
Prior to Issuance of Building Permit				
27.	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
28.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover	Weed Barrier	Prior to Issuance of Building Permit	Planning

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	and trees for each production home.			
29.	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. - Homes facing a public right of way, trail, or open space shall provide enhanced features, as outlined in the approved design booklet. - Any structure placed on a corner lot will be required to have the setbacks for corner lots, as described in the Rancho Cordova Municipal Code.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
30.	Garage man doors shall be included as standard for each floor plan within the Cobalt and Azure communities and shall be shown on Master Plans submitted to the Building and Safety Division.	Garage Door	Prior to Issuance of Building Permits	Planning
31.	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 1 st Building Permit Issuance	Planning/ Community Development
32.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments 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	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
33.	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	Sac Metro Fire
34.	The applicant shall comply with SMUD conditions as follows: - Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. - 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. - 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. - 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. - 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	SMUD Infrastructure	Prior to Issuance of Building Permits	SMUD

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	clearance requirements for other utilities (e.g., Gas, Telephone, etc.). f. 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. g. 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 h. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. i. 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.			
35.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Impact Fees	Prior to Issuance of Building Permits	Sacramento Area Sewer District
36.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage	Outdoor area	Prior to Final Building Inspection	Planning

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	receptacles behind the fence line, as depicted in the Design Review Booklet (<u>Exhibit A</u>).			
37.	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
38.	The exterior elevations and site features for all completed production homes shall match the approved architectural details, materials, and paint schemes, outlined in the Design Booklet (<u>Exhibit A</u>), as well as the final approved landscape plan. All proposed changes to these elevations shall obtain approval through the Planning Division prior to final inspection sign off.	Architectural Consistency	Prior to Final Building Inspection	Planning
Prior to Occupancy				
39.	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 Granting Final Occupancy	Sac Metro Fire
40.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to Granting Final Occupancy	Sac Metro Fire
41.	Each newly created parcel must be connected to public sewer.	Connection	Prior to Granting Final Occupancy	EMD
42.	Each newly created parcel must be connected to public water.	Connection	Prior to Granting Final Occupancy	EMD
Advisory				
43.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Installation of Gates	Advisory	Sac Metro Fire