



**AGENDA**  
**CITY OF ROCKLIN**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**DATE: February 1, 2018**  
**TIME: 8:30 AM**  
**PLACE: City Council Chambers 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**INTRODUCTION**

1. Meeting called to Order
2. Roll Call
3. Citizens Addressing the Committee on Non Agenda Items

**OTHER BUSINESS**

4. Informational Items and Presentations

**I. ZONAR 3D ZONING VISUALIZATION PRESENTATION**

This will be a 30 minute webinar presentation on ZONAR 3d Zoning Visualization

Recommended action: Provide input on whether to proceed or not with implementation.

**ARCHITECTURAL REVIEW ITEMS**

**5. VILLAGES AT CIVIC CENTER DESIGN REVIEW (Quarry District)  
DR2017-0013**

First meeting to review the project.

This request is for Design Review approval of a single family residential project that includes 11 detached singlefamily homes and 54 attached single family homes along with landscaping and some related site improvements. Most site improvements were reviewed and approved with the previously approved Tentative Subdivision Map, SD-2004-08, and Oak Tree Preservation Plan Permit, TRE-2004-04. (The approved map allows the subdivision of an existing approximately 12.5 acre site into 54 lots for attached single-family homes, 11 lots for detached single-family homes, and 5 lots for open space and common parking, landscaping, and park areas.)

The subject site is generally located north of Evelyn Avenue, east of Ruhkala Road, and west of Lost Avenue. APNs 010-191-029, 032, 050, and 010-260-038 and 039.

The property is zoned Planned Development (Residential Development) 4 units to the acre (RD-4) and Planned Development (Residential Development) 8 units to the acre (RD-8 ). The General Plan designation is Medium Density Residential (MDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2005-306. The requested revisions to the previously approved tentative subdivision map does not result in any environmental impacts beyond those that were previously identified and therefore, the Design Review can rely on the approved Mitigated Negative Declaration.

The applicant and owner is Greg Judkins with Riverland Homes, Inc.

**Recommended Action:** Recommend approval of the building architectural design to the Planning Commission or request further modifications to the project design.

6. Reports from City Staff
7. Adjournment

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## GENERAL MEETING INFORMATION

### **CITIZENS ADDRESSING THE COMMITTEE**

Citizens may address the Architectural Review Committee on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Architectural Review Committee. Three to five-minute time limits may be placed on citizen comments.

### **ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

### **WRITTEN MATERIAL INTRODUCED INTO THE RECORD**

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Architectural Review Committee prior to the hearing.

### **WRITINGS RECEIVED AFTER AGENDA POSTING**

Any writing related to an agenda item for the open session of this meeting distributed to the Architectural Review Committee less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Architectural Review Committee meeting in the public access binders.

### **LEGAL CHALLENGES AND APPEAL PERIOD**

Legal challenges to any meeting items may be limited to only those issues which are raised at the meeting described in the notice or in written correspondence delivered to the City at or prior to the meeting (Government Code Section 65009).

Appeals of decisions of the Architectural Review Committee in which the Architectural Review Committee has final decision making authority shall be governed by Chapter 17.86 of the Rocklin Municipal Code. Appeals of determination or actions of the Architectural Committee may be made to the Planning Commission by filing written notice thereof with the Planning Department not later than ten (10) days after the day on which the act or determination appealed was made. The ten-day (10) period for filing the notice of appeal is jurisdictional and shall not be waived.

### **FURTHER INFORMATION**

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

# APPLICATION OF DESIGN REVIEW GUIDELINES TO VILLAGES AT CIVIC CENTER

## Two Communities

Villages at Civic Center is unique in that it includes two distinct types of density and homes, one based on RD-4 zoning with 11 relatively large lots and homes intended to integrate into an existing neighborhood, and another based on RD-8 zoning with 54 small lots and townhomes to be built in clusters, intentionally separated from the existing neighborhood. Our design objectives are different for the two communities.

### The RD-4 Lots

For the 10,000+ square foot lots on Lost Avenue and Evelyn Avenue, we want to both utilize the architectural guidelines of the Quarry District and avoid building homes that appear dramatically out of context in an existing neighborhood.

Based on the neighborhood, and consistent with commitments made and confirmed in the Memorandum of Understanding with the neighbors, we are proposing only single-story homes. In addition, because our new homes will be built on existing streets with existing homes (as compared to new streets or street extensions, or even a self-contained cul-de-sac), we have endeavored to both incorporate Quarry District architectural features and to blend and integrate, rather than contrast, with the existing neighborhood homes. Included in our design review package are photos of nearly all of the nearby residences - along Lost Avenue, Winding Lane, Kannasto Street and Evelyn Avenue. Consistent with those residences, our homes have:

- clean lines
- 5:12 pitched roofs
- appropriate use of siding and stone veneer
- relatively modest decorative detail
- limited use of elevated entries
- relatively muted colors, while still using color selections consistent with the Quarry District

The Architectural Guidelines for the Quarry District identify twelve architectural features or elements common to the architecture sought for the Quarry District, and require that designs incorporate a minimum of **three** of those features or elements. Each of the four elevations we are proposing incorporate at least **five** of the following six elements from the Architectural Guidelines:

- Exposed wood framing
- Stone masonry
- Gable roofs
- Operable windows with divided lights
- Panels
- Novelty siding

We also have designed one of our plans to be only 48' wide – unusually narrow for the 82.5'+ wide lots. Again consistent with our discussions with the neighbors and City staff, this plan is designed to enable us to save some large oak trees that otherwise would need to be removed, and to feature the oak trees along the west side of Lot 9. A consequence of this "side living" design plan is that those lots will have much greater side exposure - with a side setback of approximately 24' to 27' (on the living side) and the fence line set back approximately 24' from the

front of the residence on that side (about 29' from the front of the porch columns) – as shown on the landscape templates. Accordingly, our design strategy is to enhance the forward half of the living side of this residence (by incorporating a coordinating gable feature and enhanced siding or stone veneer, and to de-emphasize the 3-car garage frontage, and we hope the front elevation of this plan will be evaluated from this 3-D perspective, rather than a more typical 2-D view.

**The RD-8 Lots**

For the townhome residences, our goal is to not only utilize the architectural guidelines of the Quarry District, but also to evoke some of the history of the quarry era – again using the clean lines of workforce housing of the era, and choosing function over artificial form when appropriate. As an example, we generally use larger windows rather than smaller windows with (artificial) shutters – and this is especially important for semi-attached townhomes which have windows available on only two sides of the home (or three sides for end units).

From the community name (*The Village by the Ponds*) to the walking trails to the design of the residences, we are striving for a community with a unique appearance and feel – one that is more authentic and does not just incorporate the same artificial design details and massing used by most other suburban subdivisions.

Rather than incorporate the minimum of three of the architectural features or elements required for the Quarry District, we have incorporated seven of those features or elements, emphasizing those that lead to a “leaner and cleaner” look, as follows:

- Exposed wood framing
- Stone masonry
- Gable roofs
- Operable windows with divided lights
- Panels
- Shed roofs
- Novelty siding

***Detailed Analysis – Design Review Criteria***

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| <p><i>D.1<br/>Location of<br/>Structures</i></p> | <p>The height, scale and orientation of the townhome (RD-8) buildings are consistent with the previously approved site plan and MOU, and well below the height limit imposed by the GDP.</p> <p>The height, scale and orientation of the larger single family (RD-4) residences are consistent with the neighborhood, with homes averaging approximately 2,500 square of living area and single story per the MOU.</p>   |
| <p><i>D.2 Site<br/>Planning</i></p>              | <p>Street lighting standards will be installed per City standards.</p> <p>Light fixtures for the townhomes and single family residences are complementary to the architectural style of the buildings.</p> <p>Building articulation of the townhome units is achieved through variation in building frontage depths and pop-outs (with at least <u>14</u> changes in vertical planes on the front of each building), gable roofs over pop-outs, variation in front porch roof types and pitches and varying post and column base locations and styles. Only the rear elevations have no substantial articulation, <u>and none of those face any public street or other public areas.</u> Only one row of the townhome buildings rear sides will face a semi-public area (the public trail), and those will be on the opposite side of the quarries, with the view of the buildings blocked by the many existing, mature trees and new rear yard fencing.</p> |

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|  | <p>Building articulation of the single family residences is more limited, due to the nature of single story SFRs and consistency with the existing neighborhood. However, articulation is still achieved with varying frontage depths, and front porch depths and heights. Building sides will largely, and rears will entirely, be blocked from public view by fencing.</p> <p>Remaining open drainage features will be protected and left in a largely natural state, due to limitation on disturbance of protected wetland areas.</p>  |
| <p><i>D.3 Building Elevations &amp; Architecture</i></p> | <p>a. The architecture of both the townhomes and the larger single family residences is based on the architectural styles of the Quarry District. This is discussed more below.</p> <p><u><i>Townhomes – The Village by the Ponds</i></u></p> <p>b. A total of eight exterior color palettes are used for the townhome residences, and there will be two different combinations for the 5-unit buildings and two different combinations for the 4-unit buildings. Colors were selected by a professional designer (Fagalde Design), and are contemporary applications and variations of colors seen in the Quarry District. Colors are tasteful, and the combinations of base and accent colors on each building create a vibrant appearance. The off-white trim provides a crisp and unifying feature for each building.</p> <p>c. Texture variation is achieved by use of:</p> <ul style="list-style-type: none"> <li>• stucco</li> <li>• board and batten siding</li> <li>• horizontal siding</li> <li>• stone</li> <li>• panel siding</li> <li>• horizontal trim</li> <li>• faux support beams</li> <li>• railing</li> <li>• wood posts</li> <li>• posts with stone column bases</li> </ul> <p>Building lines and massing vary, with each unit having a unique entry and porch, with its own combination of width, depth, roof, roof pitch and post/column, and the front of each unit has its own unique first floor roof design. In addition, the buildings feature six or seven gable roof portions, breaking up the more predominant hip lines.</p> <p>The only unit with a side facing the (private) streets (Unit D) has <u>five</u> different vertical planes, and features stucco, board and batten siding and stone, as well as first floor roofing to break up the building massing.</p> <p>d. None of the building walls are blank, and all feature many windows with trim and variation in grid patterns.</p> <p>e. As indicated above, the front of each building includes at least 14 changes in vertical planes, and varying hip, gable and shed roof lines. The A Unit side (not facing any street) includes two different plans and both gable and hip roof edges, and the D Unit side has <u>five</u> different vertical planes, and both gable and hip roof edges, as well as a first floor shed roof.</p> <p>f. Exterior siding will be either Hardie® fiber cement siding or LP® Smartside®. Stone veneer will be Boral® Cultured Stone.</p> <p>g. Siding and stone veneers are designed to not appear “thin” and to turn corners, to avoid exposed edges.</p> |

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|  | <p>k. Mechanical equipment will be placed in attic spaces and fenced rear yards.</p> <p>q. Trash enclosures will utilize the privacy fencing shown on the preliminary landscape plan.</p> <p><u>Single Family Homes – Estates by the Ponds</u></p> <p>b. A total of ten different color combinations will be offered for the single family homes, with buyers able to choose their exterior color package (subject to construction deadlines); however, the same color package will not be used on adjacent residences. The color combinations were again selected by a professional designer (Fagalde Design), and again reflect contemporary applications and variations of colors seen in the surrounding neighborhood and the Quarry District generally.</p> <p>c. Texture variation is achieved by use of:</p> <ul style="list-style-type: none"> <li>• stucco</li> <li>• board and batten siding</li> <li>• horizontal siding</li> <li>• vertical siding</li> <li>• stone</li> <li>• horizontal trim</li> <li>• posts</li> <li>• columns</li> </ul> <p>Building lines and massing vary, with each unit having a distinct entry and porch. Massing is also limited by utilizing only one-story plans with modest roof pitch (5:12).</p> <p>d. The front of each residence features varying roof planes, and variations between living, entry and garage door planes. Garage doors are recessed a minimum of six inches from the face of the garage (not including trim).</p> <p>e. None of the residence walls are blank, and all wall areas visible to public streets feature windows with trim and grids.</p> <p>f. Exterior siding will be Hardie® fiber cement LP® Smartside® siding. Exterior trim will be wood or wood-textured Hardie® or LP® Smartside® trim (i.e., not stucco foam board).</p> <p>g. Siding and stone veneers are design to not appear “thin” and to turn corners, avoid exposed edges.</p> <p>k. Mechanical equipment will be placed in attic spaces and fenced rear or side yards.</p> |
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**Detailed Analysis – Design Guidelines for Small Lot Single Family Subdivisions (RD-8 Lots)**

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| <p><i>E.1 Site Planning -</i></p> | <p>Overall site planning for the townhome buildings has already been determined, pursuant to the original tentative map, discussions with community representatives, the MOU and the Substantial Compliance Map. Having said that, the subdivision is pedestrian scaled, utilizing sidewalks and pathways to provide access to open spaces overlooking the quarry ponds, the HOA park and a path and passive exercise facilities in the southern open spaces.</p>  |
| <p><i>E.2 Project Entry</i></p>   | <p>The project entry consists of two distinct areas. Signage and a center median with large, preserved oak trees and added landscaping, will identify the beginning of the extended and meandering private drive for the project. The distinct monument entry sign will incorporate native granite and iron-work lettering. The goal is to maximize the natural feel of the project entry, with its extensive tree canopy, until after passing the large quarry pond and public trail crossing Ruhkala Road.</p> |

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|   | <p>The second entry area consists of the interior streets abutting Ruhkala Road from the east. Those intersection areas feature stamped concrete, enhanced landscaping on the east side of Ruhkala Road and the public trail on the west side.</p>  |
| <p><i>E.3 Subdivision Design</i></p>                                    | <p>Overall site planning for the townhome buildings has already been determined, pursuant to the original tentative map, discussions with community representatives, the MOU and the Substantial Compliance Map.</p> <p>However, we note that the design includes 18’ driveways and several HOA maintained green spaces, including (a) front yard areas, (b) paseos between buildings, (c) quarry pond viewing areas with seating and shade trees, (d) the HOA park with seating, shade trees, accent landscaping and turf, and (e) the southern walking path with exercise stations and shade trees.</p> <p>The subdivision design also includes 96 garage parking spaces and 37 additional offsite parking spaces (for a total of 133 spaces), plus additional onsite parking spaces provided by driveways.</p>   |
| <p><i>E.4 Architecture Generally – Quarry District Specifically</i></p> | <p>As contemplated by the more specific Architectural Guidelines for the Quarry District, the townhome architecture consists primarily of a contemporary interpretation and blending of bungalow and craftsman architectural styles, and incorporates the following <u>seven</u> of the twelve architectural features or elements sought for the Quarry District:</p> <ul style="list-style-type: none"> <li>• Exposed wood framing</li> <li>• Stone masonry</li> <li>• Gable roofs</li> <li>• Operable windows with divided lights</li> <li>• Panels</li> <li>• Shed roofs</li> <li>• Novelty siding</li> </ul> <p>As indicated above, the City’s Architectural Guidelines require that designs incorporate a minimum of <u>three</u> of these architectural features.</p>   |
| <p><i>E.5 Building Form &amp; Articulation</i></p>                      | <p>Articulation of the townhomes is achieved through:</p> <ul style="list-style-type: none"> <li>• Variation in building depths and pop-outs, with (a) at least <u>14</u> changes in vertical planes on the front of each building, ranging from a building depth of 39’-8” to as much as 52-6”, and (b) the only side facing the (private) streets (Unit D) has <u>five</u> different vertical planes;</li> <li>• Variations in roof styles, with gable and half gable entries, gables over pop-outs, shed roofs of varying depths and pitches, variation in front porch roof types and pitches and varying post and column base locations and styles; the top of each building frontage features six or seven gable roof elements; the top of each side similarly features a significant gable element; the rear now includes two (four-unit cluster) or three (five-unit cluster) gable roof elements.</li> <li>• Variations in building facades, with varying window sizes, trim and grids, finish textures and porch styles.</li> <li>• Texture variation, with (a) the building fronts using combinations of stucco, board and batten siding, horizontal siding, stone, vertical slats, panel siding, horizontal trim, faux supports, railing, wood posts and posts with stone column bases, and (b) the side of</li> </ul> |

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|  | <p>Unit D (the only side facing the private streets) uses stucco, board and batten siding and stone, as well as a first floor roofing element to break up the building massing.</p> <ul style="list-style-type: none"> <li>Garages are generally at the minimum building depth (39'-8"), with entries accentuated with porches; most entries are at a greater building depth than the garage; one notable exception is Unit D, where a recessed entry is used to provide greater articulation on the side facing the private streets.</li> <li>The rear side of the townhome buildings will generally not be visible from any public street, pedestrian pathway or publicly accessible open space, and accordingly has more limited articulation. However, the rear side of four of the townhome buildings will generally "face" the onsite portions of the public trail; while visibility should be blocked by the extensive mature trees remaining in place on the quarry and drainage/open space parcels, the rear elevation has been modified to provide more articulation in case the trees at some point do not provide sufficient screening. The rear elevation now includes two or three gable roof elements and varying siding panels, in addition to windows and doors with varying sizes, trim and grids and a trim colored belly band.</li> </ul>  |
| <p><i>E.6<br/>Architectural<br/>Elements</i></p> | <p>To avoid monotony, the project uses a different a mix of architectural elements and materials for each townhome unit in a building, while remaining true to one overall architectural style, rather than using different architectural styles for different buildings (which would necessarily require more uniformity of townhomes units). As indicated above, the townhomes feature different combinations of the following architectural elements, among others:</p> <p><u>Unit A:</u> Windows with cross grid and tailored trim; upper half-height board and batten siding with accent color; gable roofs over living areas; half gable entry with vertical slats; shed roof over garage; side pop-out with gable roof.</p> <p><u>Unit B1:</u> Windows with upper grid and extended horizontal trim; lower half-height stone façade; second floor pop-out with horizontal siding and accent color; side entry under shed roof front porch with wood post topping stone column.</p> <p><u>Unit B2:</u> Windows with upper grid and extended horizontal trim; lower half-height board and batten siding with accent color; gable porch with board and batten siding; wood posts with stone column bases; second floor pop-out with upper board and batten siding with accent color; recessed balcony.</p> <p><u>Unit C:</u> Windows with cross grid and tailored trim; trim color siding panels below windows; second floor pop-out with accent color, board and batten gable end and faux supports; shed roof over pop-out window and front porch.</p> <p><u>Unit D:</u> Windows with upper grids and extended horizontal trim; upper half-height board and batten siding with accent color; one-third height stone façade; gable roof ends; pop-out with faux support beams; half gable recessed entry with vertical slats.</p> |
| <p><i>E.7 Building<br/>Height</i></p>            | <p>Building height is generally established by the MOU and GDP amendment. Townhome units are all two stories to achieve the desired "row home" concept and smaller building foot prints. The only exception is one duplex building behind Louis Debevec's residence, and that roof line includes a primary 4:12 pitch roof to reduce building height.</p> <p>The second floors of the townhome units consistently use the same detail and quality materials as the first floors.</p> <p>The second floor is set back from the first floor on the deepest unit (Unit A) to reduce massing.</p>  |



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| <p><i>E.8 Roof and Upper Story Details</i></p>              | <p>Roof lines and styles include gables, half-gables, hips and shed roofs of varying pitch.</p> <p><b>Note that roof lines are generally hips at unit transitions due to current Uniform Building Code requirements (which do not allow roof protrusions across property lines between adjoining residences).</b></p> <p>Exposed gutters will be trim color, and downspouts will be painted to match the material behind them.</p>  |
| <p><i>E.9 Building Materials and Finishes</i></p>           | <p>Facades are enhanced with a variety of quality materials, including board and batten siding, horizontal siding, stone and panel siding, in addition to stucco. Each unit includes at least three different materials. The heaviest material, stone, is used only on the first floor.</p> <p>A total of eight exterior color palettes are used for the townhome residences. There will be two combinations for the 5-unit buildings and two different combinations for the 4-unit buildings. Colors were selected by a professional designer (Fagalde Design), and are contemporary applications and variations of colors seen in the Quarry District and featured in the Architectural Guidelines. Colors are tasteful, and the combinations of base and accent colors on each building create a vibrant appearance. The off-white trim provides a crisp and unifying feature for each building.</p> |
| <p><i>E.10 Windows, Doors and Exteriors</i></p>             | <p>The main entries to each residence is clearly identifiable with porches, lighting and walkways.</p> <p>Windows sizes and grids compliment the architectural style (<u>while still achieving the minimum required for egress</u>) and are articulated with varying trim.</p>  |
| <p><i>E.11 Garages</i></p>                                  | <p>Garage doors are recessed a minimum of six inches from the face of the garage (not including trim).</p> <p>Garages on three of the townhomes units (A, B1 and B2) are set back from the exterior face of the residence.</p> <p>Garage doors feature enhanced architectural detail such as hardware (straps), panel detail, varying window grids and, in some cases, first floor roof overhangs.</p>  |
| <p><i>E. 12. Compatibility with Adjacent Properties</i></p> | <p>The townhome concept will inherently vary significantly from any adjacent residential development, while using the architectural styles of the Quarry District will achieve some inherent level of compatibility.</p> <p>The townhome buildings do not include the same plan side by side.</p> <p>The site plan negotiated with the community representatives and planning staff do include “mirror” buildings across the street from each other, but the reversed color schemes (with different “middle” colors) will assure that townhomes across from each other do not look identical.</p>   |
| <p><i>E.13 Landscaping</i></p>                              | <p>See Preliminary Landscape Plan.</p>  |



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CITY OF ROCKLIN - DESIGN REVIEW:  
**THE VILLAGE BY THE PONDS**  
 4 PACK UNITS  
 ROCKLIN, CA

TITLES:  
 RENDERING VIEWS (4 PACK UNITS)  
 DRAWN BY: NSG  
 REVIEWED BY: HED

ISSUES:  
 PLAN CHECK PLOT  
 CONCEPT DOCUMENTS  
 DESIGN DEVELOPMENT  
 DESIGN REVIEW 2011.04.13

SHEET:  
**A7.00**

RENDERING VIEWS (4 PACK UNITS)

HED LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.



1 EXTERIOR ELEVATION - FRONT (4 PACK UNITS)  
SCALE: 1/4" = 1'-0"



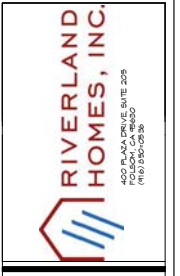
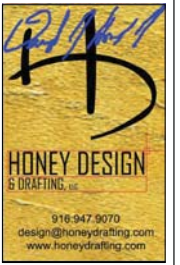
2 EXTERIOR ELEVATION - RIGHT (4 PACK UNITS)  
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - LEFT (4 PACK UNITS)  
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - REAR (4 PACK UNITS)  
SCALE: 1/4" = 1'-0"



QUIBROS:  
RIVERLAND HOMES  
400 PLAZA DRIVE, SUITE 205  
FOLSOM, CA 95630  
TEL: 916-950-0596  
EMAIL: info@riverlandhomes.com

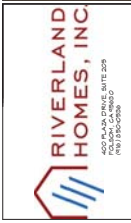
CITY OF ROCKLIN - DESIGN REVIEW:  
**THE VILLAGE BY THE PONDS**  
4 PACK UNITS  
ROCKLIN, CA

TITLES:  
EXTERIOR ELEVATIONS  
(4 PACK UNITS)  
DRAWN BY: NS  
REVIEWED BY: HOD

ISSUES:  
  
PLAN CHECK PLOT  
CONTRACT DOCUMENTS  
DESIGN DEVELOPMENT  
DESIGN REVIEW 2011.04.13

SHEET:  
**A7.11**

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND CONDITIONS BEFORE BEGINNING WORK.



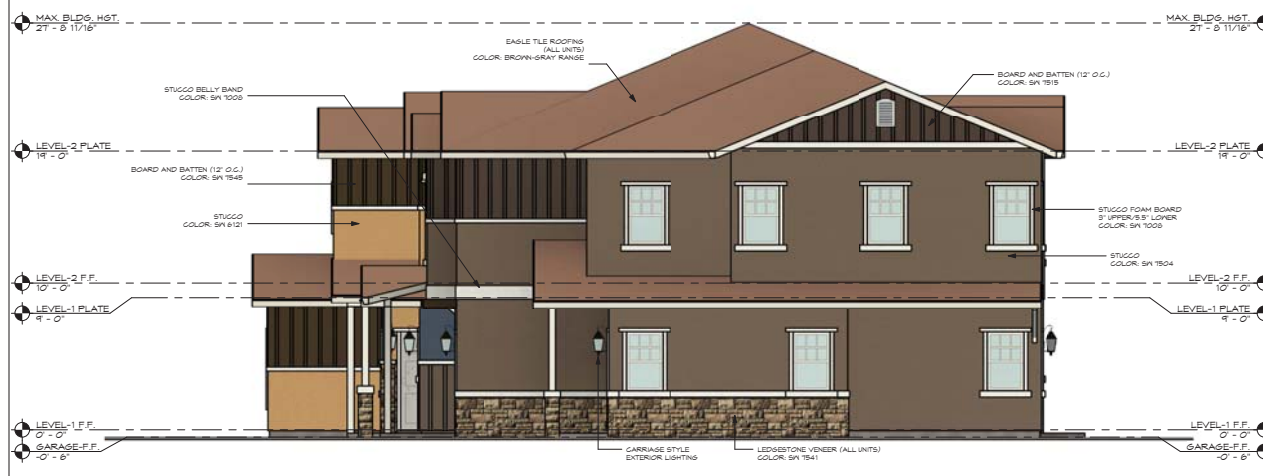
COURT: RIVERLAND HOMES  
4500 BLVD. SUITE 205  
FOULDA, CA 95024  
TEL: 916-950-0586  
EMAIL: info@riverlandhomes.com

CITY OF ROCKLIN - DESIGN REVIEW:  
THE VILLAGE BY THE PONDS  
5 PACK UNITS  
ROCKLIN, CA

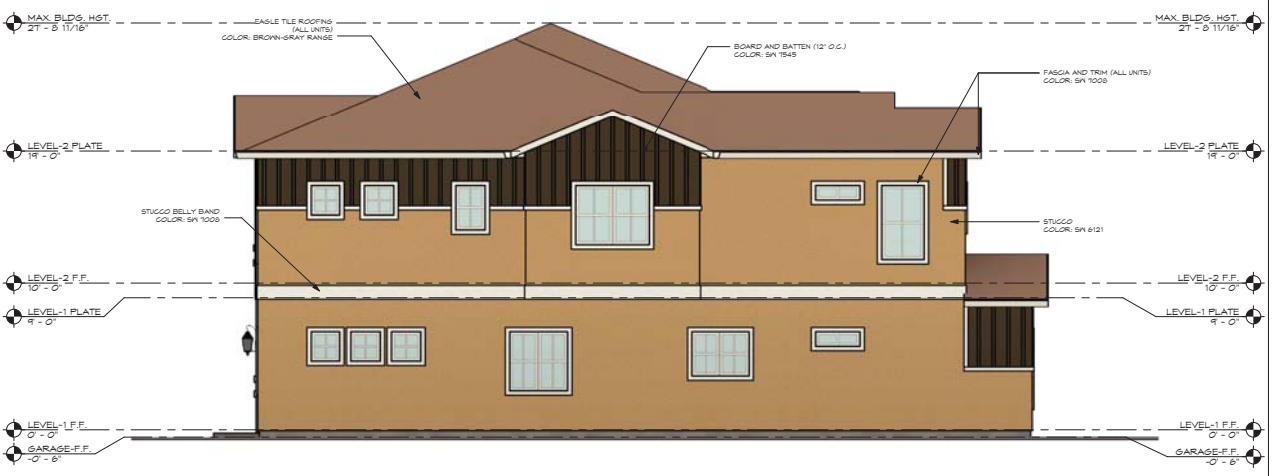


1 EXTERIOR ELEVATION - FRONT (5 PACK UNITS)  
SCALE: 1/4" = 1'-0"

Enhanced Side Elevations for units adjacent to a driveway



2 EXTERIOR ELEVATION - RIGHT (5 PACK UNITS)  
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - LEFT (5 PACK UNITS)  
SCALE: 1/4" = 1'-0"

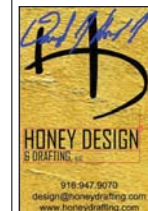
Enhanced Rear Elevation for units backing up to the quarry/public trail



4 EXTERIOR ELEVATION - REAR (5 PACK UNITS)  
SCALE: 1/4" = 1'-0"

|                                    |
|------------------------------------|
| TITLES:                            |
| EXTERIOR ELEVATIONS (5 PACK UNITS) |
| DRAWN BY: JCS                      |
| REVIEWED BY: JCS                   |
| ISSUES:                            |
| PLAN CHECK POINT: 1                |
| DATE: 08/20/2018                   |
| DESIGN REVIEW: 2018.12.14          |

SHEET: A3.31



OWNER:  
RIVERLAND HOMES  
4500 BLAINE DRIVE, SUITE 209  
ROCKLIN, CA 95765

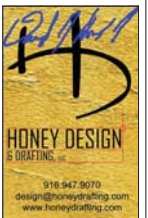
TEL: 916-960-0886  
EMAIL: info@riverlandhomes.com

CITY OF ROCKLIN - DESIGN REVIEW:  
**THE VILLAGE BY THE PONDS**  
5 PACK UNITS  
ROCKLIN, CA

|                        |                                |
|------------------------|--------------------------------|
| TITLE:                 | RENDERING VIEWS (5 PACK UNITS) |
| DRAWN BY:              | ACB                            |
| REVIEWED BY:           | ACB                            |
| ISSUES:                |                                |
| PLAN CHECK PCD:        |                                |
| CONTRACT COMMENCEMENT: |                                |
| DESIGN REVIEW:         | 2019.10.10                     |

SHEET:  
**A7.00**

RENDERING VIEWS (5 PACK UNITS)



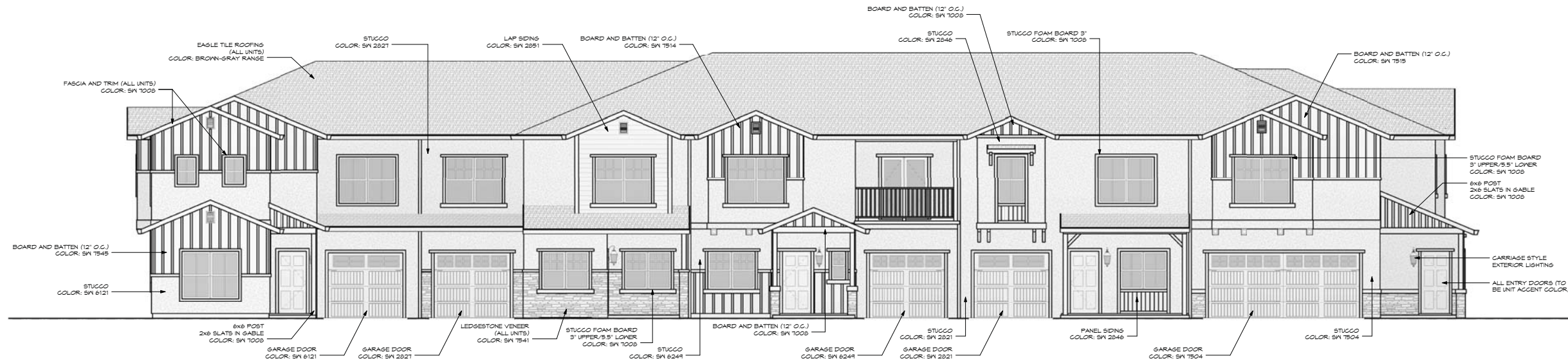
OWNER:  
RIVERLAND HOMES  
4500 BLANKENHORN BLVD SUITE 209  
FOULDA, CA 95320  
TEL: 916-950-0586  
EMAIL: [info@riverlandhomes.com](mailto:info@riverlandhomes.com)

CITY OF ROCKLIN - DESIGN REVIEW:  
**THE VILLAGE BY THE PONDS**  
5 PACK UNITS  
ROCKLIN, CA

TITLE:  
3D VIEW  
DRAWN BY:  
REVISED BY:  
ISSUES:  
PLAN CHECK FOOT:  
CHECK DRAWING:  
DESIGN REVIEW:  
2011.11.24

SHEET:  
**A3.32**

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.



1 EXTERIOR ELEVATION - FRONT (5 PACK UNITS)

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



2 EXTERIOR ELEVATION - RIGHT (5 PACK UNITS)

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



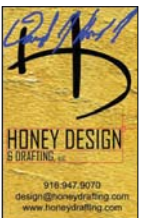
3 EXTERIOR ELEVATION - LEFT (5 PACK UNITS)

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



4 EXTERIOR ELEVATION - REAR (5 PACK UNITS)

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



OWNER:  
RIVERLAND HOMES  
1400 BLA BLA DRIVE SUITE 209  
FOULDA, CA 95330

TEL: 916-980-0986  
EMAIL: info@riverlandhomes.com


CITY OF ROCKLIN - DESIGN REVIEW:  
**THE VILLAGE BY THE PONDS**  
5 PACK UNITS  
ROCKLIN, CA

|                    |                                    |
|--------------------|------------------------------------|
| TITLES:            | EXTERIOR ELEVATIONS (5 PACK UNITS) |
| DRAWN BY:          | AD                                 |
| REVIEWED BY:       | AD                                 |
| ISSUES:            |                                    |
| PLAN CHECK POOL:   |                                    |
| CONTRACTOR REVIEW: |                                    |
| DESIGN REVIEW:     | 2017.04.10                         |

SHEET:  
**A7.11**




*02/14/17*



**HONEY DESIGN & DRAFTING, LLC**  
 916.947.9070  
 design@honeydrafting.com  
 www.honeydrafting.com

**RIVERLAND HOMES, INC.**  
 400 PLAZA DRIVE, SUITE 209  
 FOLSOM, CA 95630  
 (916) 985-0366



OWNER'S:  
 CASTLE OAKS  
 IONE, CA  
 TEL:  
 EMAIL:

NEW HOME:  
**PLAN 1662 DUPLEX**  
 VILLAGE 7  
 CASTLE OAKS  
 IONE, CA

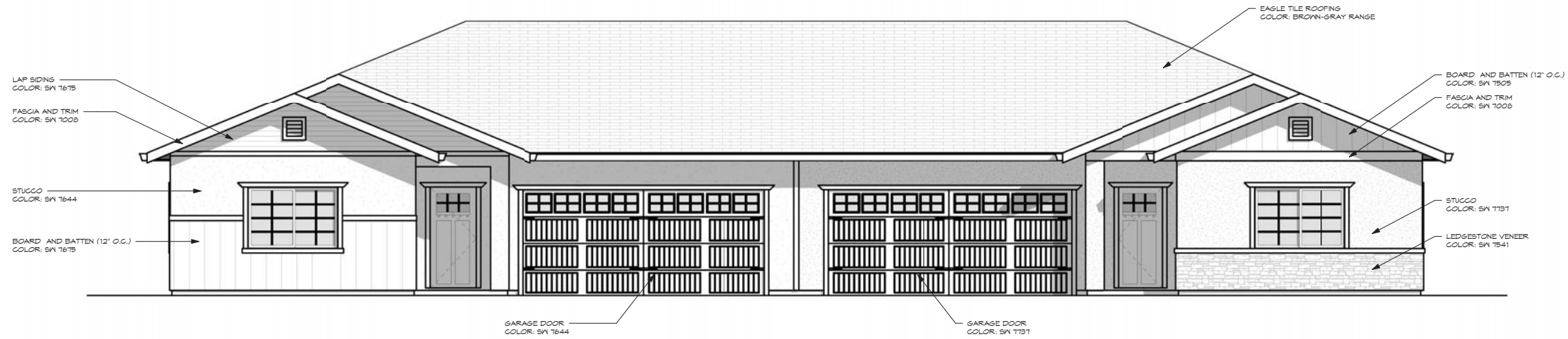
TITLES:  
 RENDERINGS

CONST. DOCUMENTS 2017.04.16

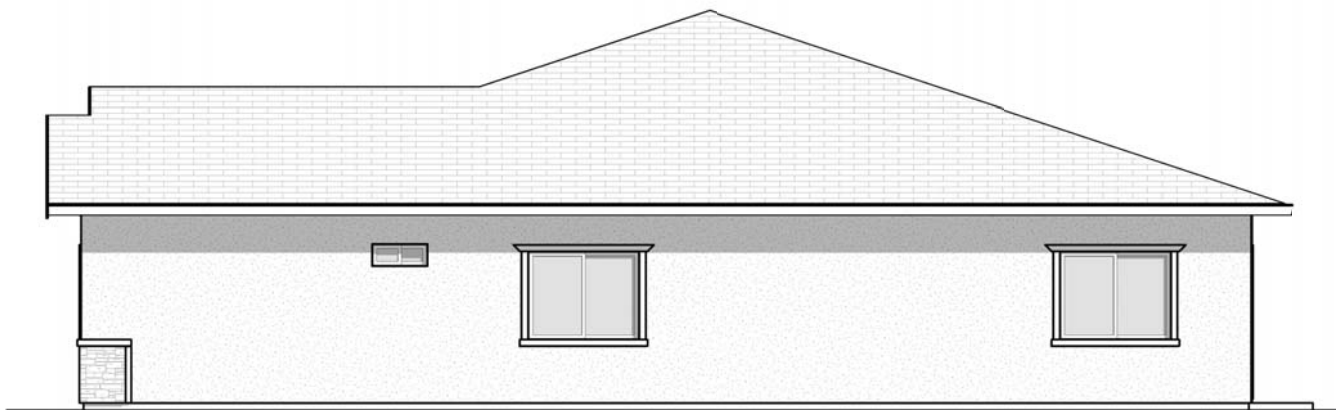
SHEET:  
**A9.22**

RENDERING VIEWS - 1662 DUPLEX

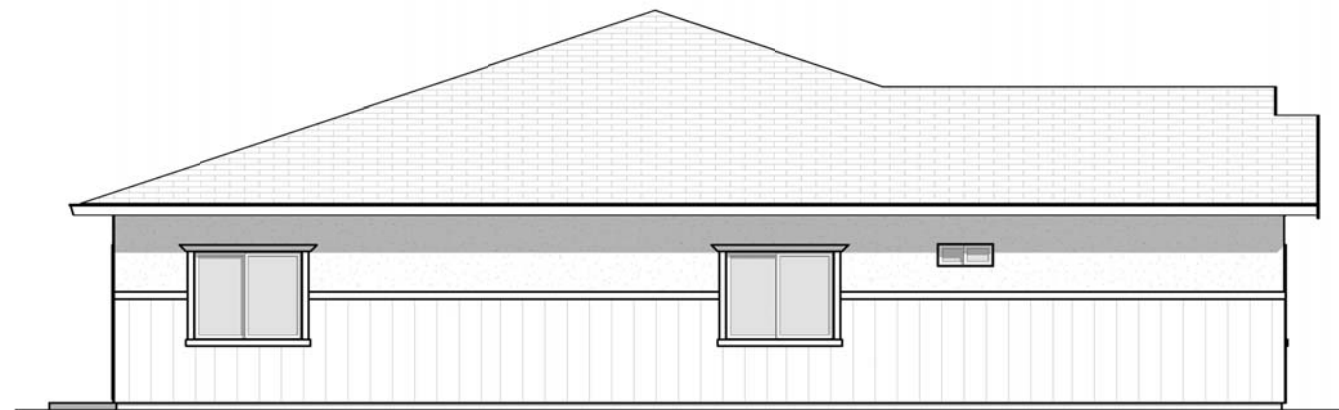




1 PROPOSED EXTERIOR ELEVATION - FRONT (1662 DUPLEX)  
SCALE: 1/4" = 1'-0"



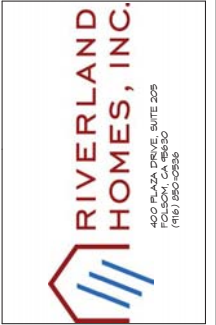
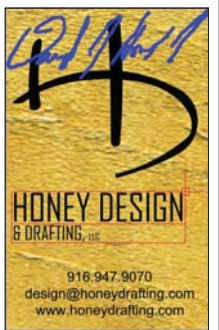
2 PROPOSED EXTERIOR ELEVATION - RIGHT (1662 DUPLEX)  
SCALE: 1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION - LEFT (1662 DUPLEX)  
SCALE: 1/4" = 1'-0"



4 PROPOSED EXTERIOR ELEVATION - REAR (1662 DUPLEX)  
SCALE: 1/4" = 1'-0"



OWNER'S:  
CASTLE OAKS  
IONE, CA  
TEL:  
EMAIL:

NEW HOME:  
**PLAN 1662 DUPLEX**  
VILLAGE 7  
CASTLE OAKS  
IONE, CA

TITLES:  
ELEVATIONS

CONST. DOCUMENTS 2017.04.16

SHEET:

**A9.23**

The name that built an industry™



# Cultured Stone® by Boral®

Chardonnay Southern LedgeStone



© 2017 Boral Stone Products, LLC

The number of stones displayed does not allow a complete representation of all sizes, shapes and colors for individual products.

|  |                                       |                                |
|--|---------------------------------------|--------------------------------|
| <br>SW 6121<br>Whole Wheat                         | <br>SW 2827<br>Colonial Revival Stone | <br>SW 6049<br>Storm Cloud     |
| <br>SW 2829<br>Classical White                     | <br>SW 2829<br>Classical White        | <br>SW 2829<br>Classical White |
| <br>SW 7545<br>Pier                                | <br>SW 2851<br>Sage Green Light       | <br>SW 7516<br>Footfalls       |
| <br>SW 2821<br>Downing Stone                       | <br>SW 7504<br>Keystone Gray          | <br>SW 7644<br>Gateway Gray    |
| <br>SW 2829<br>Classical White                     | <br>SW 2829<br>Classical White        | <br>SW 2829<br>Classical White |
| <br>SW 4188<br>Keyhole Brown Green<br>Ant & Cuckoo | <br>SW 7510<br>Piedmont Brown         | <br>SW 7675<br>Sealskin        |
| <br>SW 7737<br>Meadow Trail                        | <br>SW 7748<br>Green Earth            | <br>SW 2829<br>Classical White |
| <br>SW 2829<br>Classical White                     | <br>SW 2829<br>Classical White        | <br>SW 7510<br>Chateau Brown   |

Driftwood - Pub. No. 10007865

Chardonnay Southern LedgeStone® split-faced natural stone

Design Review (RD-8)  
Villages at Civic Center Rocklin, CA

| Four Plex |             |         |          |             |
|-----------|-------------|---------|----------|-------------|
| Unit      | A           | B       | C        | D           |
| Body      | SW 7514     | SW 6121 | SW 7644  | SW7737      |
|           | Foothills   | Whole   | Gateway  | Meadow      |
|           |             | Wheat   | Gray     | Trail       |
| Accent    | SW 6249     | SW 7545 | SW 7675  | SW 7505     |
|           | Storm Cloud | Pier    | Sealskin | Manor House |

| Five Plex |         |            |             |              |           |
|-----------|---------|------------|-------------|--------------|-----------|
| Unit      | A       | B1         | B2          | C            | D         |
| Body      | SW 6121 | SW 2827    | SW 6249     | SW 2821      | SW7504    |
|           | Whole   | Revival    | Storm Cloud | Downing      | Keystone  |
|           | Wheat   | Stone      |             | Stone        | Gray      |
| Accent    | SW 7545 | SW 2851    | SW 7514     | SW 2846      | SW 7515   |
|           | Pier    | Sage Green | Foothills   | Roycroft     | Homestead |
|           |         | Light      |             | Bronze Green | Brown     |

| Four Plex (Reverse) |             |          |         |             |
|---------------------|-------------|----------|---------|-------------|
| Unit                | A           | B        | C       | D           |
| Body                | SW7737      | SW 7644  | SW 6121 | SW 7514     |
|                     | Meadow      | Gateway  | Whole   | Foothills   |
|                     | Trail       | Gray     | Wheat   |             |
| Accent              | SW 7505     | SW 7675  | SW 7545 | SW 6249     |
|                     | Manor House | Sealskin | Pier    | Storm Cloud |

| Five Plex (Reverse) |           |          |             |               |         |
|---------------------|-----------|----------|-------------|---------------|---------|
| Unit                | A         | B1       | B2          | C             | D       |
| Body                | SW7504    | SW 2821  | SW 7748     | SW 2827       | SW 6121 |
|                     | Keystone  | Downing  | Green Earth | Revival Stone | Whole   |
|                     | Gray      | Stone    |             |               | Wheat   |
| Accent              | SW 7515   | SW 2846  | SW7510      | SW 2851 Sage  | SW 7545 |
|                     | Homestead | Roycroft | Chateau     | Green Light   | Pier    |
|                     | Brown     | Bronze   | Brown       |               |         |
|                     |           | Green    |             |               |         |

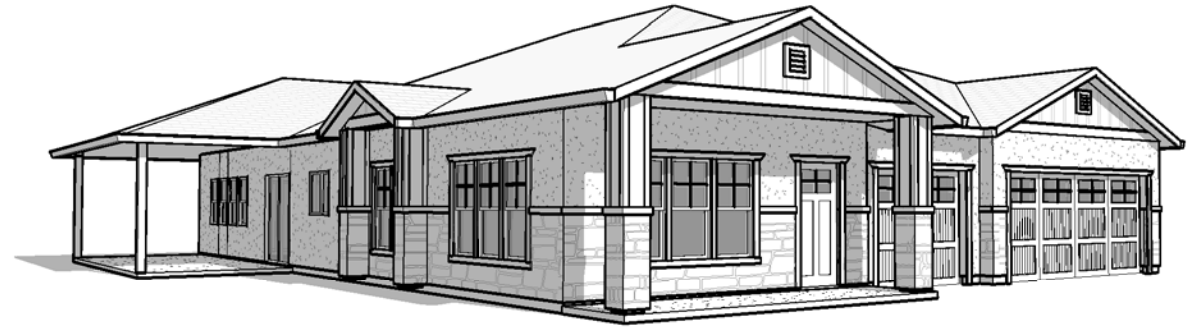
| Duplex |          |             |
|--------|----------|-------------|
| Unit   | A        | B           |
| Body   | SW 7644  | SW7737      |
|        | Gateway  | Meadow      |
|        | Gray     | Trail       |
| Accent | SW 7675  | SW 7505     |
|        | Sealskin | Manor House |

|             |                 |
|-------------|-----------------|
| Trim (All)  | SW 2829         |
|             | Classical White |
| Stone (All) | Boral           |
|             | Chardonnay      |
|             | Ledgestone      |

| Roofing       |                      |
|---------------|----------------------|
| Owens Corning | Oakridge - Driftwood |

DESIGN REVIEW (RD-8) - VILLAGES AT CIVIC CENTER, ROCKLIN, CA

2465 A



2465 B



2570 A



2570 B





DESIGN REVIEW (RD-4) - VILLAGES AT CIVIC CENTER  
EXTERIOR COLOR / MATERIAL SELECTIONS

| #   | PAINT COLORS*          |                         |                            | STONE VENEER**           |        | ROOF TILE***       |
|---|------------------------|-------------------------|----------------------------|--------------------------|--------|--------------------|
|   | Body                   | Trim                    | Accent                     | Color                    | Styles | Color              |
| 1   | SW2820 Downing Earth   | SW6105 Divine White     | SW7505 Manor House         | Hudson Bay               | CL     | 4634 Kings Canyon  |
| 2   | SW2822 Downing Sand    | SW2829 Classical White  | SW2808 Rookwood Dark Brown | Bucks Country            | CL, DF | 4602 Concord Blend |
| 3   | SW2835 Craftsman Brown | SW2833 Raycroft Vellum  | SW2806 Rookwood Brown      | Chardonnay               | CL, DF | 8802 Nantucket     |
| 4   | SW6108 Latte           | SW7567 Natural Tan      | SW6153 Protégé Bronze      | Caramel                  | CL     | 8802 Nantucket     |
| 5   | SW6141 Softer Tan      | SW7514 Foothills        | SW7083 Darkroom            | Ashfall                  | CL     | 4602 Concord Blend |
| 6   | SW7024 Functional Gray | SW9165 Gossamer Veil    | SW7515 Homestead Brown     | Lakeshore                | RR     | 4634 Kings Canyon  |
| 7   | SW7502 Dry Dock        | SW6047 Hot Cocoa        | SW7510 Chateau Brown       | Earth Blend              | RR     | 8802 Nantucket     |
| 8   | SW7507 Stone Lion      | SW7028 Incredible White | SW7019 Gauntlet Gray       | Sevilla                  | CL, DF | 4634 Kings Canyon  |
| 9   | SW7540 Artisan Tan     | SW2822 Downing Sand     | SW7033 Brainstorm Bronze   | Skyline                  | CL     | 4602 Concord Blend |
| 10  | SW7641 Colonnade Gray  | SW7025 Backdrop         | SW7505 Manor House         | Lake Tahoe               | RR     | 4884 Alameda       |
|   |                        |                         |                            |                          |        |                    |
|   |                        |                         |                            |                          |        |                    |
|   | *SW - Sherwin Williams |                         |                            | **Boral - Cultured Stone |        | ***Eagle / Bel Air |
|   |                        |                         |                            | CL = Country LedgeStone  |        |                    |
|   |                        |                         |                            | DF = Dressed Fieldstone  |        |                    |
|   |                        |                         |                            | RR = River Rock          |        |                    |
| <b>EXTERIOR COLOR SCHEMES MAY NOT BE REPEATED ON ADJACENT HOMES</b> |                        |                         |                            |                          |        |                    |



Design Review (RD-4)



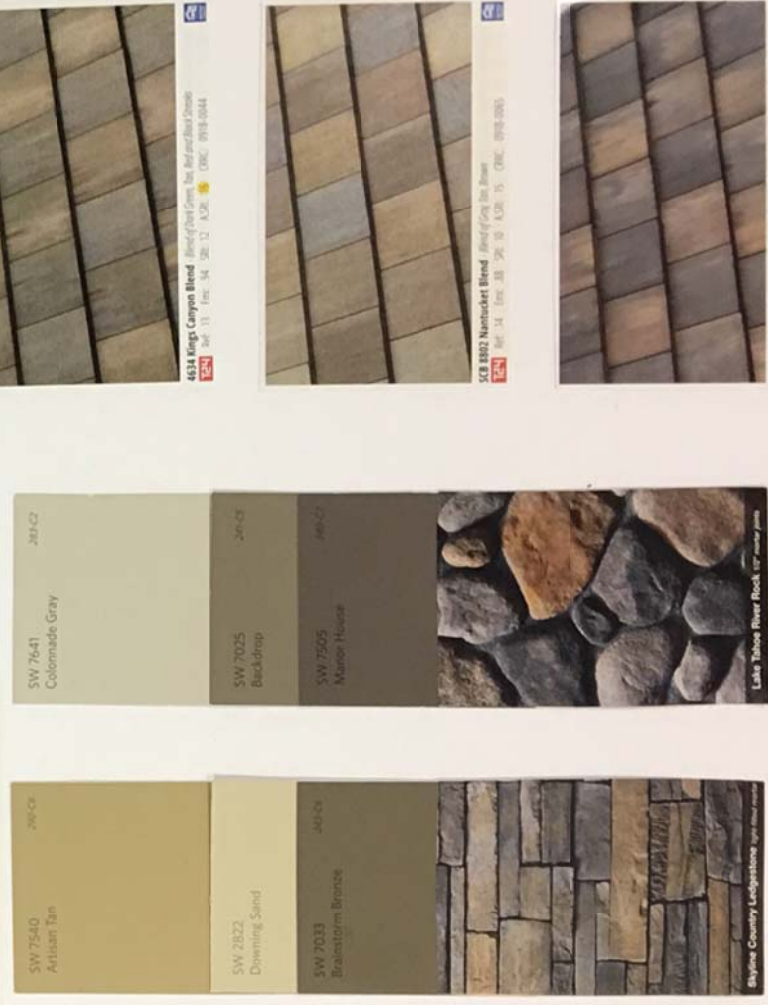
1 of 3

Design Review (RD-4)



2 of 3

Design Review (RD-4)



3 of 3