

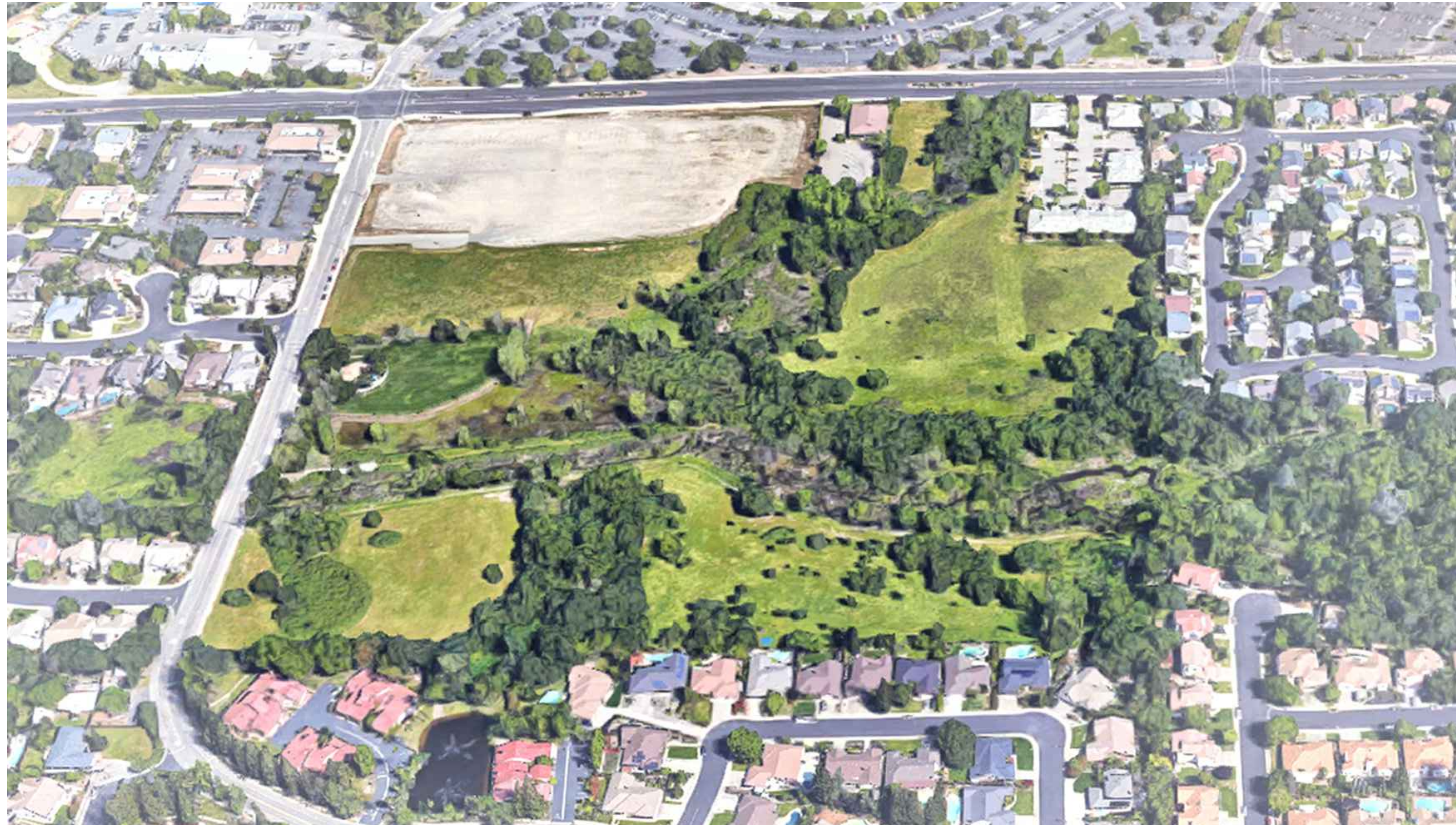
COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

MARCH 22, 2019

COLLEGE PARK SOUTH - SINGLE FAMILY DETACHED



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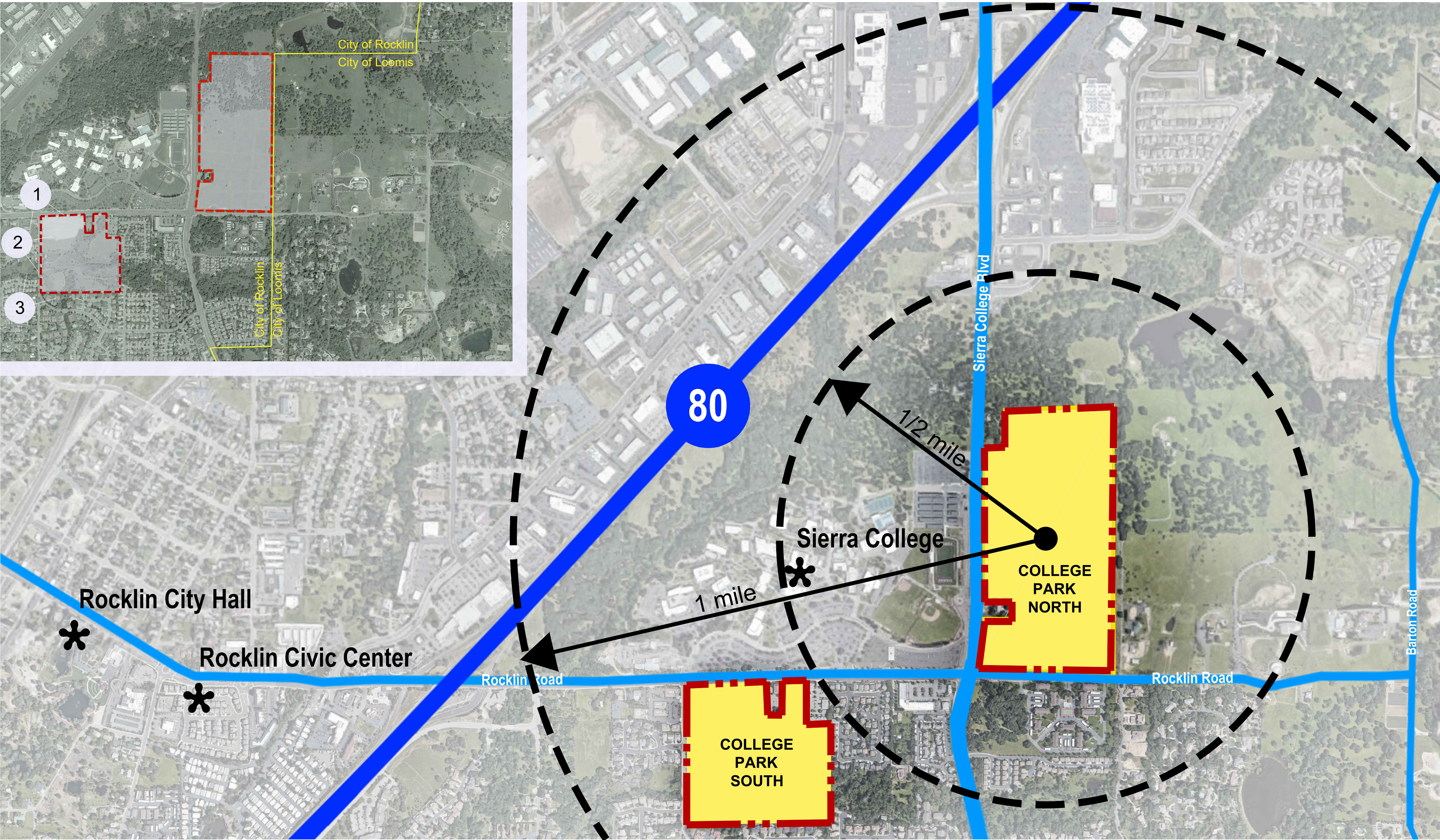
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SHEET INDEX

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LANDSCAPE

- L1.0 LANDSCAPE PLAN - 50'X100'
- L1.1 PRELIMINARY PLANT LIST
- L2.0 FENCING PLAN OF 50'X100' VILLAGE
- L3.0 PRELIMINARY LANDSCAPE DETAILS

VICINITY MAP



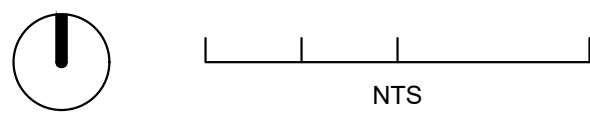
3 VIEW FROM EL DON DR.



2 VIEW FROM EL DON DR.



1 VIEW FROM CORNER AT ROCKLIN RD AND EL DON DR.





PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL # : 045-131-003, 045-131-001
SITE AREA (ACRES): 4.9 AC
EXISTING USE: VACANT
EXISTING GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU), RESOURCE CONSERVATION (RC)
PROPOSED GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MDR)
EXISTING ZONING DESIGNATION: PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)
PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)

DETAILED UNIT SUMMARY

SFD

SFD 50X100 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	4bed/3bath/Opt. Den	side x side	10 du	40%	2,150 sf	21,500 sf
Plan 2	3bed/3bath/bonus	side x side	8 du	32%	2,910 sf	23,280 sf
Plan 3	4bed/3bath/bonus	side x side	7 du	28%	3,328 sf	23,296 sf
Sub-total			25 du	100%		68,076 sf
Average unit size					2,723 sf	

PARKING SUMMARY

SFD

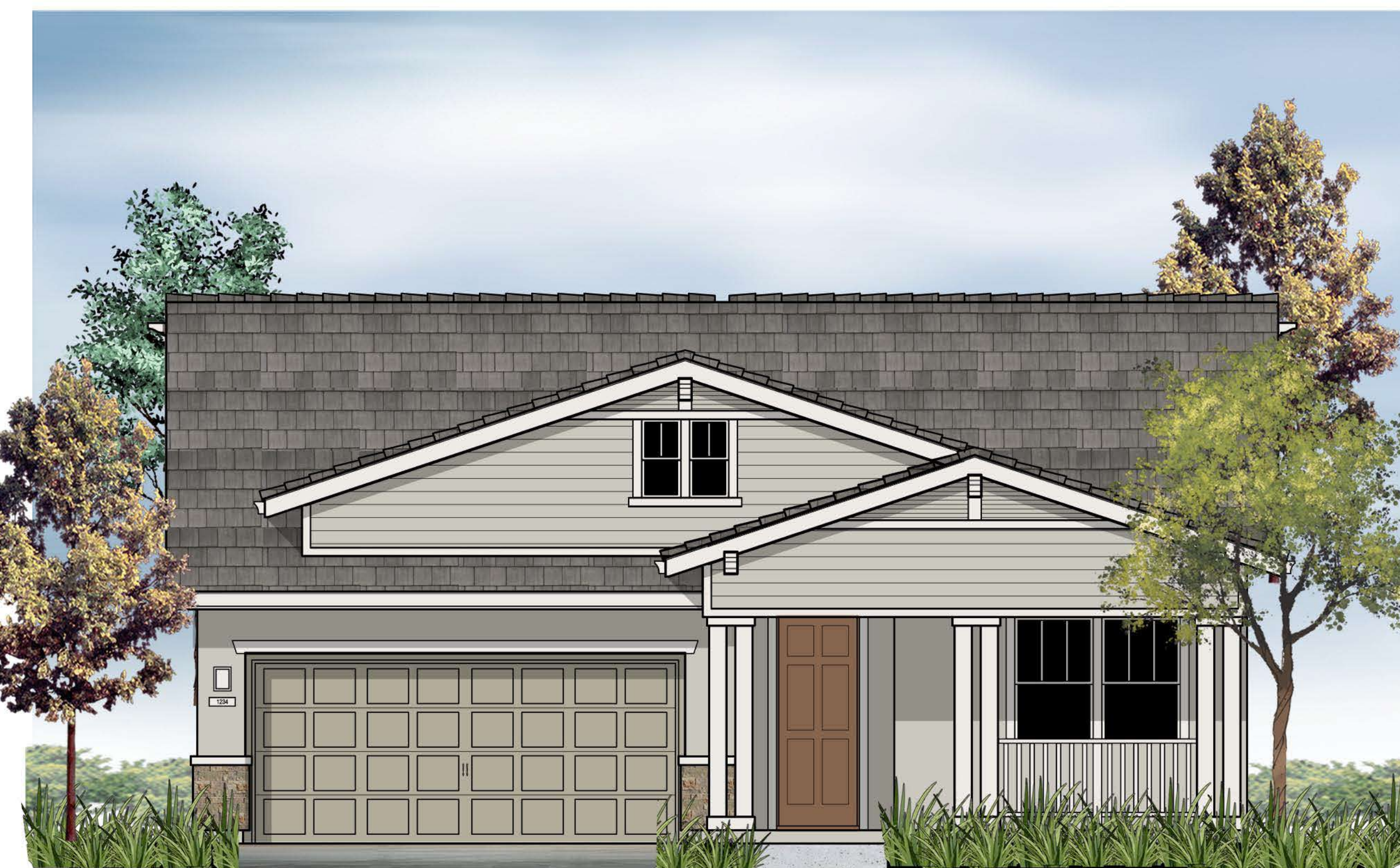
Parking Provided (SFD)	
Side by side	52 spaces
Driveway	52 spaces
On-Street	58 spaces
Total Parking Provided:	162 spaces
Overall Parking Ratio	6.5 spaces/du

TYPOLOGY

■ SFD 50x100



Front Elevation 1A



Front Elevation 1B

1A

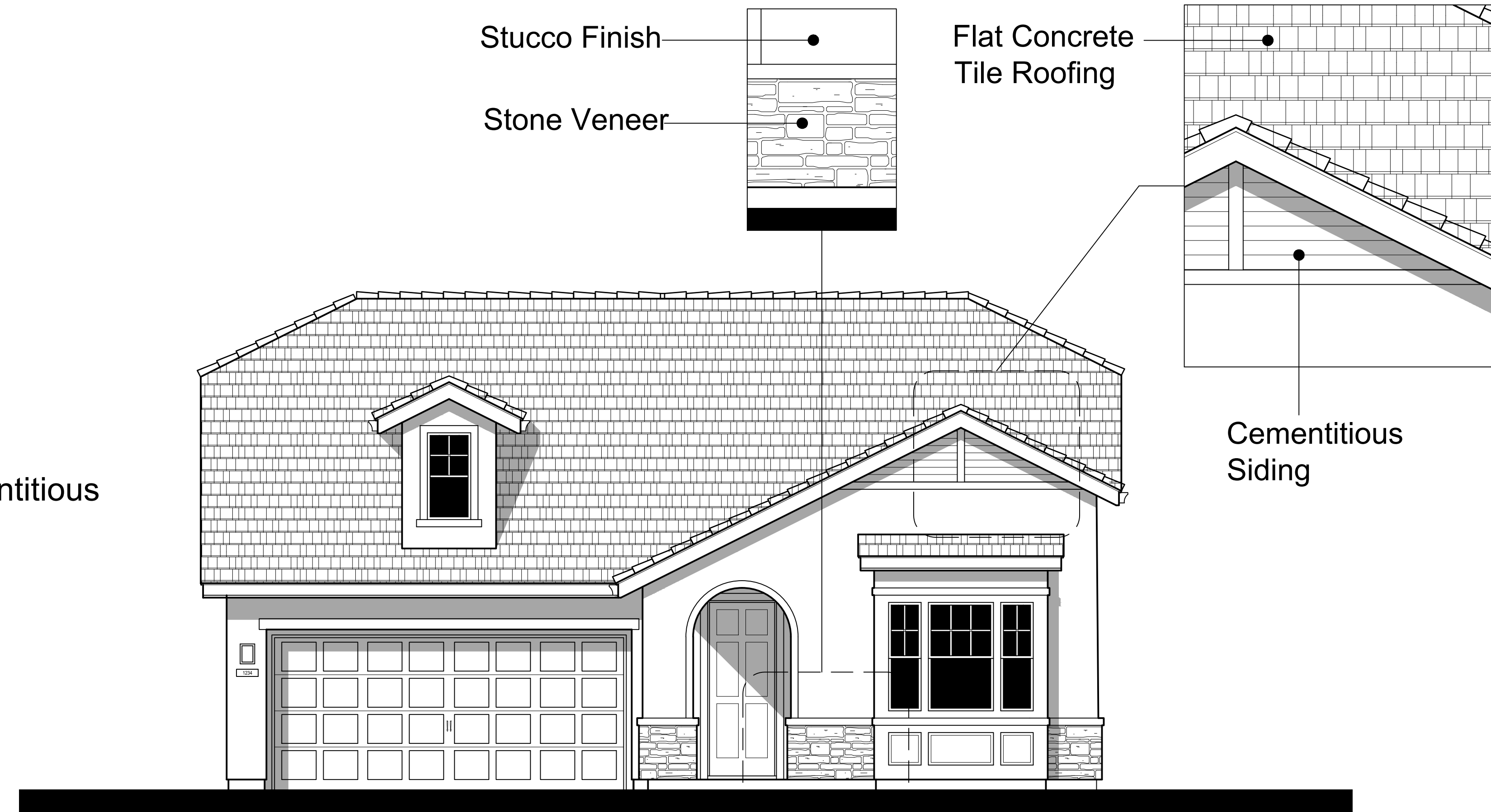
Material Legend:

Flat concrete Tile Roofing

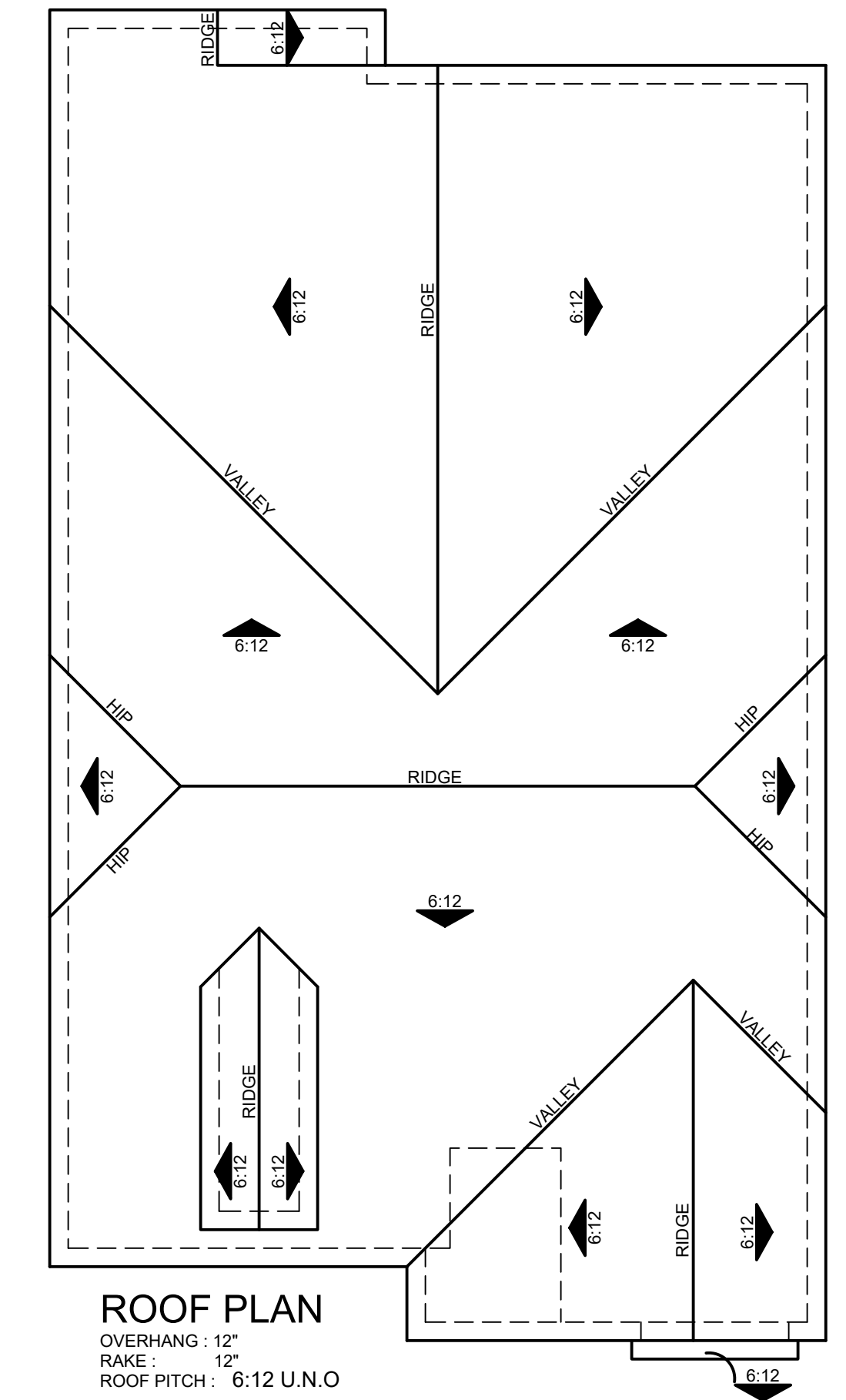
Stucco Finish

Lap Siding Engineered Wood alt. Cementitious

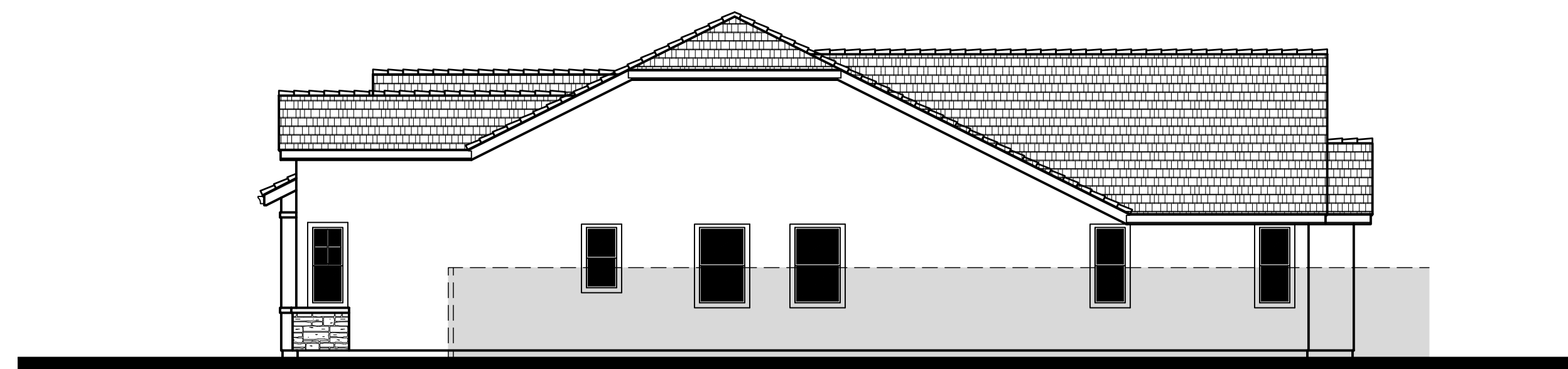
Stone Veneer



FRONT ELEVATION - 1A



ROOF PLAN
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 6:12 U.N.O.



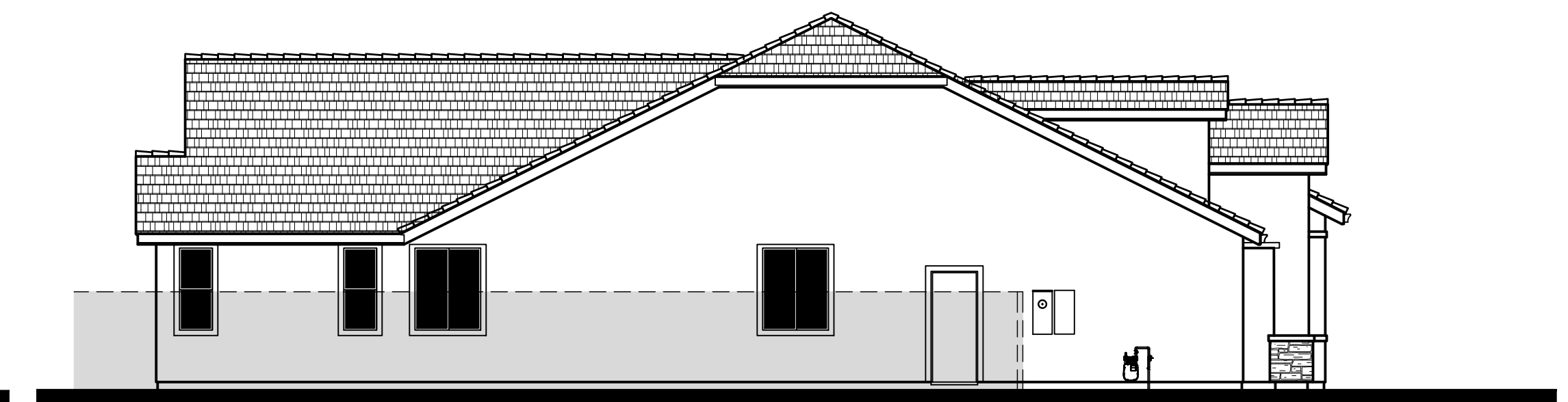
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



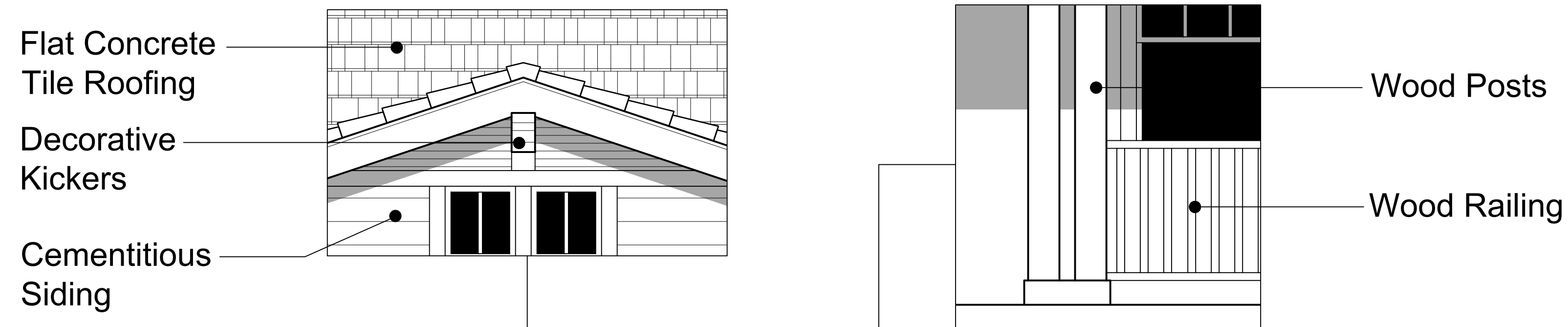
LEFT ELEVATION

Scale: 1/8" = 1'-0"
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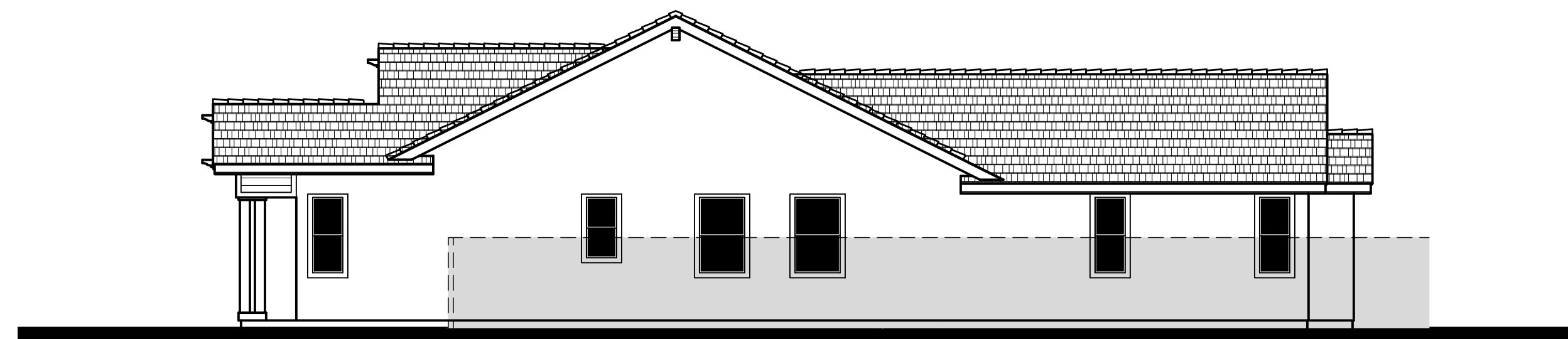
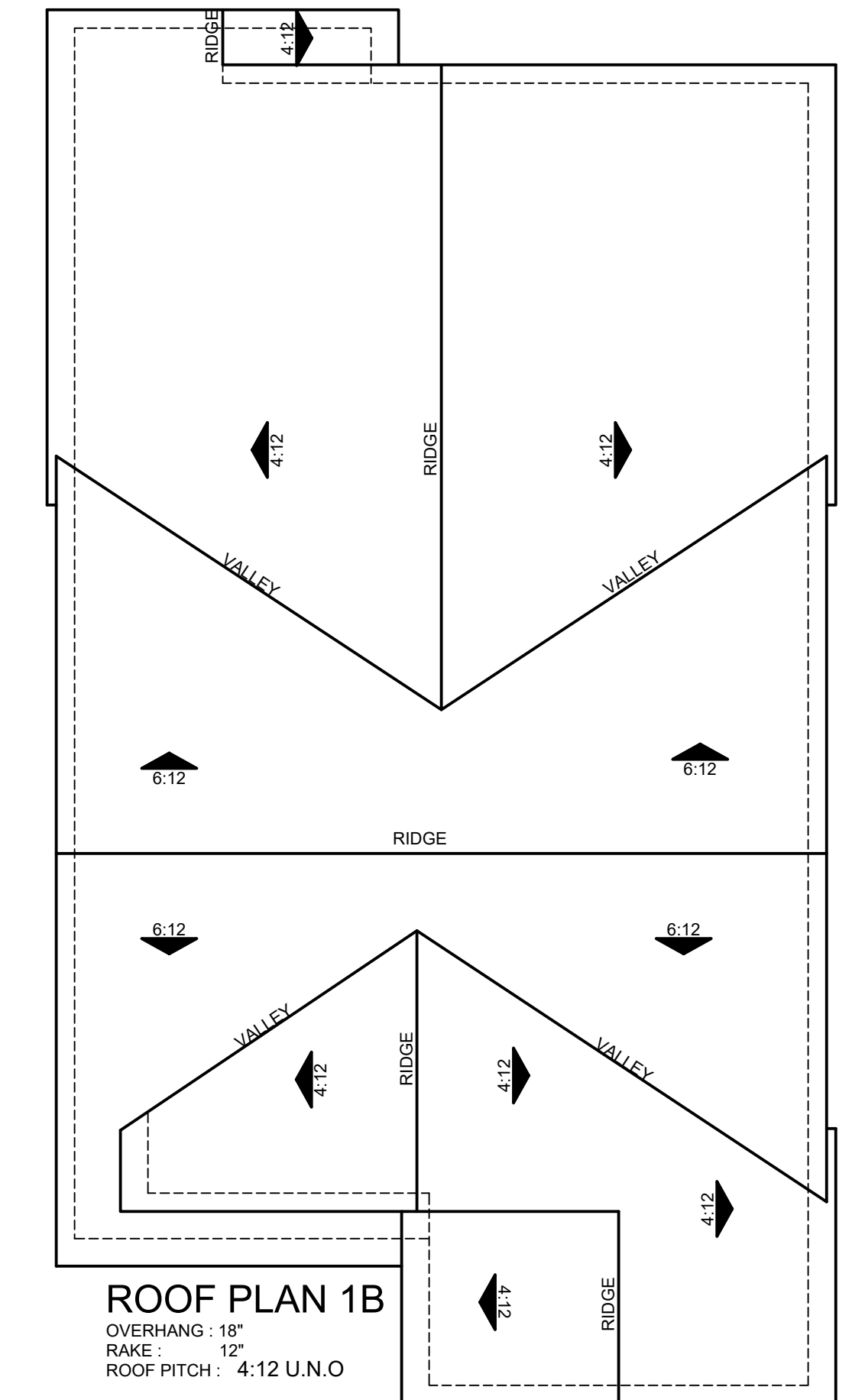
1B

Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Lap Siding Engineered Wood alt. Cementitious
- Stone Veneer
- Decorative Wood Posts & Railing
- Decorative Kickers



FRONT ELEVATION - 1B



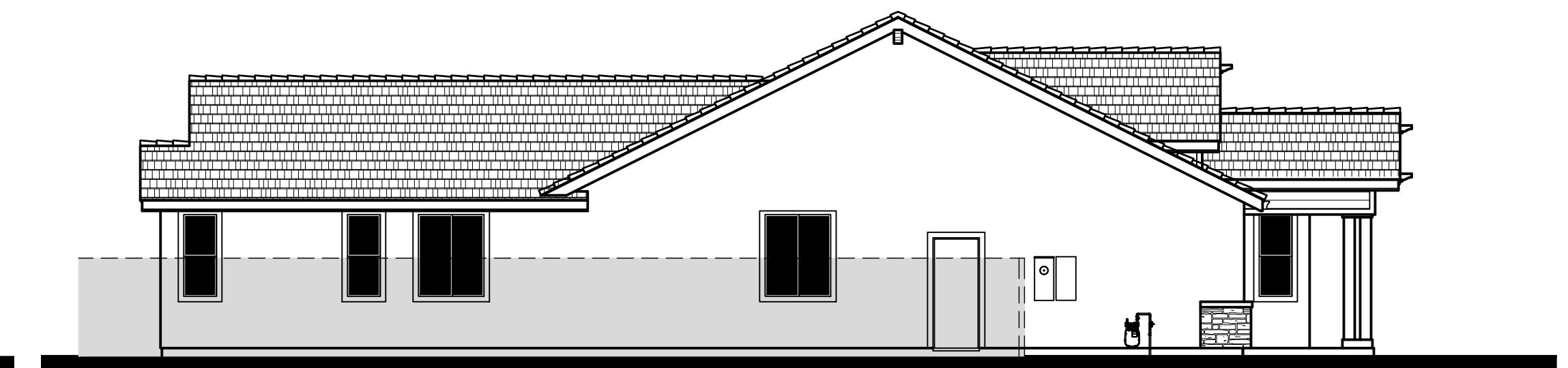
RIGHT ELEVATION

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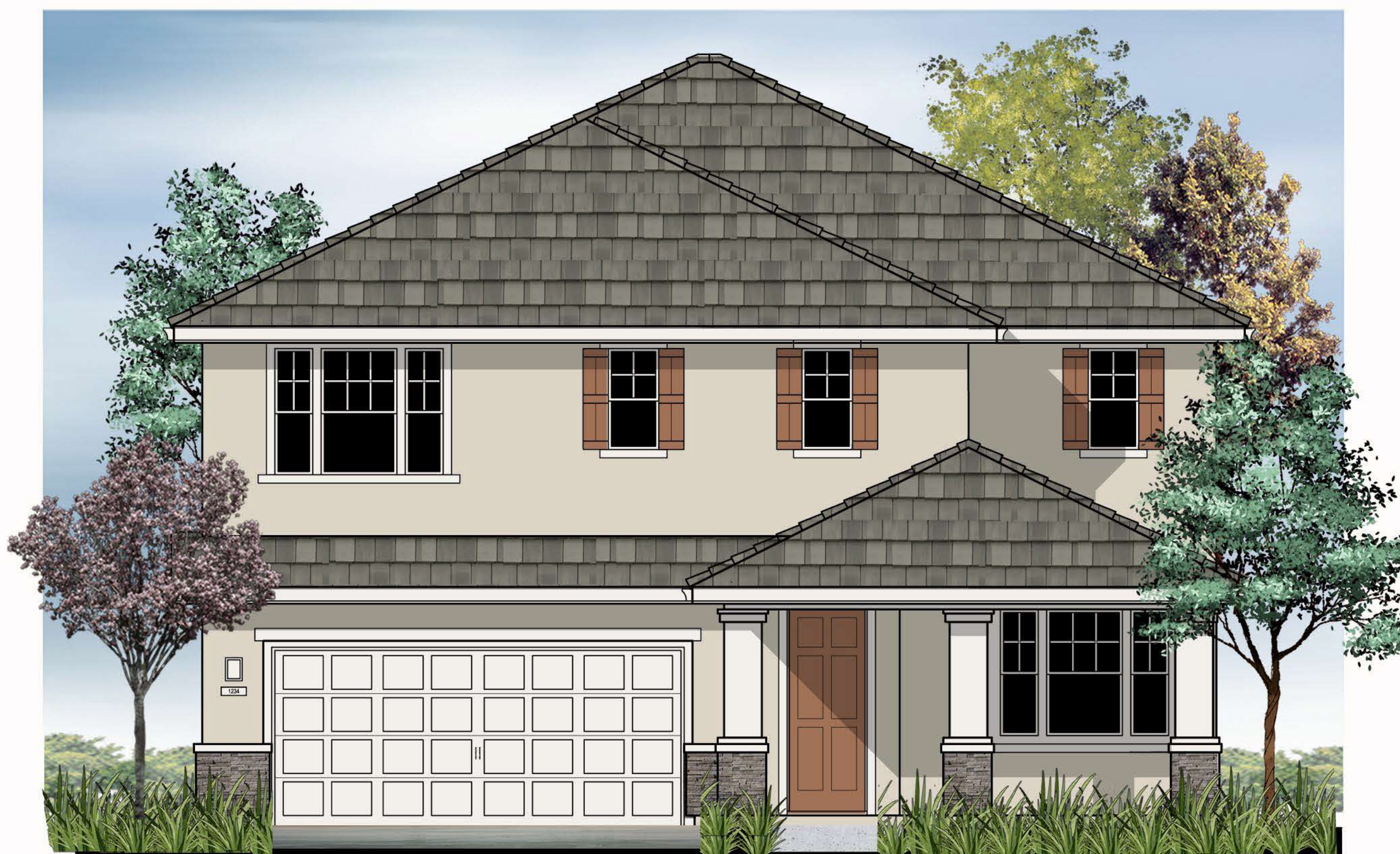
REAR ELEVATION

Scale: 1/8" = 1'-0"



LEFT ELEVATION

Scale: 1/8" = 1'-0"



Front Elevation 2A



Front Elevation 2B

Flat Concrete
Tile Roofing

Decorative
Shutters

Stucco Finish

Stone Veneer

2A

Material Legend:

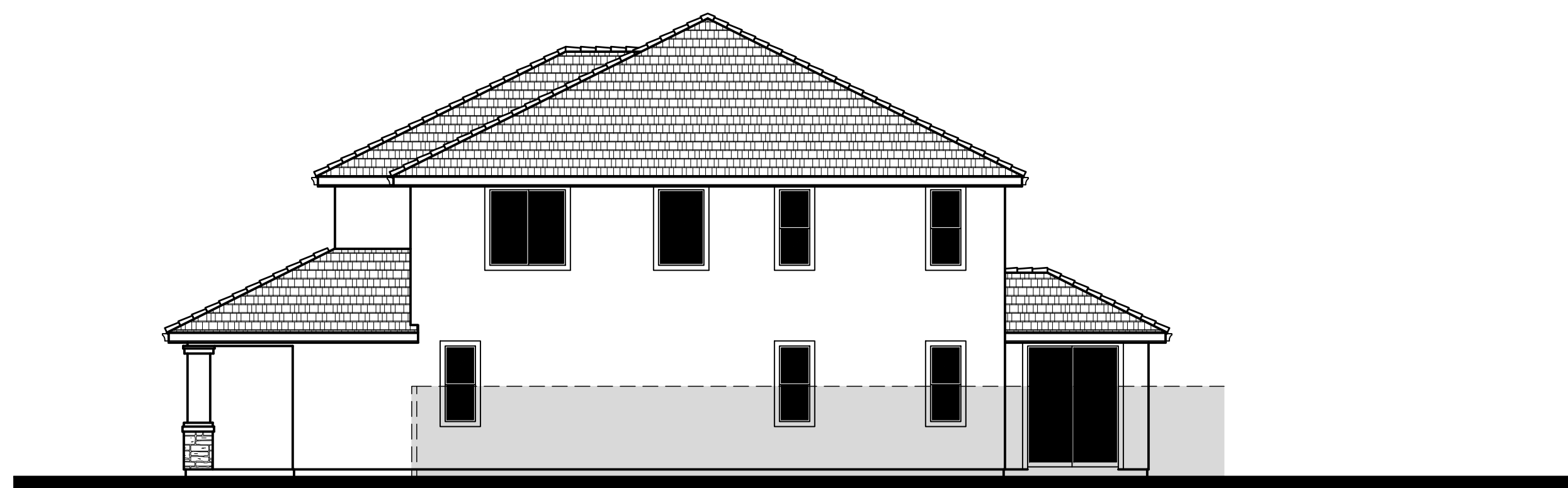
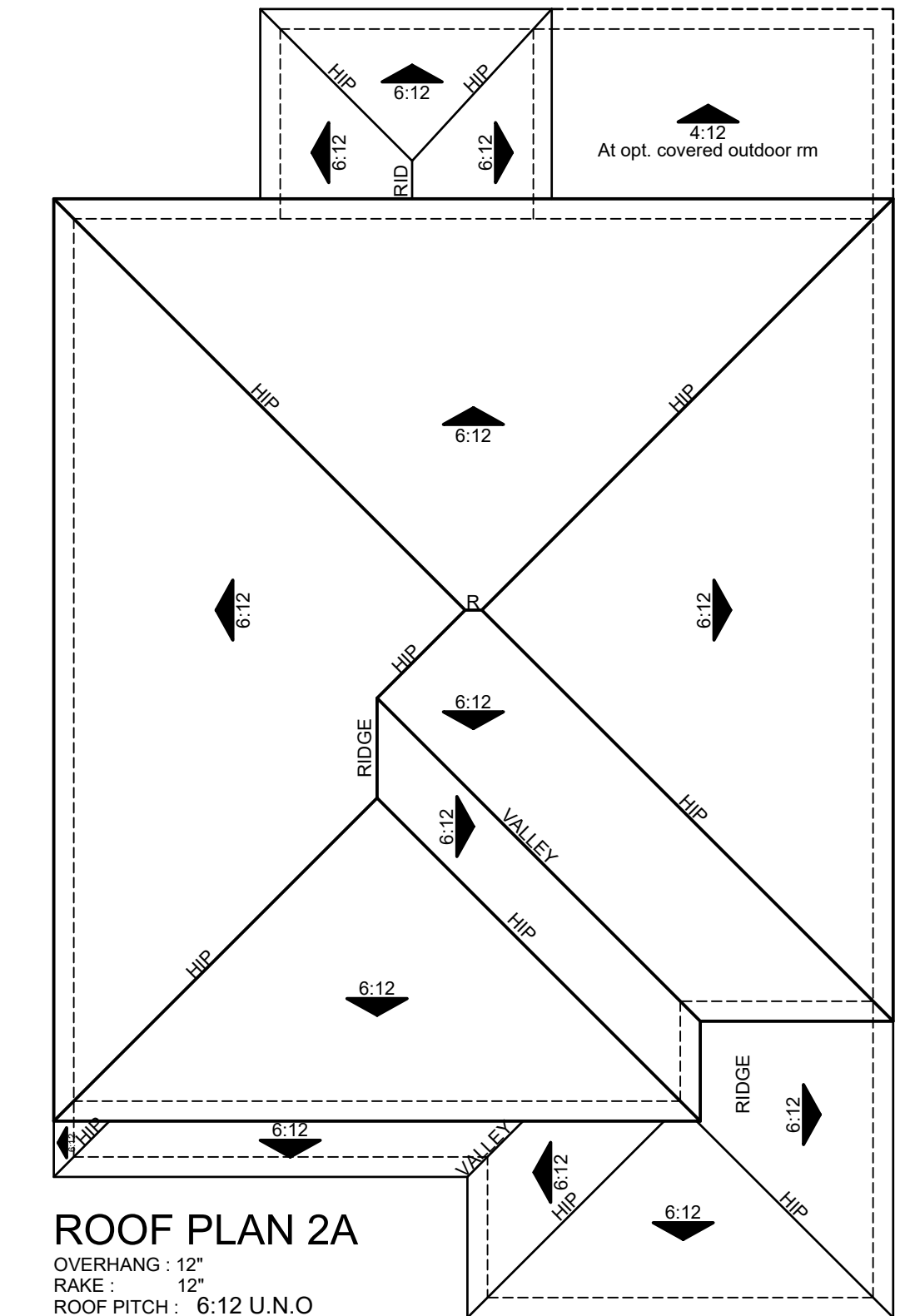
Flat concrete Tile Roofing

Stucco Finish

Decorative Shutters

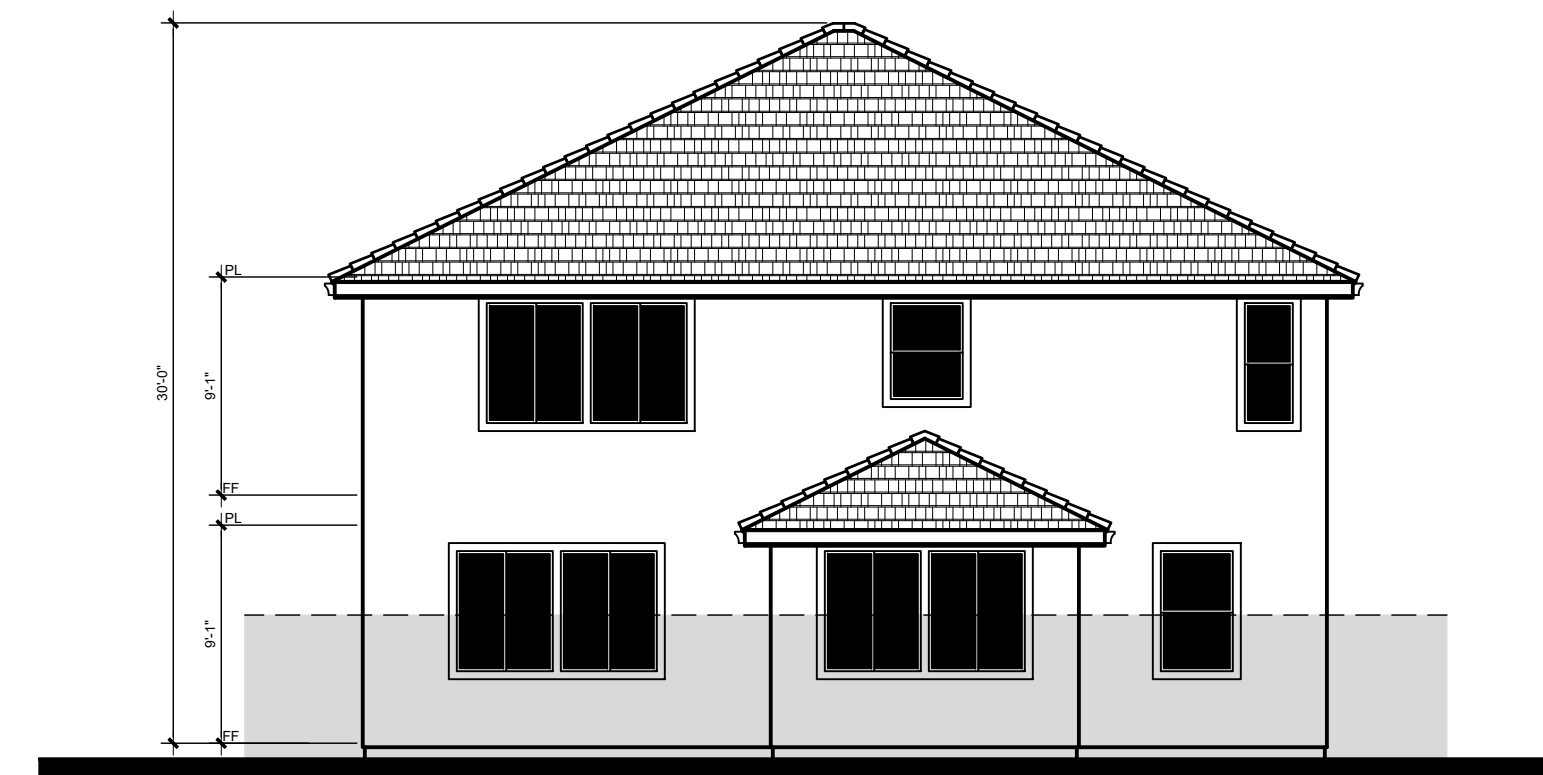


FRONT ELEVATION - 2A



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



ATLAS
LAB



COLLEGE PARK
ROCKLIN, CA # 2018-0329

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03-14-2019

Scale: 1/4" = 1'-0"
0 2 4 8

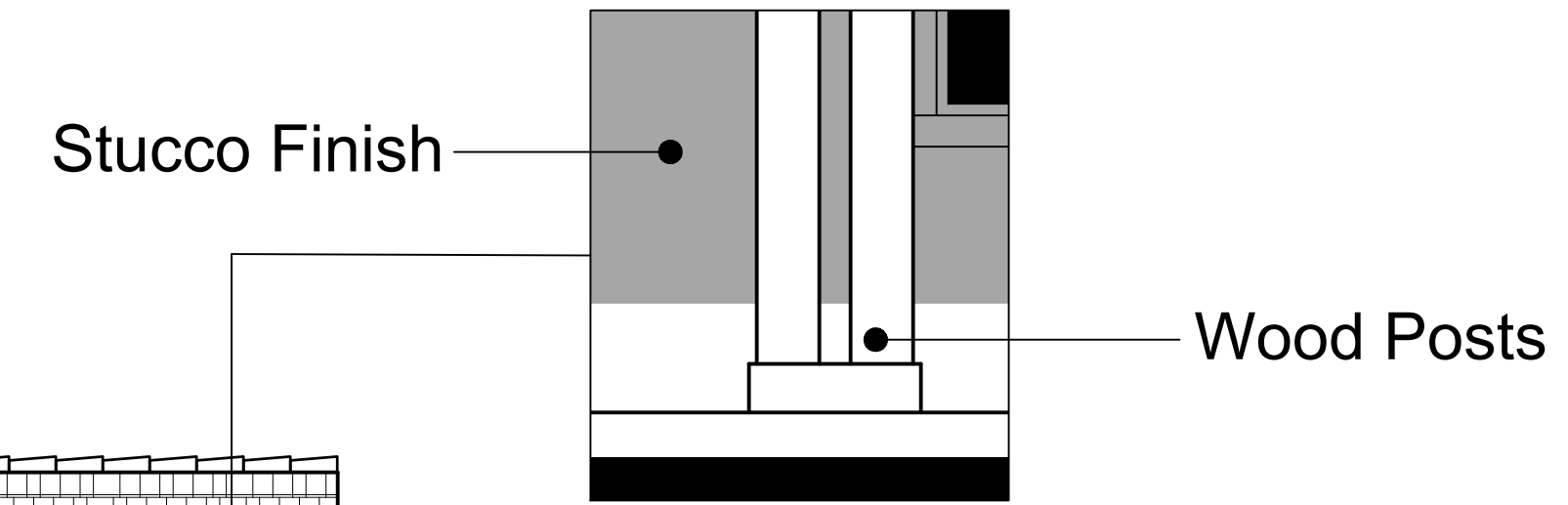
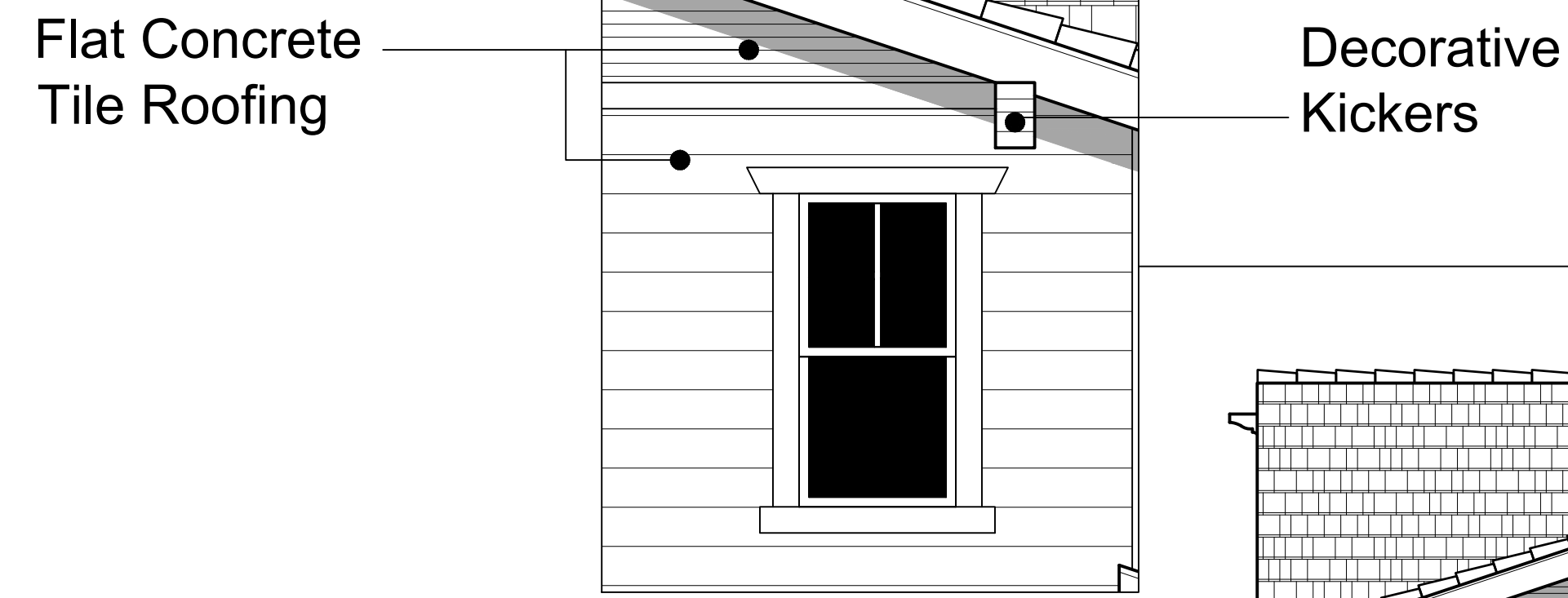
EXTERIOR ELEVATIONS - SFD - 50X100
PLAN 2 - STYLE A

A2.0.4

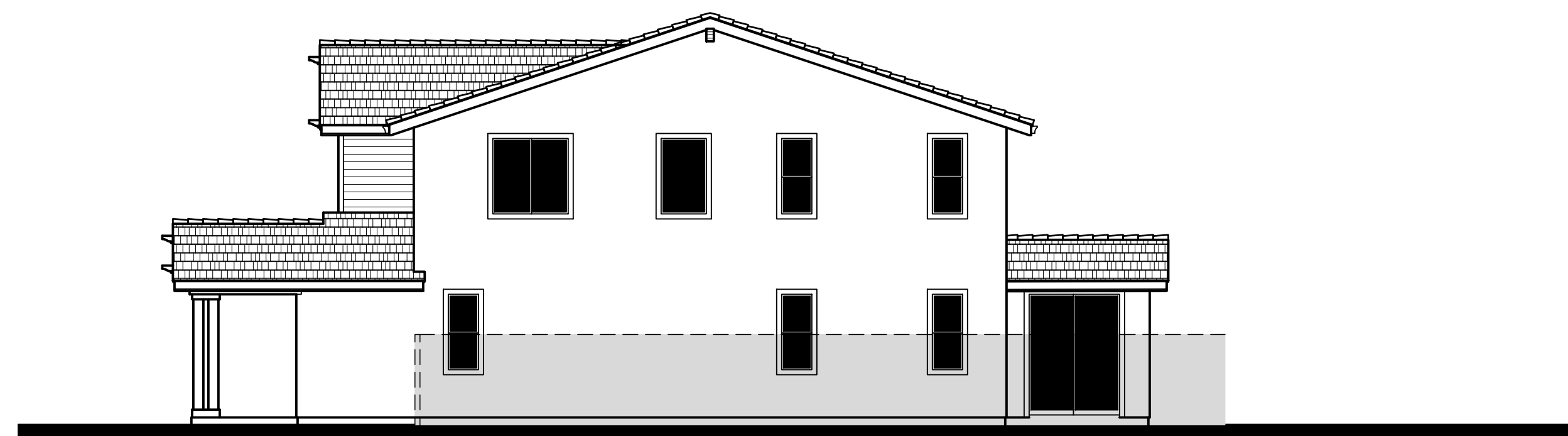
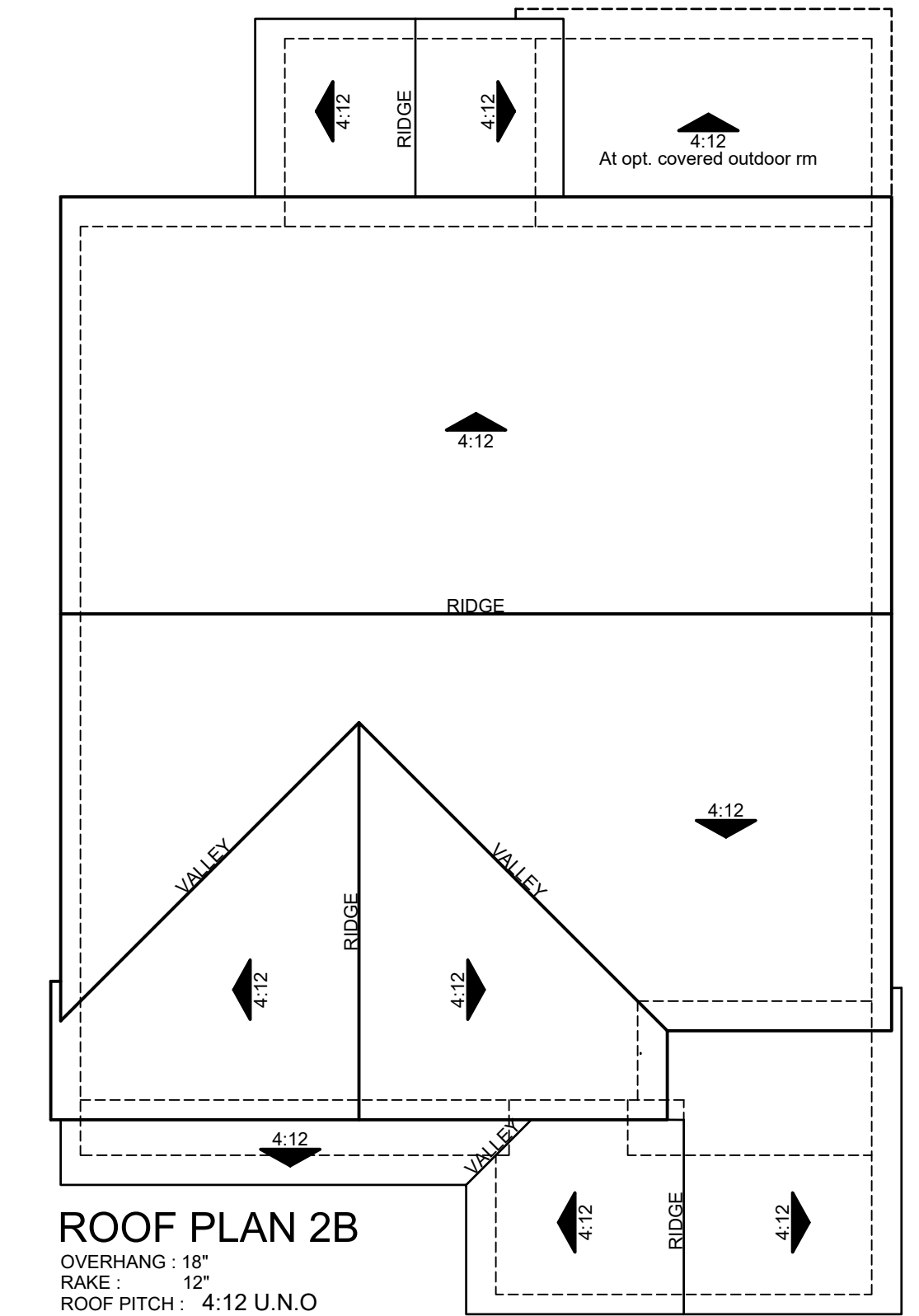
2B

Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Lap Siding - Engineered wood alt. Cementitious
- Decorative Wood Posts
- Stone Veneer
- Decorative Kickers



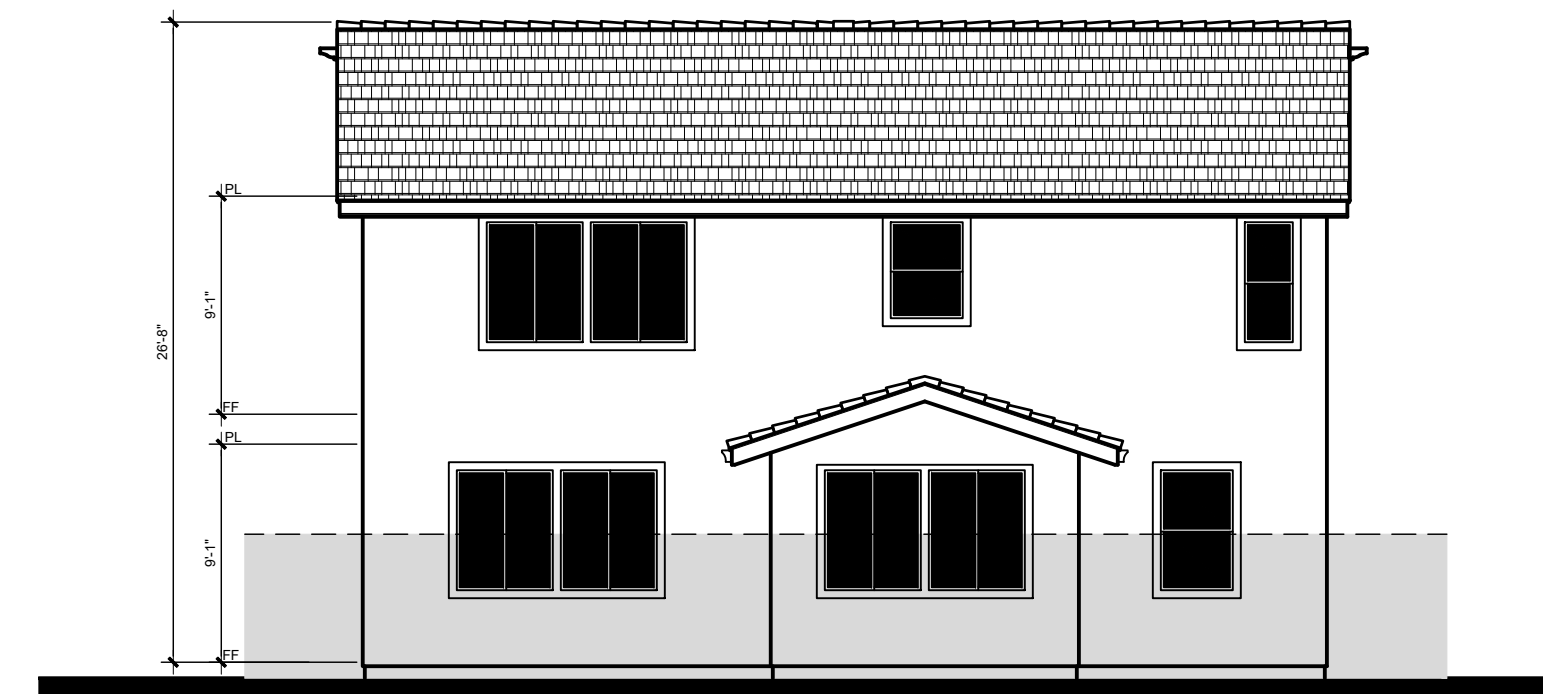
FRONT ELEVATION - 2B



RIGHT ELEVATION

Scale: 1/8" = 1'-0"

0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"

0 4 8 16



LEFT ELEVATION

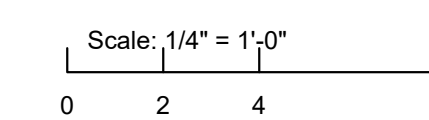
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PRELIMINARY DESIGN REVIEW

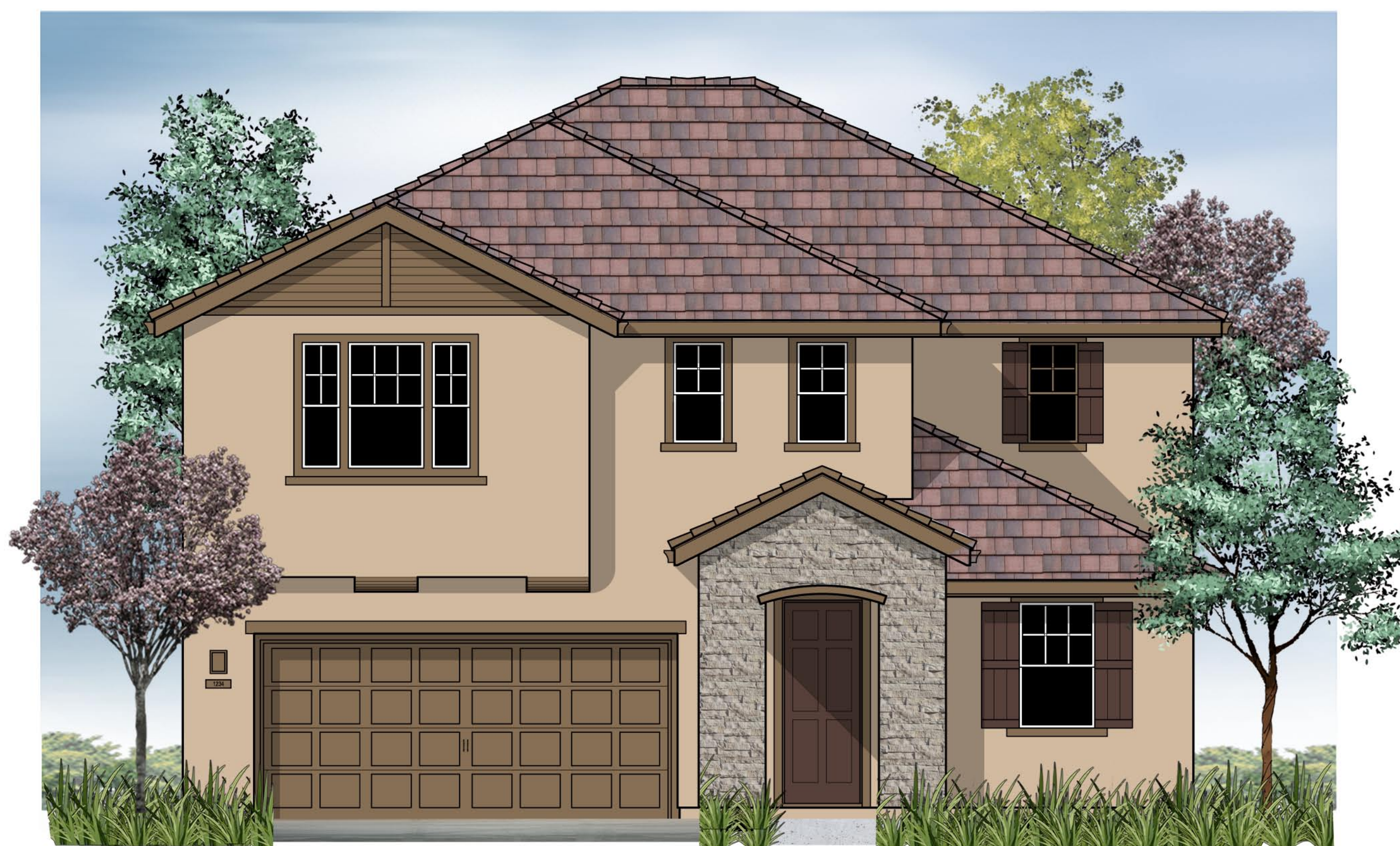
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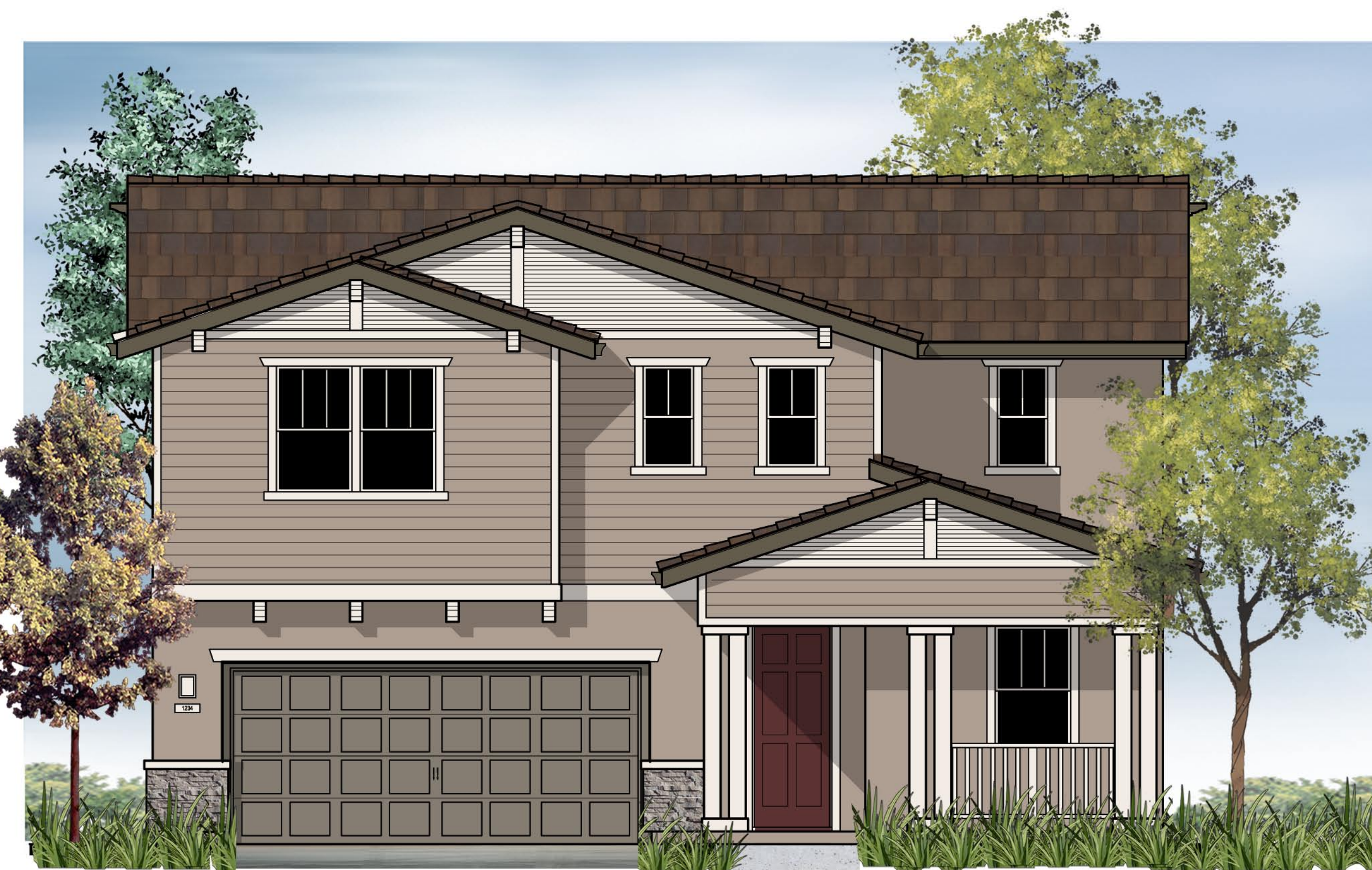
EXTERIOR ELEVATIONS - SFD - 50X100

PLAN 2 - STYLE B

A2.0.5



Front Elevation 3A



Front Elevation 3B

Flat Concrete
Tile Roofing

Cementitious
Siding

Stucco Finish

3A

Material Legend:

Flat concrete Tile Roofing

Stucco Finish

Lap Siding Engineered Wood alt. Cementitious

Decorative Shutters

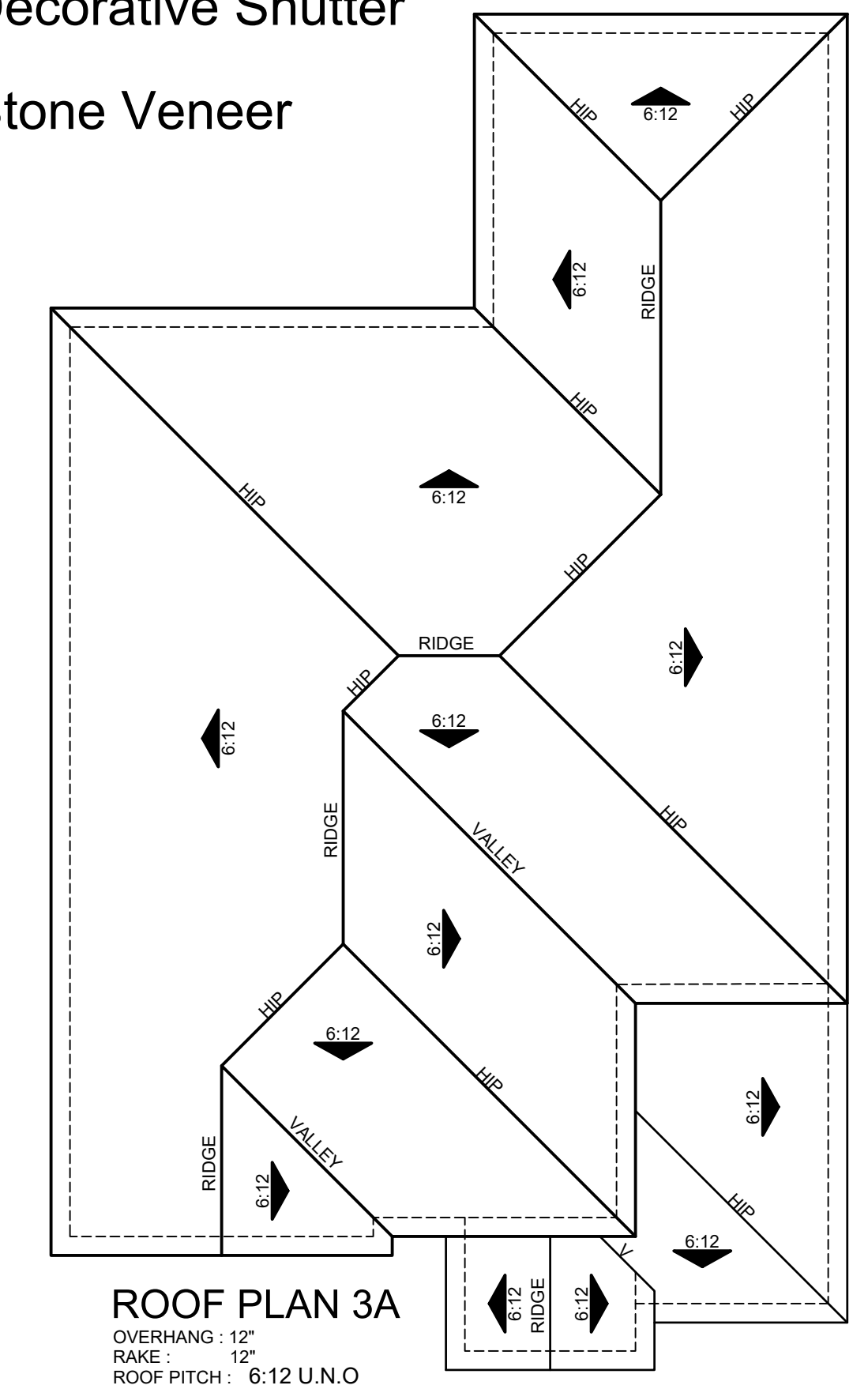
Stone Veneer



FRONT ELEVATION - 3A

Decorative Shutter

Stone Veneer

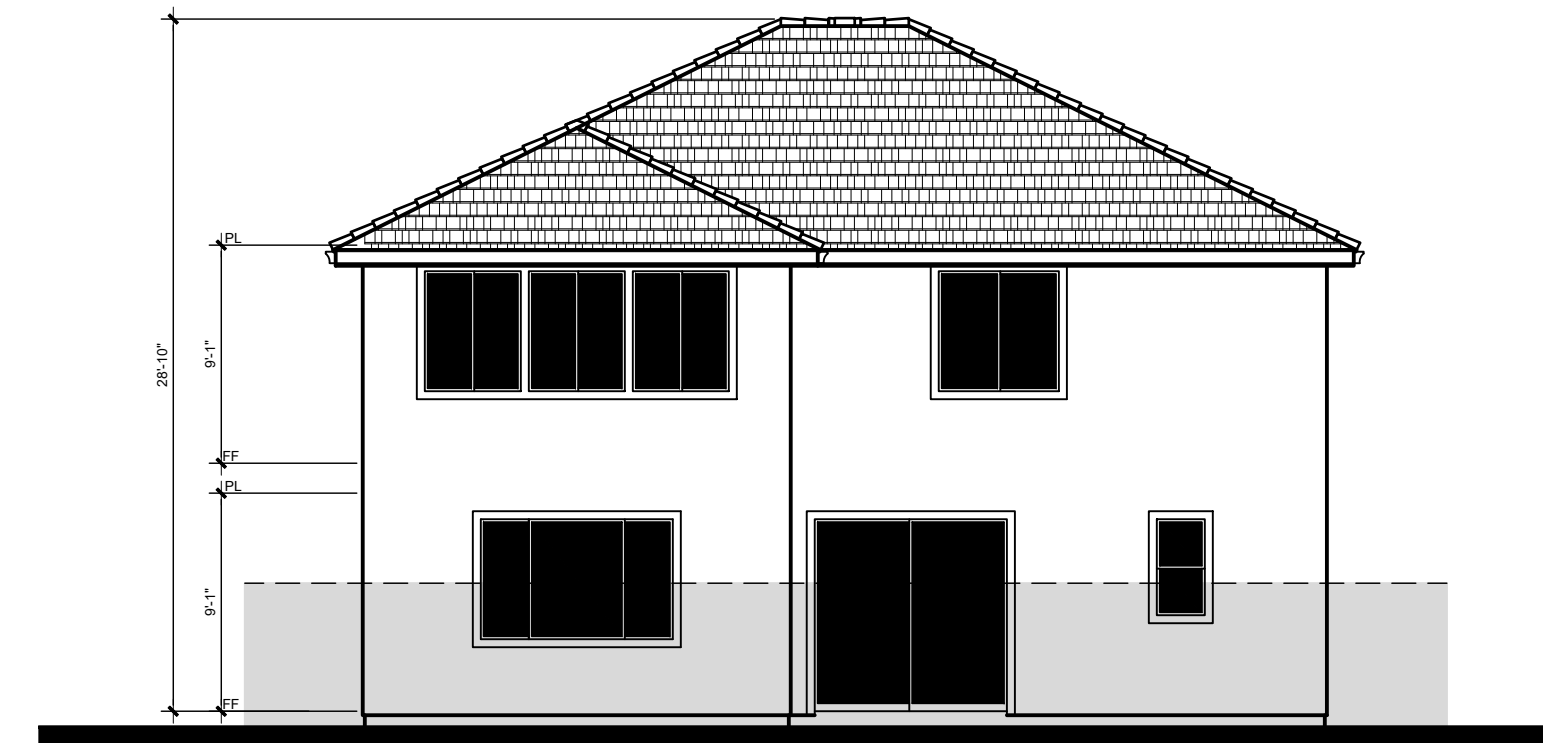


ROOF PLAN 3A
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 6:12 U.N.O.



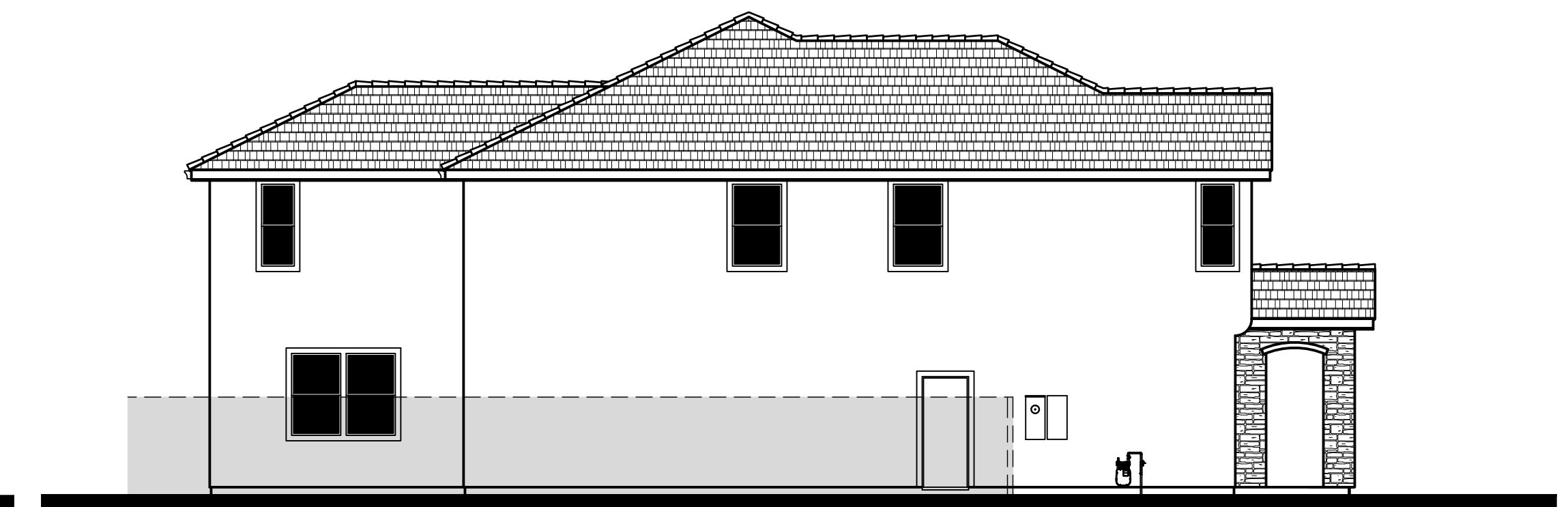
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



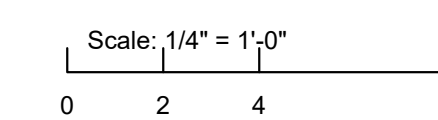
REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

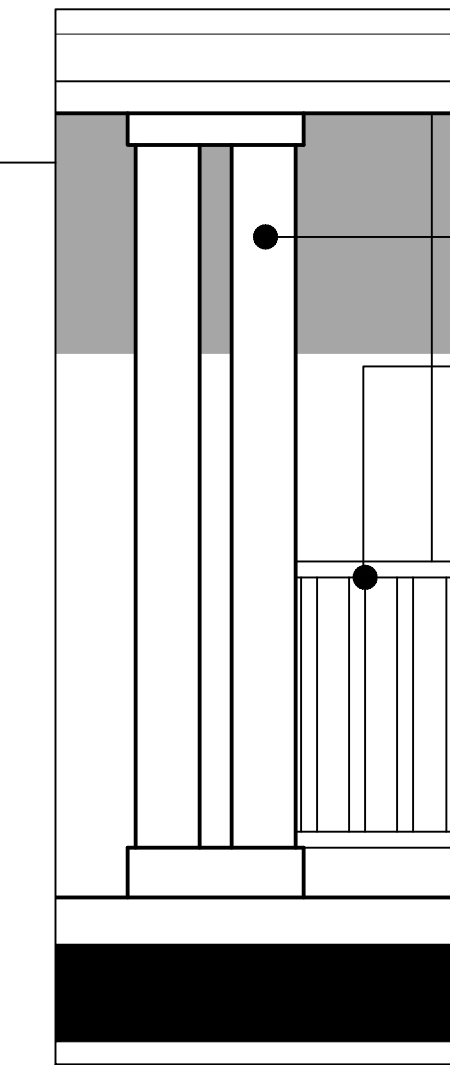
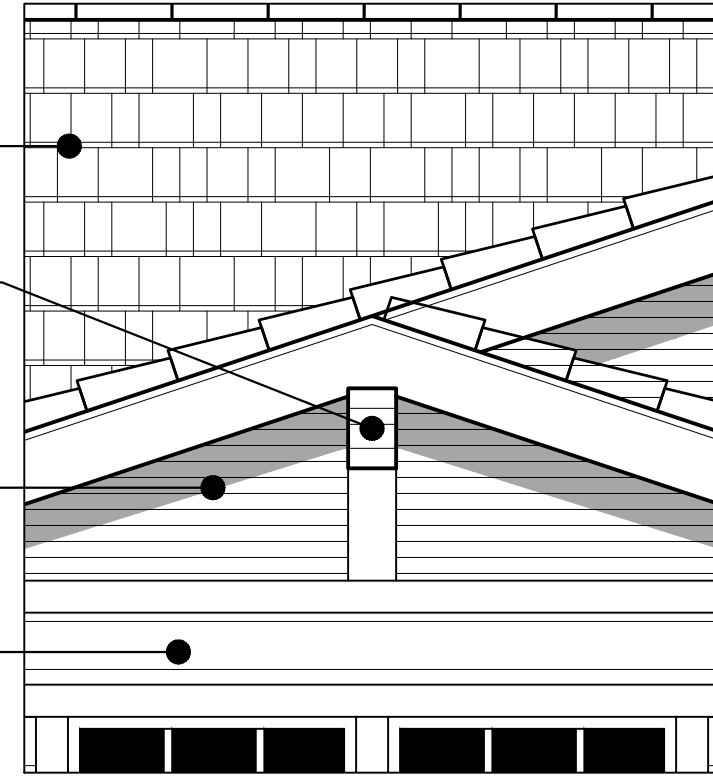


3B

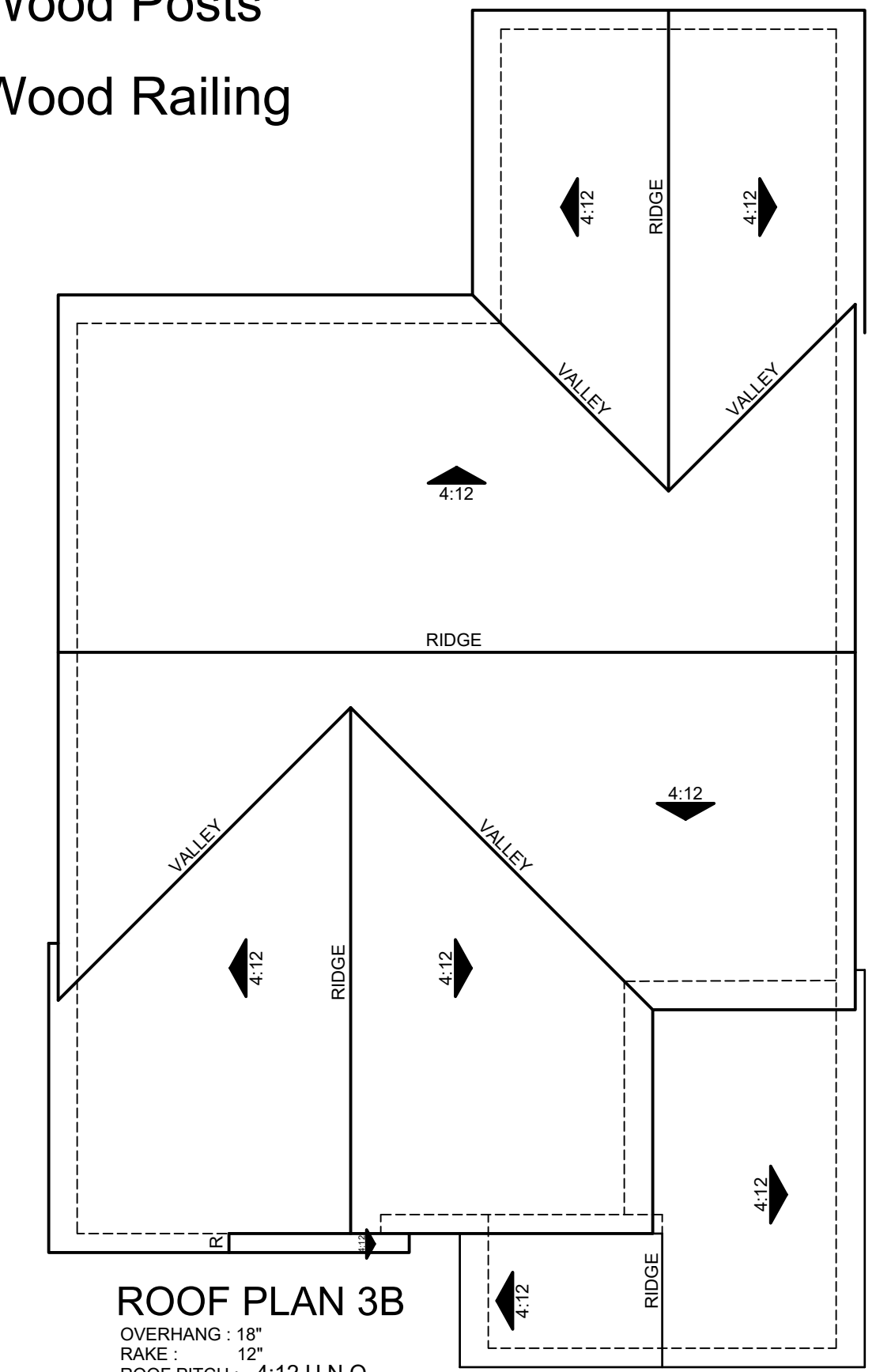
Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Lap Siding - Engineered wood alt. Cementitious
- Decorative Wood Posts and Railing
- Stone Veneer
- Decorative Kickers
- Decorative Corbels

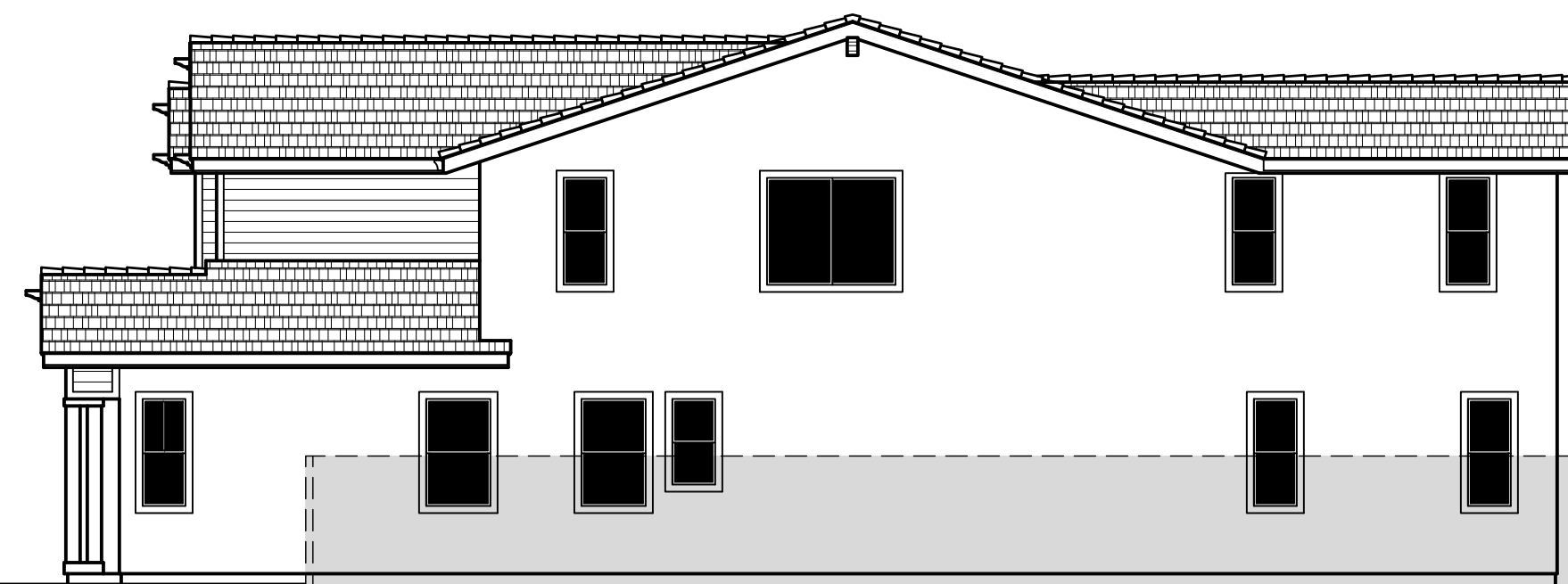
Flat Concrete
Tile Roofing
Decorative Kickers
Cementitious
Siding



Wood Posts
Wood Railing



FRONT ELEVATION - 3B



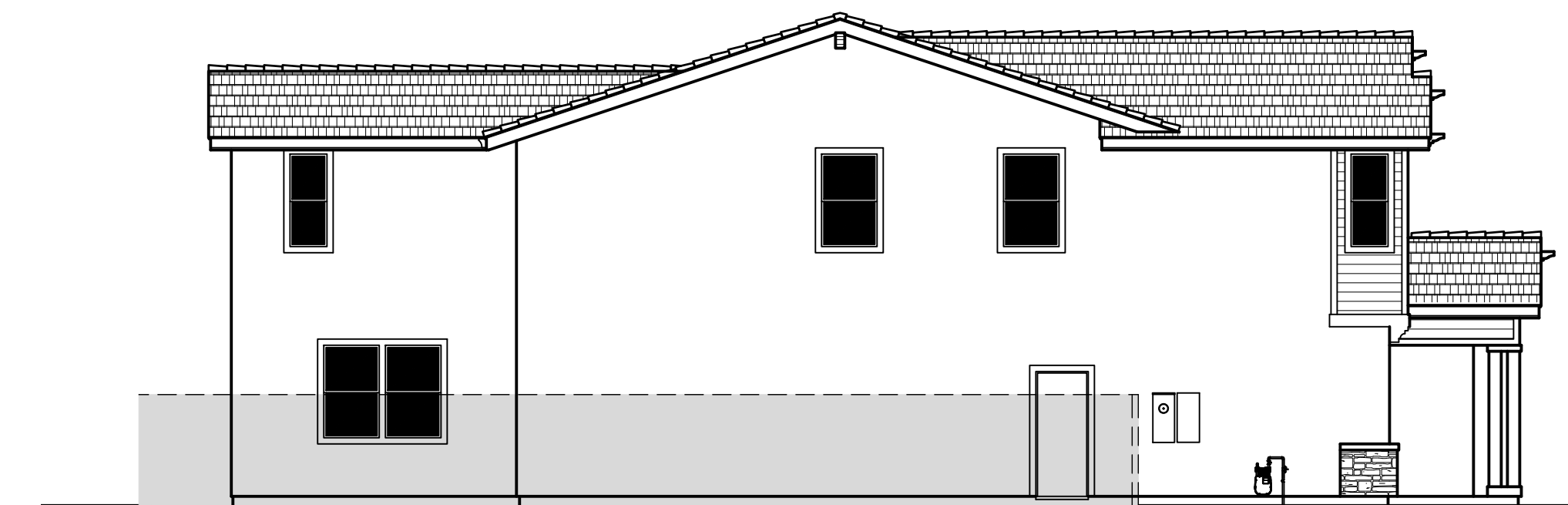
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

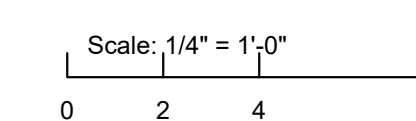


LEFT ELEVATION

Scale: 1/8" = 1'-0"
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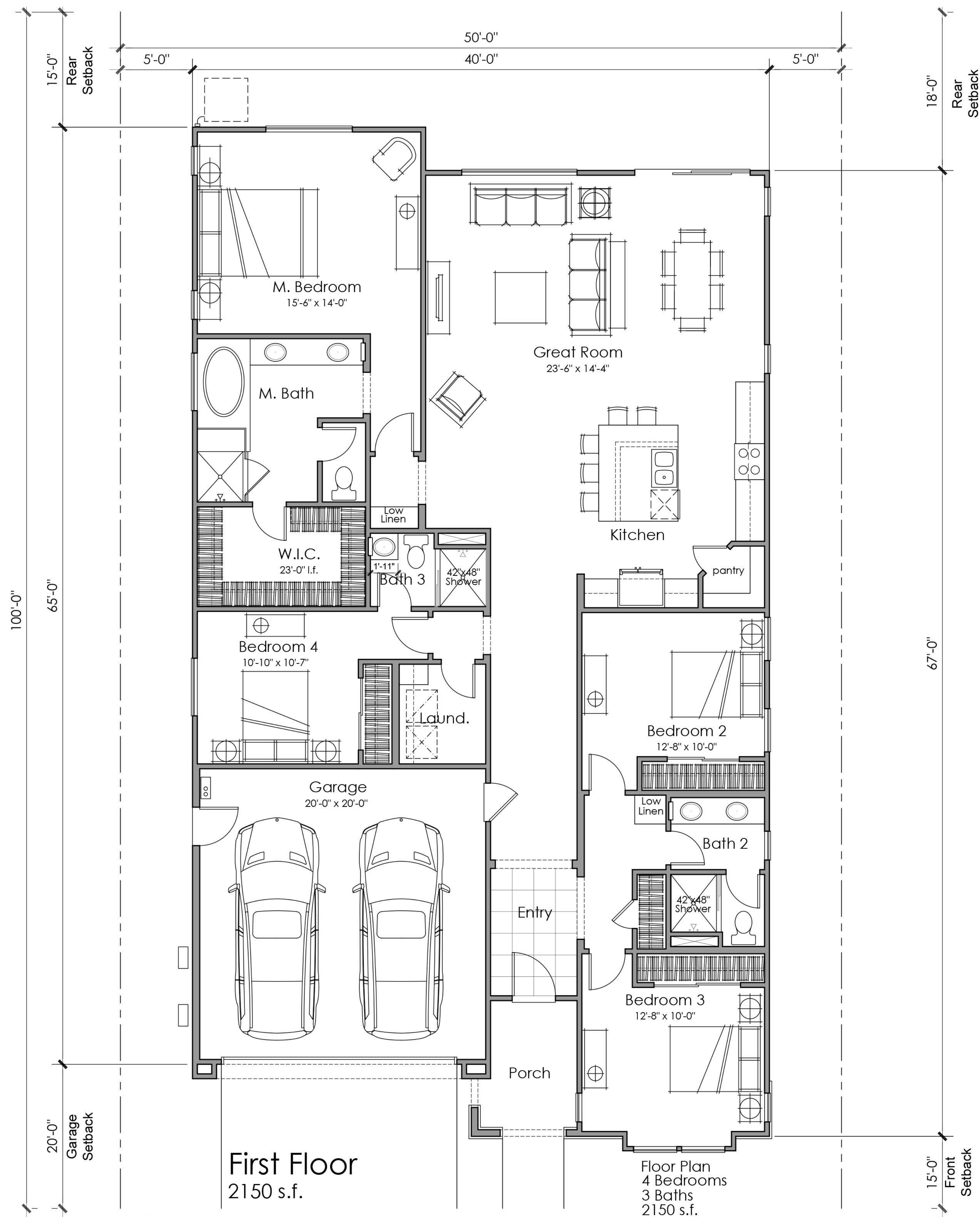


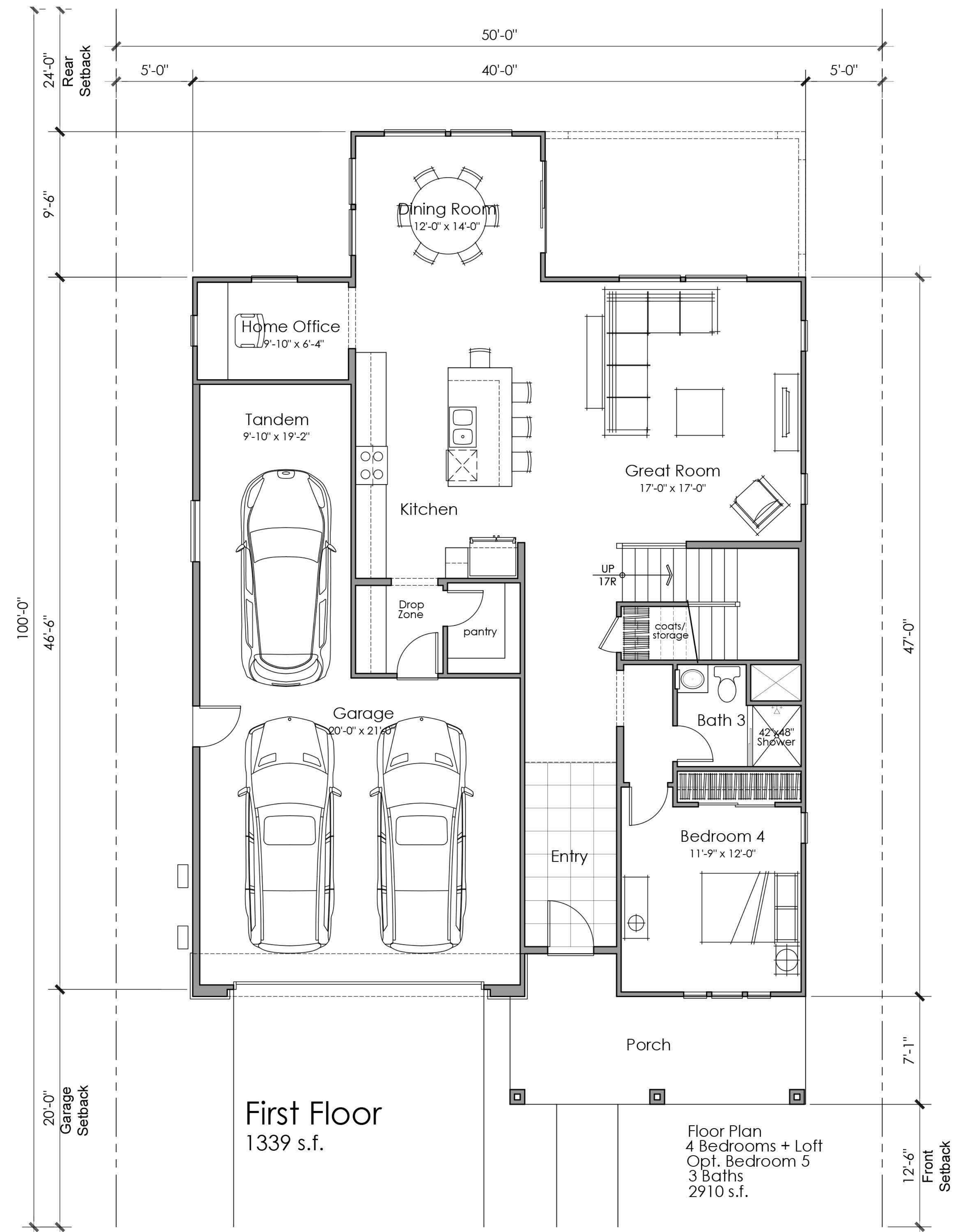
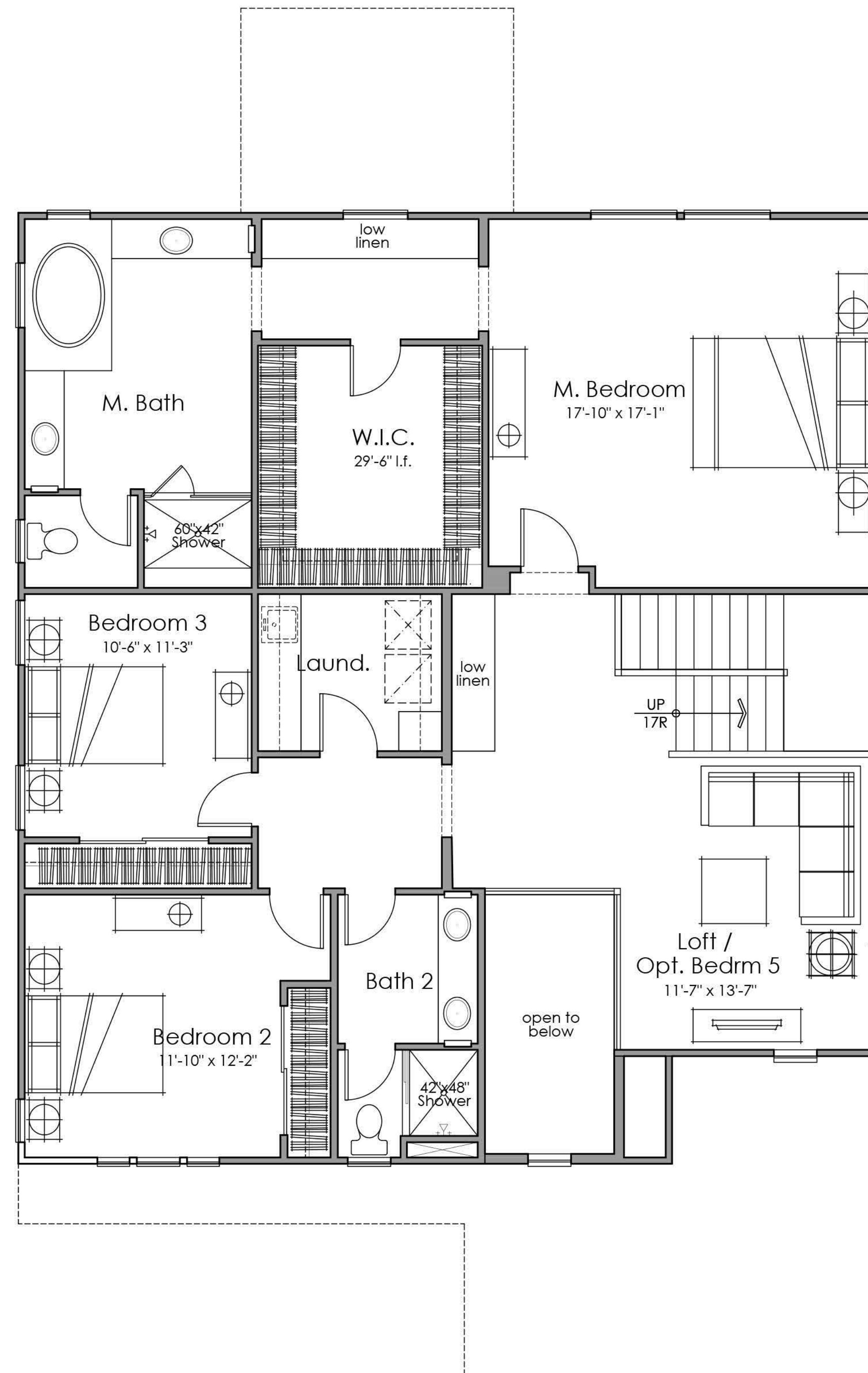
PRELIMINARY DESIGN REVIEW
03-14-2019

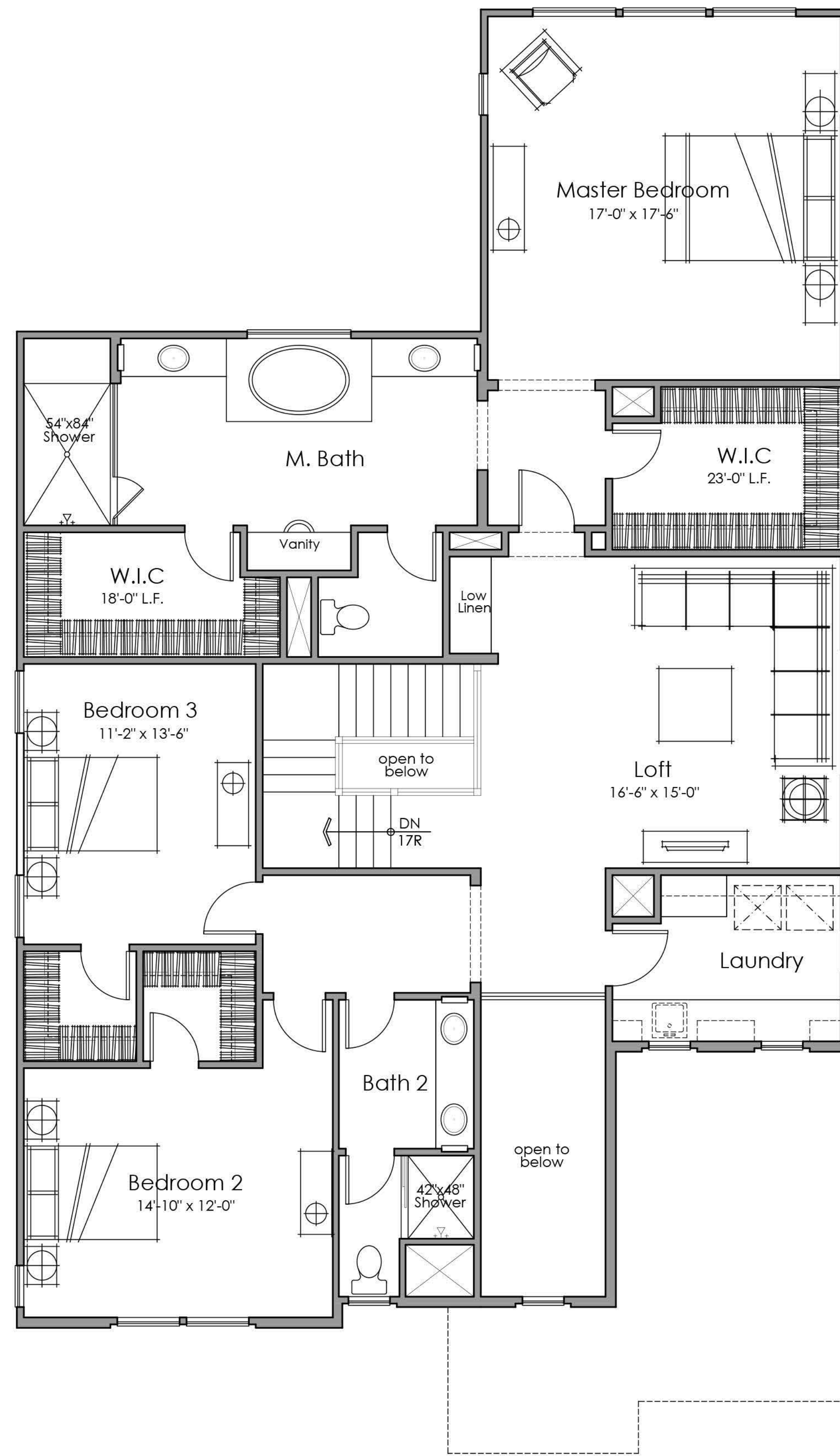


EXTERIOR ELEVATIONS - SFD - 50X100
PLAN 3 - STYLE B

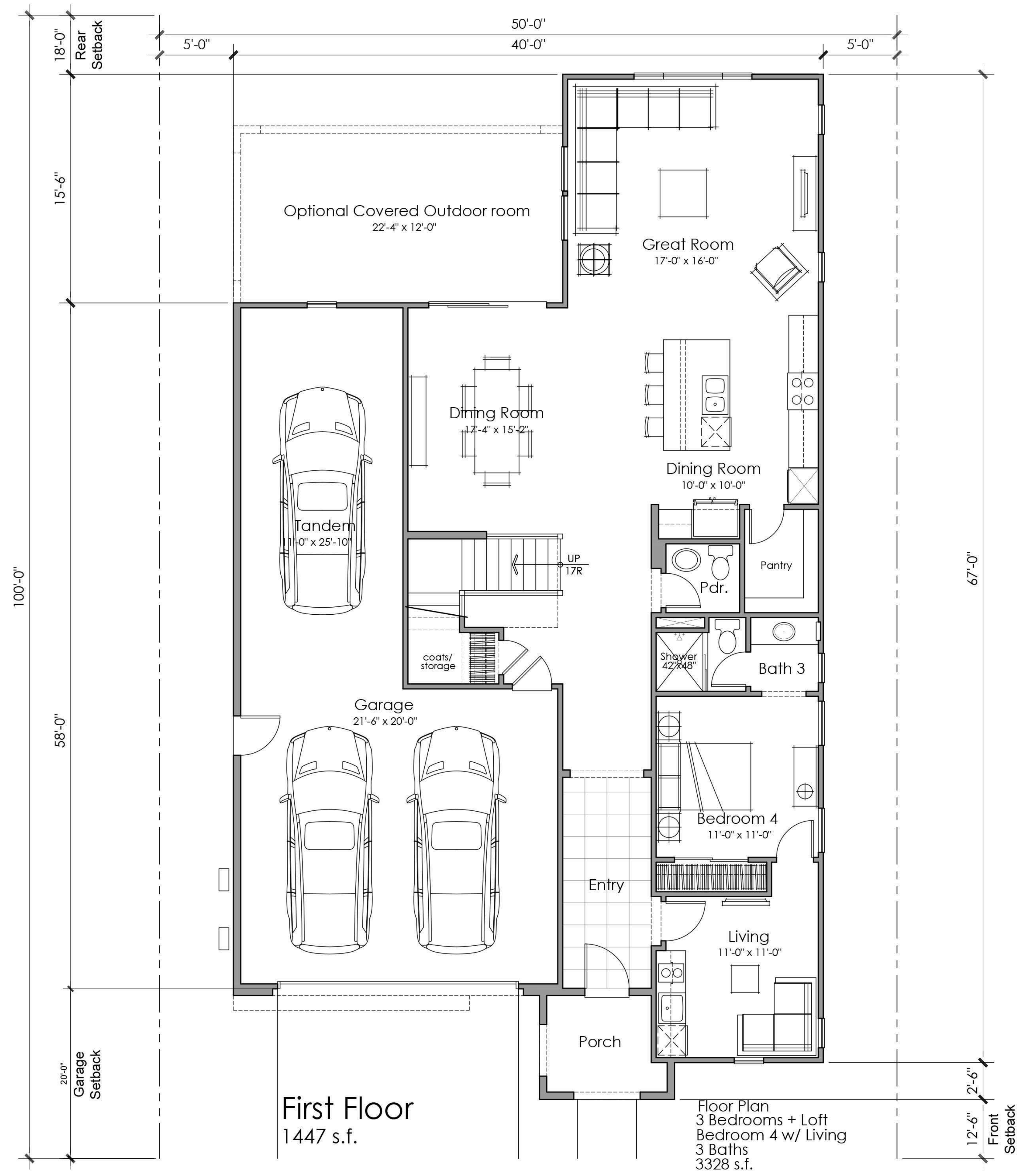
A2.0.8







Second Floor
1881 s.f.

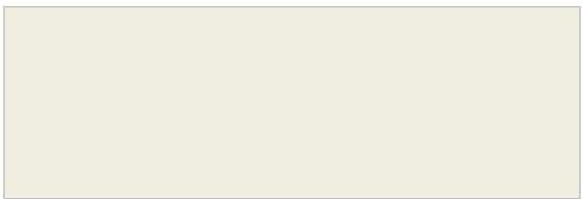
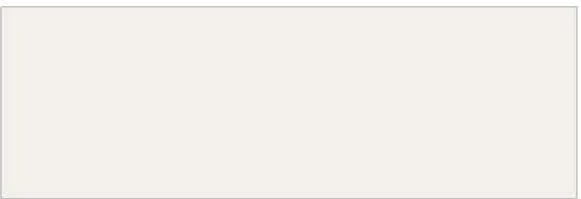
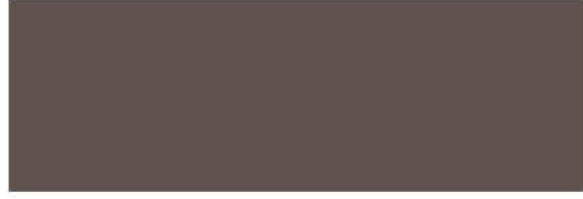
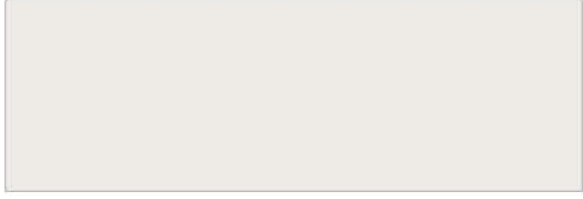
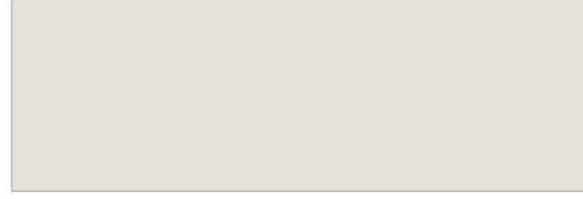
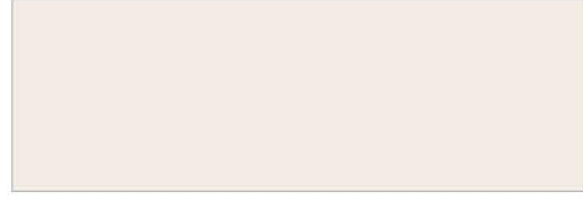


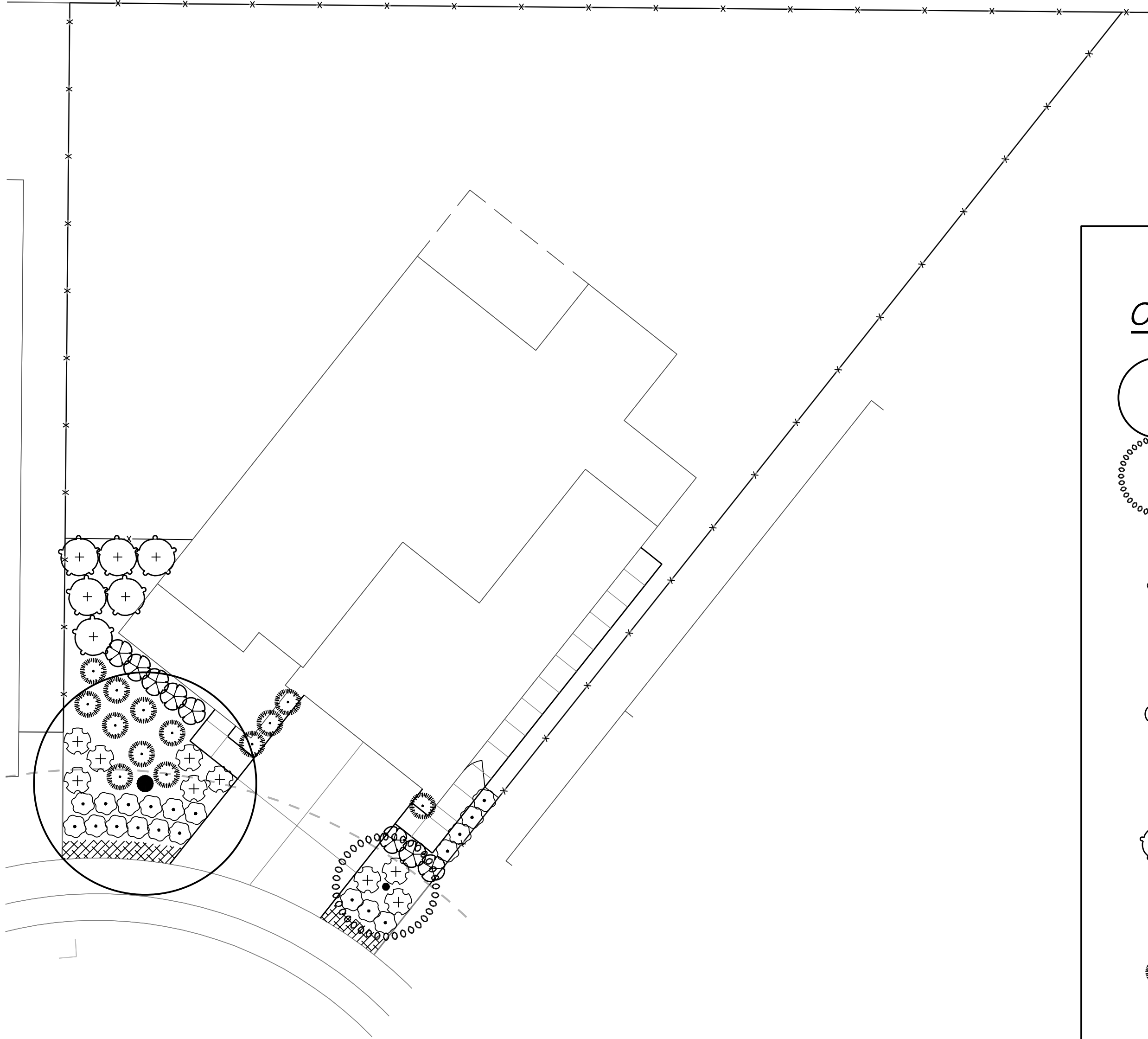
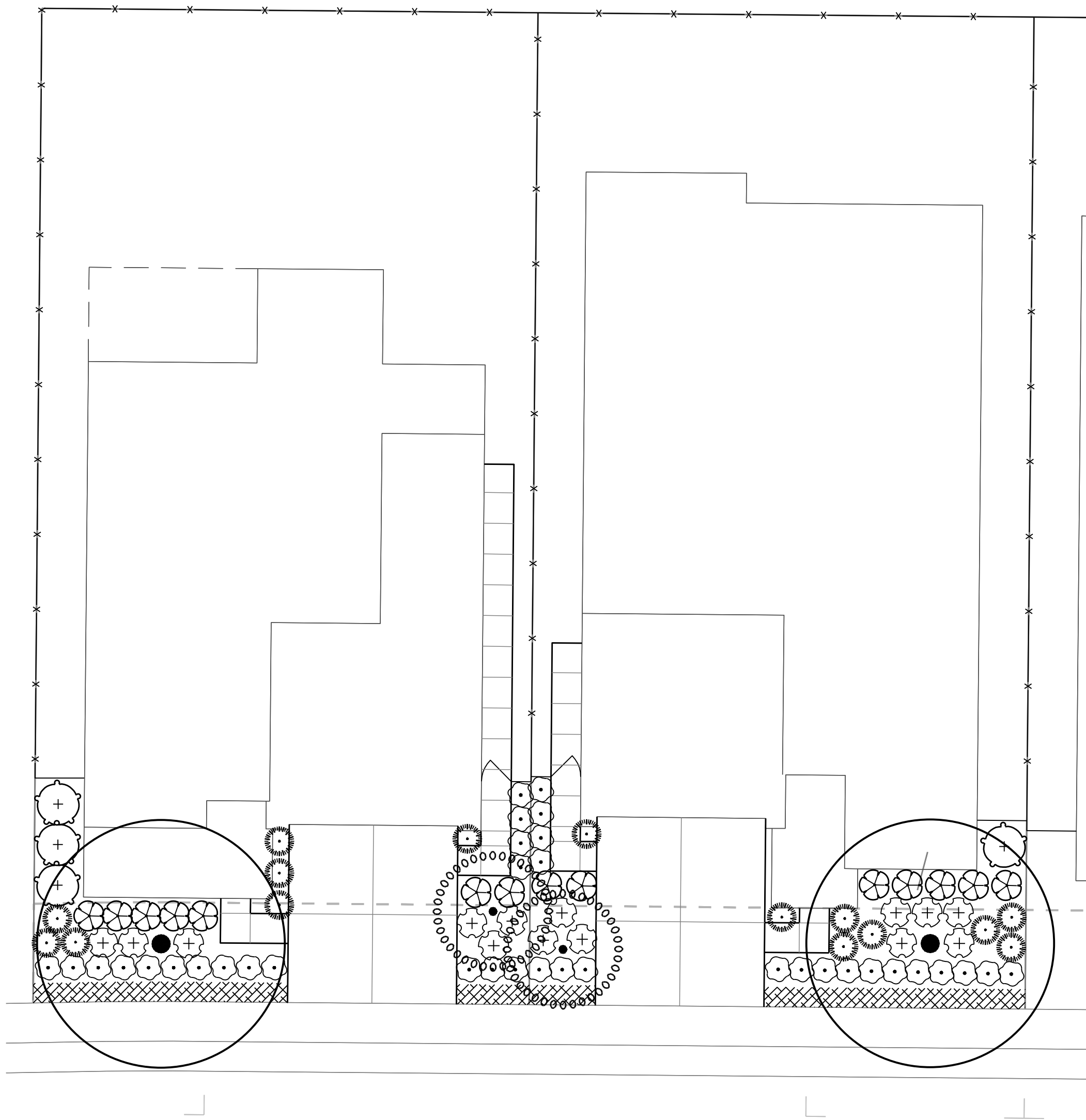
First Floor
1447 s.f.

Floor Plan
3 Bedrooms + Loft
Bedroom 4 w/ Living
3 Baths
3328 s.f.

COLOR SCHEMES 1- 4 - ELEVATIONS 1A, 2A, 3A

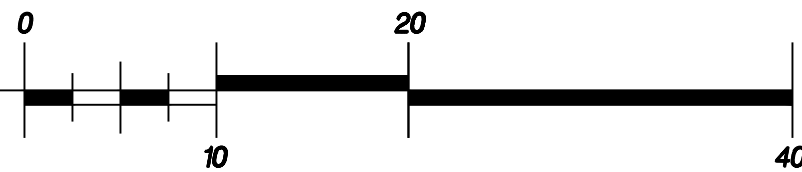
COLOR SCHEMES 5- 8 - ELEVATIONS 1B, 2B, 3B

	SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04		SCHEME 05	SCHEME 06	SCHEME 07	SCHEME 08
STUCCO BODY	 SW6143 BASKET BEIGE	 SW7567 NATURAL TAN	 SW7689 ROW HOUSE TAN	 SW 2029 AGREEABLE GREY	STUCCO BODY	 SW 6197 ALOOF GRAY	 SW 1015 SKYLINE STEEL	 SW 7633 TAUPE TONE	 SW 7065 ARGOS
FASCIA / EAVE / GARAGE DOORS / GABLE SIDING / SIDING TRIM / BOARDS / ALL TRIMS	 SW 6385 DOVER WHITE	 SW 7551 GREEK VILLA	 SW 6103 TEA CHEST	 SW 7504 KEYSTONE GREY	FASCIA / EAVES	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7054 SUITABLE BROWN	 SW 7068 GRIZZLE GRAY
ENTRY DOORS / SHUTTERS	 SW 6221 MOODY BLUE	 SW 7705 WHEAT PENNY	 SW 2856 FAIRFAX BROWN	 SW 7510 CHATEAU BROWN	TRIM	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7000 IBIS WHITE	 SW 6154 NACRE
BRICK VENEER	 BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE	 PHEASANT PRO-FIT ALPINE LEDGESTONE	 LEDGECUT 33 BIRCH	 BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE	GARAGE DOOR	 SW 6164 SVELTE SAGE	 SW 9168 ELEPHANT EAR	 SW 7053 ADAPTIVE SHADE	 SW 7068 GRIZZLE GRAY
ROOF MATERIAL - FLAT SLATE PROFILE	 5699 CHARCOAL RANGE	 297 SLATE RANGE	 206 BL VALLEJO RANGE	 SCP 8802 NANTUCKET BLEND	ENTRY DOORS SHUTTERS	 SW 6116 TATAMI TAN	 SW 7615 SEA SERPENT	 SW 6034 ARRESTING AUBURN	 SW 7697 SAFARI
					STONE VENEER TIGHTFIT DRY	 CUT COARSE MADRONA	 LEDGECUT 33 SAGE	 LEDGECUT 33 BIRCH	 LEDGECUT 33 SEASHELL
					ROOF MATERI/ FLAT SLATE PF	 1FACS 1130 CHARCOAL	 1FACS 0024 DESERT SAGE	 1FACS 1132 CHARCOAL BROWN BLEND	 1FACS 1430 CHARCOAL BLEND



CONCEPT PLANT SCHEDULE

- 'ST' / STREET TREE**
(REFER TO STREET TREE MASTER PLAN)
- 'AT' / ACCENT TREE**
(ALTERNATE SPECIES PER LOT)
ARBUTUS UNEDO / STRAWBERRY TREE SHRUB
GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE
LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE MULTI-TRUNK
LAURUS NOBILIS / SWEET BAY
- 'A' / SMALL FOUNDATION SHRUB**
(ALTERNATE SPECIES PER LOT)
ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW
DIETES VEGETA / AFRICAN IRIS
FESTUCA MAIREI / ATLAS FESCUE
RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORNE
- 'B' / MEDIUM FOUNDATION SHRUB**
(ALTERNATE SPECIES PER LOT)
ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH
GREVILLEA X 'NOELLII' / GREVILLEA
RHAPHIOLEPIS INDICA 'SPRINGTIME' TM / SPRINGTIME INDIAN HAWTHORNE
- 'C' / LARGE FOUNDATION SHRUB**
(ALTERNATE SPECIES PER LOT)
FEUOA SELLOWIANA / PINEAPPLE GUAVA
LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY
PRUNUS CAROLINIANA 'BRIGHT N TIGHT' TM / BRIGHT N TIGHT CAROLINA LAUREL
RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN
- 'D' / FOLIAGE ACCENT SHRUB**
(ALTERNATE SPECIES PER LOT)
ACANTHUS MOLLIS / BEAR'S BREECH (SHADE ONLY)
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA
- 'E' / FLOWERING ACCENT SHRUB**
(ALTERNATE SPECIES PER LOT)
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA
HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
LANTANA CAMARA 'MONIKE' / TEENIE GENIE COMPACT LANTANA
ROSA X 'FLOWER CARPET RED' / ROSE
- 'GC' / GROUND COVER**
(ALTERNATE SPECIES PER LOT)
ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINNIKINNICK
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY



CONCEPT PLANT SCHEDULE

TREES

- 1 ARBUTUS UNEDO / STRAWBERRY TREE SHRUB
2 GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE
3 LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE MULTI-TRUNK
4 LAURUS NOBILIS / SWEET BAY
5 OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE
6 PINUS ELДАРICA / AFGHAN PINE
7 PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE
8 QUERCUS LOBATA / VALLEY OAK
9 QUERCUS WISLIZENII / INTERIOR LIVE OAK

SMALL FOUNDATION SHRUBS

- 10 ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW
11 DIETES VEGETA / AFRICAN IRIS
12 FESTUCA MAIREI / ATLAS FESCUE
13 RHAPHIOLEPS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN

MEDIUM FOUNDATION SHRUBS

- 14 ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA
15 CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH
16 GREVILLEA X 'NOELLY' / GREVILLEA
17 RHAPHIOLEPS INDICA 'SPRINGTIME' TM / SPRINGTIME INDIAN HAWTHORNE

LARGE FOUNDATION SHRUBS

- 18 FELICIA SELLOWIANA / PINEAPPLE GUAVA
19 LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY
20 PRUNUS CAROLINIANA 'BRIGHT 'N' TIGHT' TM / BRIGHT 'N' TIGHT CAROLINA LAUREL
21 RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN

FOLIAGE ACCENT SHRUBS

- 22 ACANTHUS MOLLIS / BEAR'S BREECH (SHADE ONLY)
23 AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE
24 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
25 SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA

FLOWERING ACCENT SHRUBS

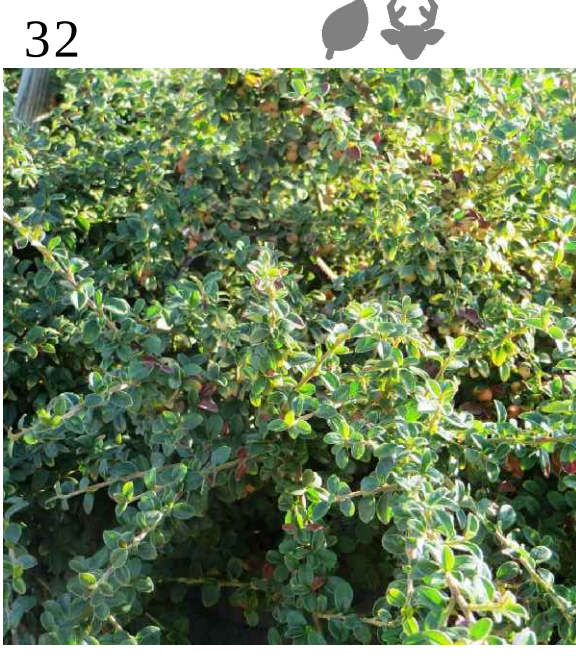
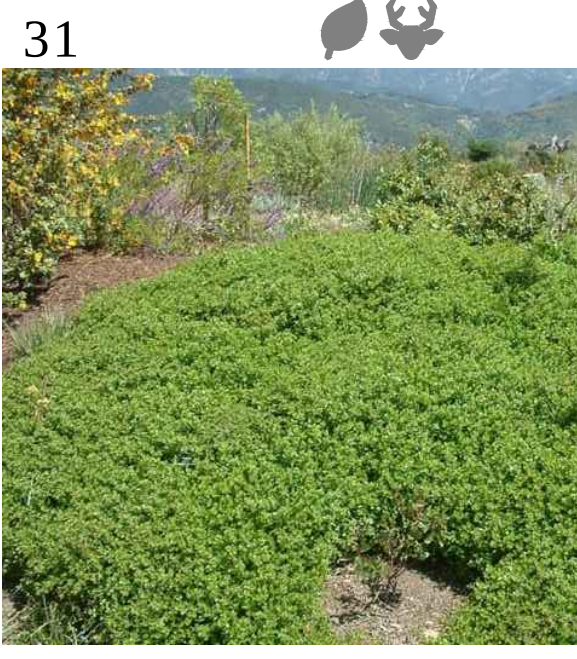
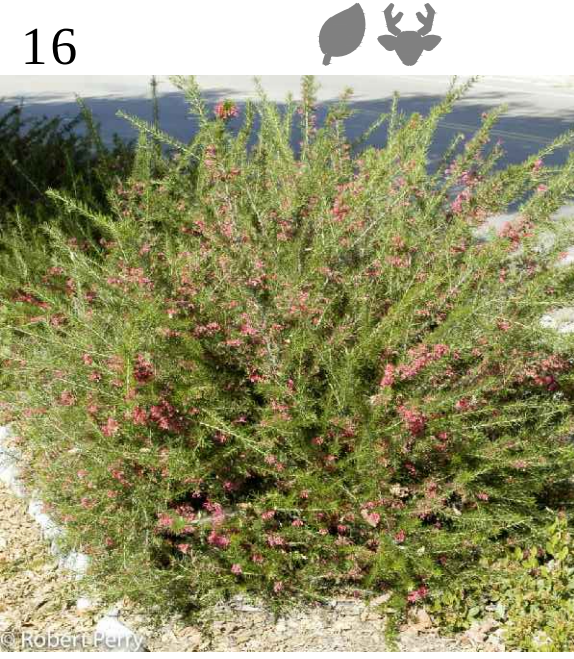
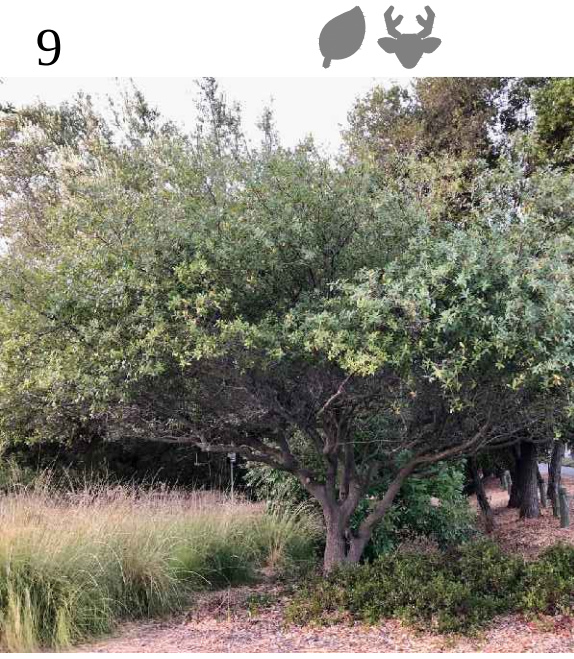
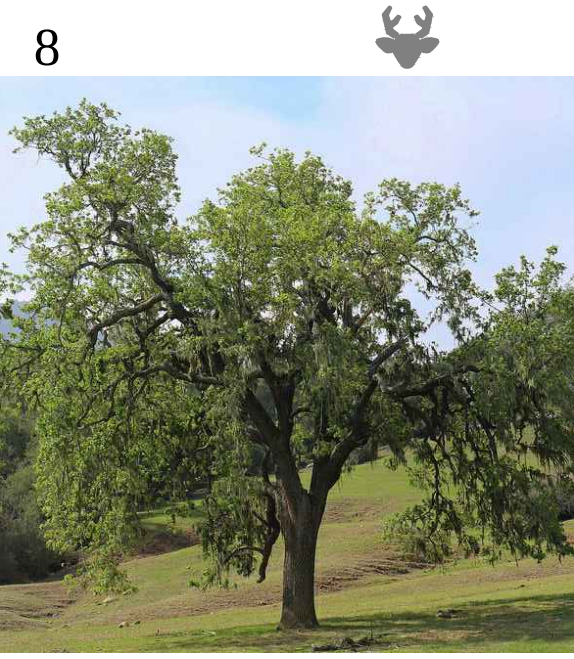
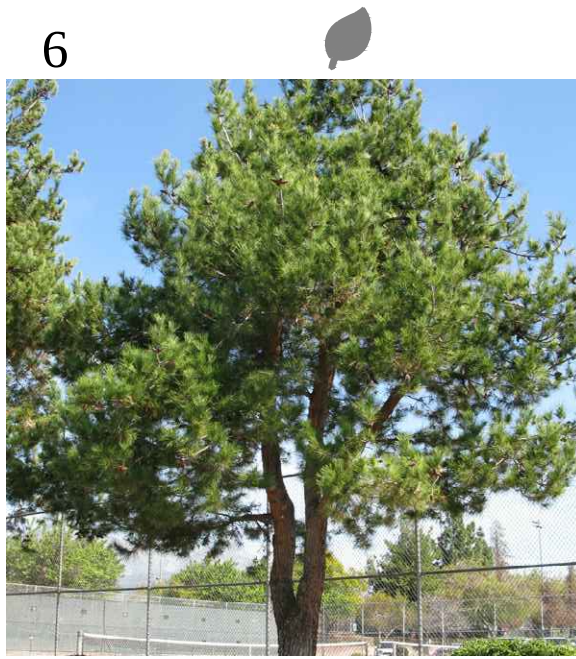
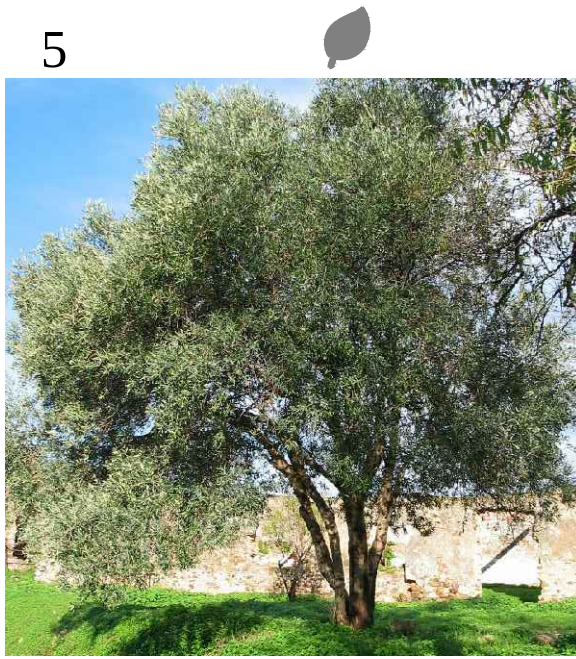
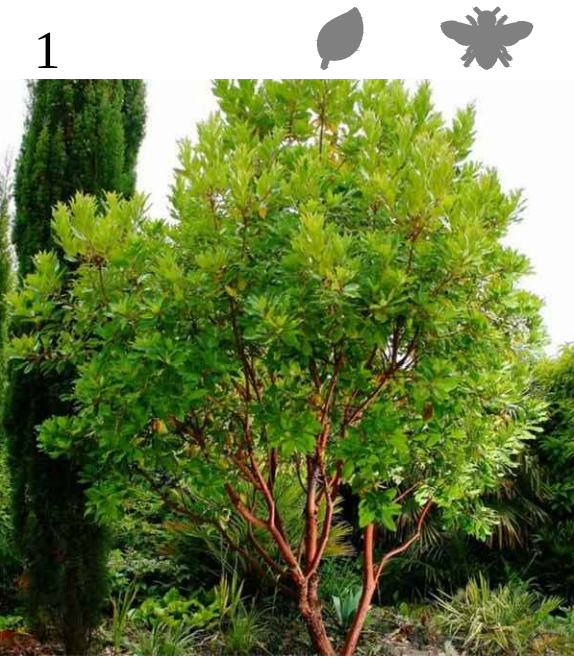
- 26 GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA
27 HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
28 LANTANA CAMARA 'MONIKE' / TEENIE GENIE COMPACT LANTANA
29 ROSA X 'FLOWER CARPET RED' / ROSE

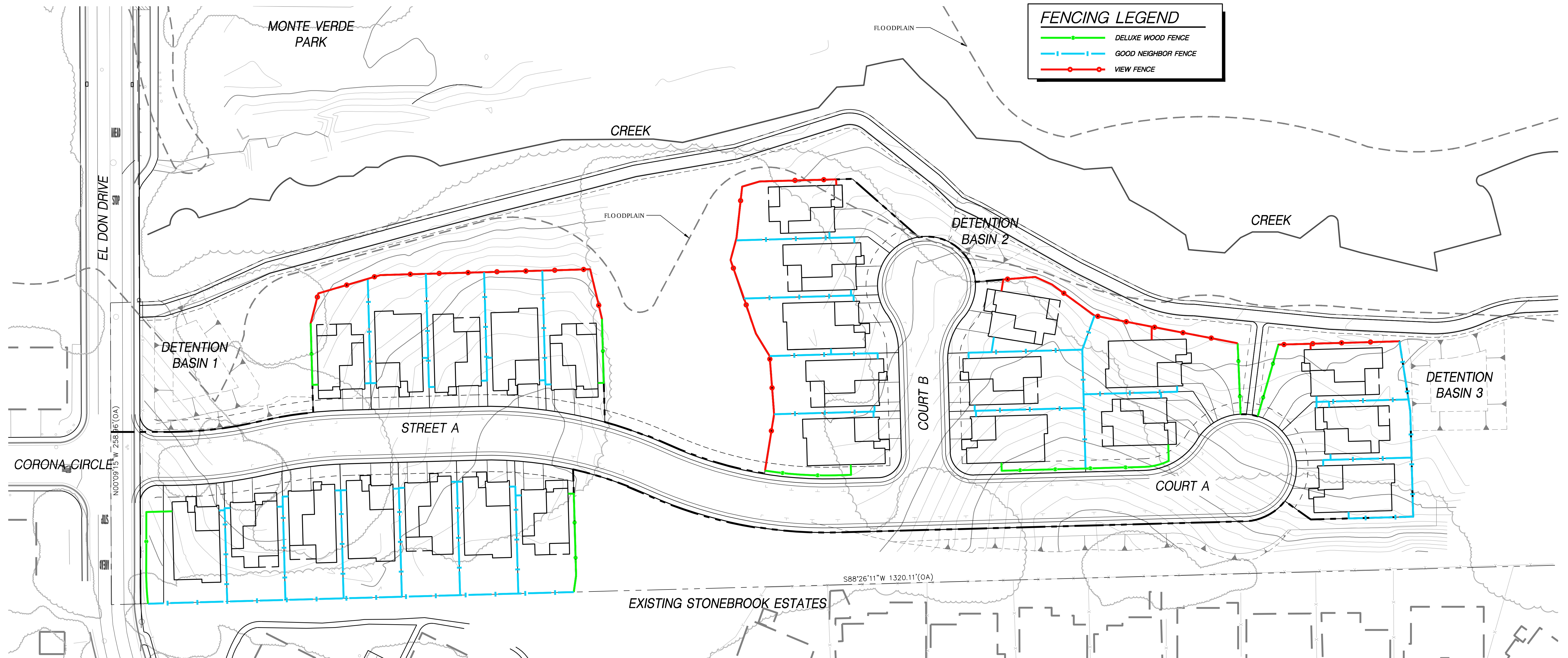
GROUND COVER

- 30 ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINNICKINICK
31 BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH
32 COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER
33 ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY

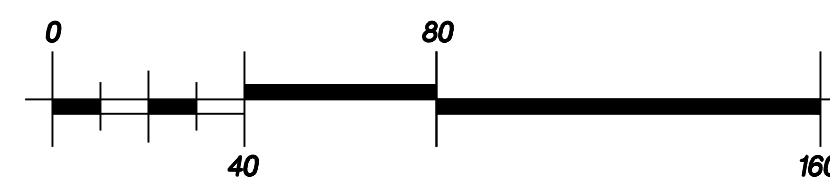
SYMBOL LEGEND

- EVERGREEN
DEER RESISTANT
ATTRACTS POLLINATORS
DEFENSIBLE





PRELIMINARY DESIGN REVIEW
MARCH 22, 2019



50' X 100' PRODUCTION FENCING PLAN
SHEET L2.0

