



LANDSCAPE DESIGN STATEMENT

TREES WILL PROVIDE A FORMAL STRUCTURE TO THE COMMUNITY. EXISTING STREET TREES AND ACCENT TREES SHALL BE MATCHED WHERE POSSIBLE. AT THE STREET FRONTAGE AND WITHIN THE SITE, A HIERARCHY OF PLANTING WILL PROVIDE FORM AND CONTEXT TO THE BUILDING AND OTHER SITE ELEMENTS. VISUALLY ORGANIZE THE SITE, AND SCREEN UNDESIRABLE VIEWS (PARKED CARS, ETC.). ENTRIES ARE MARKED BY GROUPS OF ACCENT PLANTS.

PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. PLANTING DESIGN WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE.

IRRIGATION DESIGN STATEMENT

THIS SYSTEM USES RECYCLED WATER AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 17 AND 22. LOCAL REQUIREMENTS, AND ALL OTHER APPLICABLE CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE PERMANENTLY MARKED FOR USE WITH RECYCLED WATER.

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION AND WATER METER. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS.
- OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK 2' FROM HARDCAPE.
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUND COVER AREAS LESS THAN 10' IN WIDTH, DRIP OR MICRO-SPRAY TO NATURALIZED SHRUBS AND TREES IN NATIVE AND BUFFER AREAS WITH POLYETHYLENE SUPPLY LINE.

PRELIMINARY PLAN KEYNOTES

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|---|---|---|
| 1 PRIMARY PROJECT SIGN WITH BOULDERS AND COBBLE TO FOLLOW COMMUNITY DESIGN GUIDELINES. PLANTING TO MATCH EXISTING LANDSCAPE ACROSS CLOUD DANCE DRIVE. | 8 SYNTHETIC TURF | 15 PROPERTY LINE, TYP. |
| 2 SECONDARY PROJECT SIGN LOCATED AT PROJECT ENTRY. | 9 COMMUNITY POOL WITH LAP SWIMMING AND COBO SHELF | 16 EXISTING EASEMENT ALONG CLOUD DANCE DRIVE |
| 3 EXISTING CITY SIDEWALK | 10 COVERED OUTDOOR KITCHEN AND DINING SPACE WITH OVERHEAD LIGHTING | 17 ENHANCED PAVING AT BLUE OAKS ENTRY |
| 4 STREET TREE, SPACED 30' ON CENTER (MAX.), SPECIES TO MATCH EXISTING LANDSCAPE AND FOLLOW STREET TREE LIST | 11 COVERED POOL EQUIPMENT ENCLOSURE | 18 ENTRY MONUMENTS AND WALL AT BLUE OAKS ENTRY. |
| 5 PLANTED ONSITE SWALES | 12 PROPOSED PLAY AREA WITH NON-TRADITIONAL EQUIPMENT AND SYNTHETIC TURF | 19 VERTICAL SCREEN TREE ALONG NORTHERN PROPERTY LINE. PLANTS WILL BE EVERGREEN TO PROVIDE SCREENING AND VISUAL BARRIER. |
| 6 CITY SIDEWALK, 8' WIDE TYP. | 13 EXISTING CMU SOUNDWALL AT PROPERTY BOUNDARY BETWEEN PROJECT AND MEDIUM DENSITY RESIDENTIAL | |
| 7 OVERHEAD CANOPIES AT PARKING STALLS, REFER TO CIVIL DRAWINGS, TYP. | 14 METAL VIEW FENCE AT PROPERTY BOUNDARY WITH OPEN SPACE | |

SEE SHEET L1.2 FOR
PRELIM. PLANT LEGEND








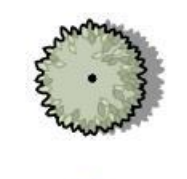

WINDING CREEK APARTMENTS
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Sacramento, California 95825
916.945.8003 | 916.342.7119
4409 CRLX5044

DC EXHIBIT H

PRELIMINARY PLANT LEGEND

| | | | | | |
|---|--|--|---|--|--|
|  | SHADE TREES LARGE CANOPY TREES FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X 'FRONTIER' / FRONTIER ELM ULMUS X 'ACCOLADE' / ACCOLADE ELM | 24" BOX 24" BOX 24" BOX 15 GAL 24" BOX |  | BIO-RETENTION PLANTING PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACING, INCLUDING CAREX AND JUNCUS SP. TURF SOD BIOFILTRATION / DROUGHT TOLERANT FESCUE BLEND | 1 GAL. |
|  | ACCENT TREES TREES TO HIGHLIGHT ENTRANCES, ALLEES OR OTHER SITE FEATURES ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA VITEA AGNUS-CASTUS / CHASTE TREE | 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. |  | ONSITE PLANTING SHRUBS TO COMPLIMENT AND PROVIDE SCALE TO THE ARCHITECTURE WHILE MAINTAINING A CONSISTENT LOOK AND EASY VISIBILITY. BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / SUFFRUTICOSA COMMON BOXWOOD CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY DIETES VEGETA / AFRICAN IRIS ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY LOMANDRA LONGIFOLIA 'LOMLOW' LIME TUFT DWARF MAT RUSH LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / FIRE DANCE FRINGE FLOWER PHORMIUM TENAX 'MAORI MAIDENSUNRISE' / TRICOLOR NEW ZEALAND FLAX PITTOSPORUM TOBIRA 'VARIEGATA DWARF' / DWARF VARIEGATED MOCK ORANGE PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE ROSA X 'MEIZORLAND' TM / WHITE DRIFT ROSE ROSMARINUS OFFICINALIS 'INGRAMII' / ROSEMARY TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE WESTRINGIA FRUTICOSA / COAST ROSEMARY WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMARY | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | STREET TREE PRIMARY AND SECONDARY STREET TREES IN COMPLIANCE WITH THE CREEKVIEW DESIGN GUIDELINES, SPACED 30' ON CENTER, 15-GALLON SIZE MIN. ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE GREEN ASH GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE LAGERSTROEMIA INDICA X FAURIEI 'ARAPAH' / ARAPAHO CRAPE MYRTLE LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE LAURUS NOBILIS / SWEET BAY QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS VIRGINIANA / SOUTHERN LIVE OAK | 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. | | | |
|  | COLUMNAR TREES TREES TO HIGHLIGHT ENTRANCES, ALLEES OR OTHER SITE FEATURES ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS / EUROPEAN HORNBEAM NYSSA SYLVATICA / TUPELO PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW QUERCUS ROBUR 'FASTIGIATA' TM / SKYROCKET ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM | 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. |  | STREETSCAPE SHRUBS AND GROUNDCOVER MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS THAT MATCH EXISTING STREET PLANTINGS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | SPECIMEN TREE MULTI-TRUNK SPECIMEN TREE TO PROVIDE VISUAL INTEREST | |  | ACCENT PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY HEMEROCALLIS X VARS | |

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|---|--|--|
| <p>Anthem United</p> <p>Roseville, Ca.</p> | <p>Roach & Campbell</p>  | <p>111 Scripps Drive Sacramento, California 95825 916.945.8003 916.342.7119 4409 CHLA 5044</p> |
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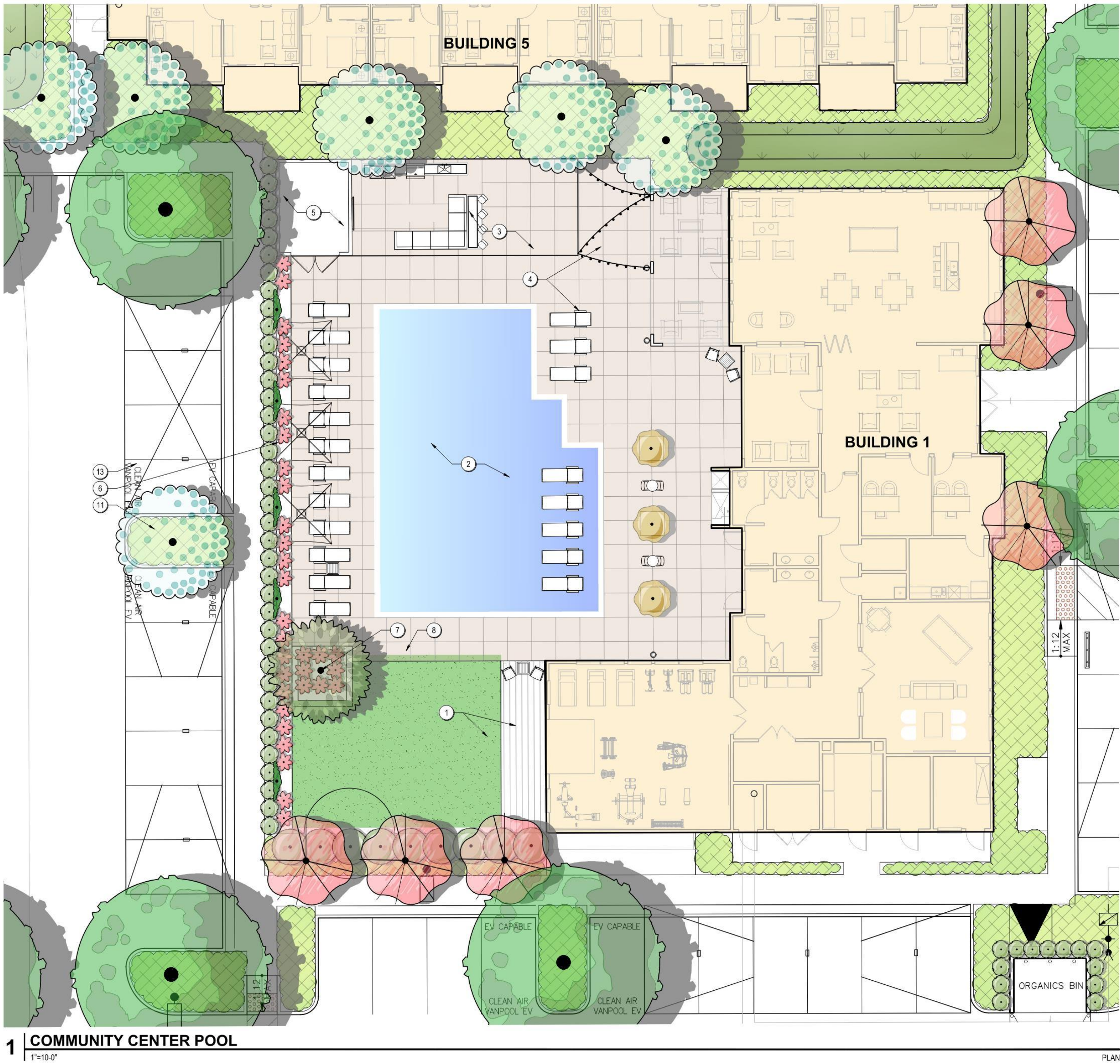
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

July 15, 2022 | MR210118.00

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PRELIMINARY PLAN KEYNOTES

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|---|--|
| 1 SYNTHETIC TURF AND GROUND LEVEL DECK OUTSIDE OF FITNESS CENTER | 7 RAISED PLANTER WITH SPECIMEN TREE |
| 2 COMMUNITY POOL WITH LAP SWIMMING AND COBO SHELF | 8 CONCRETE POOL DECK, TYP. |
| 3 COVERED OUTDOOR KITCHEN AND DINING SPACE WITH OVERHEAD LIGHTING | 9 PROPOSED PLAY AREA WITH NON-TRADITIONAL EQUIPMENT AND SYNTHETIC TURF |
| 4 SITE FURNISHINGS INCLUDING, LOUNGE CHAIRS, TABLES AND CHAIRS, FIRE PIT, AND UMBRELLAS | 10 NATURAL TURF AREA |
| 5 COVERED POOL EQUIPMENT ENCLOSURE | 11 SHRUB PLANTING AREA |
| 6 SCREEN PLANTING AT FENCE LINE BETWEEN POOL AREA AND SURROUNDING SITE. | 12 PLANTED ONSITE SWALES |
| | 13 OVERHEAD CANOPIES AT PARKING STALLS, REFER TO CIVIL DRAWINGS, TYP. |

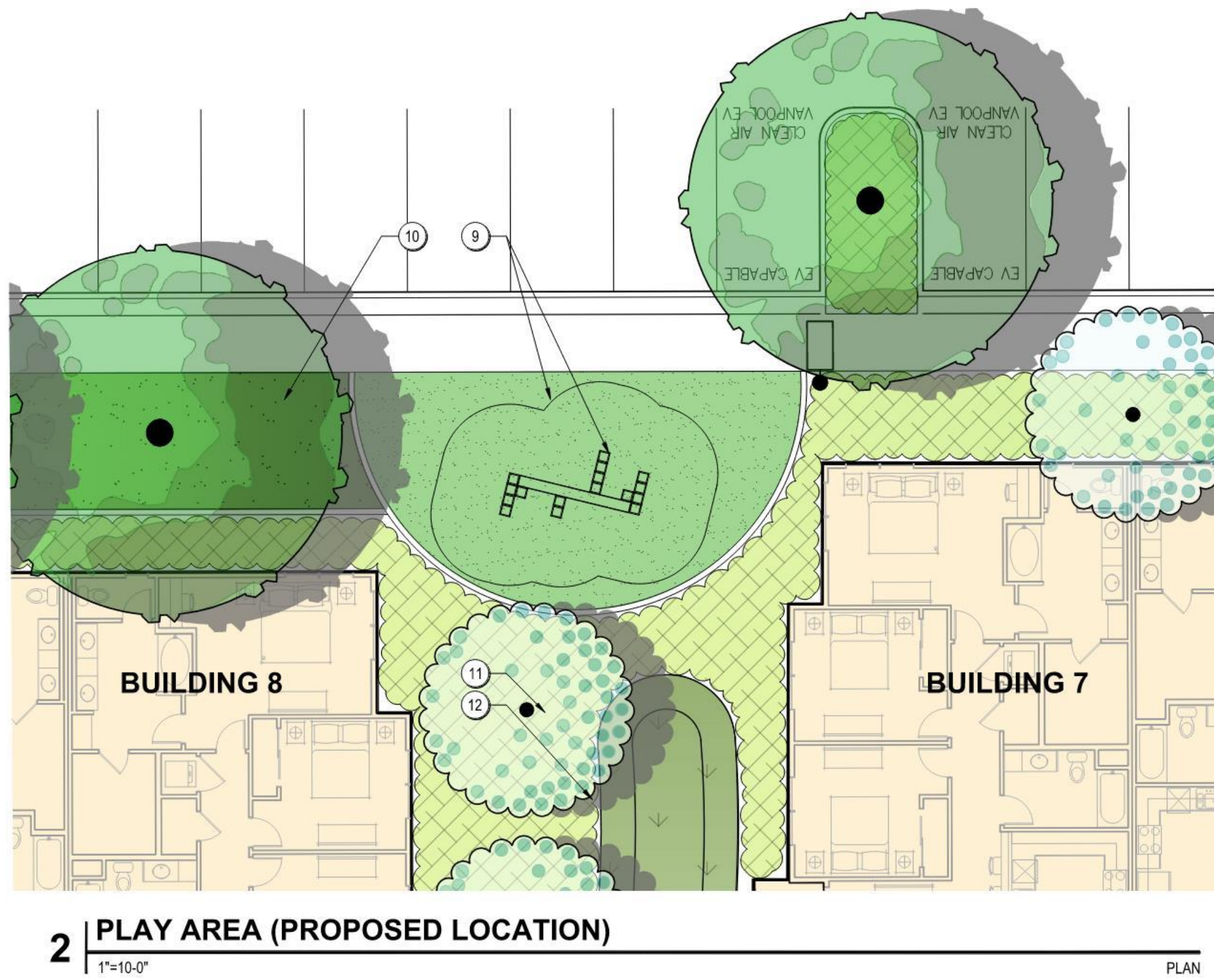


* EQUIPMENT SHOWN FOR DESIGN INTENT ONLY. ACTUAL EQUIPMENT SHALL BE DETERMINED AND FINALIZED DURING CONSTRUCTION DOCUMENTS.

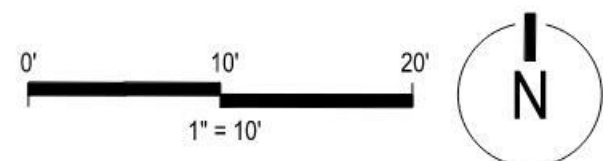
PROPOSED PLAY EQUIPMENT

1"=10'-0"

PLAN



SEE SHEET L1.2 FOR
PRELIM. PLANT LEGEND



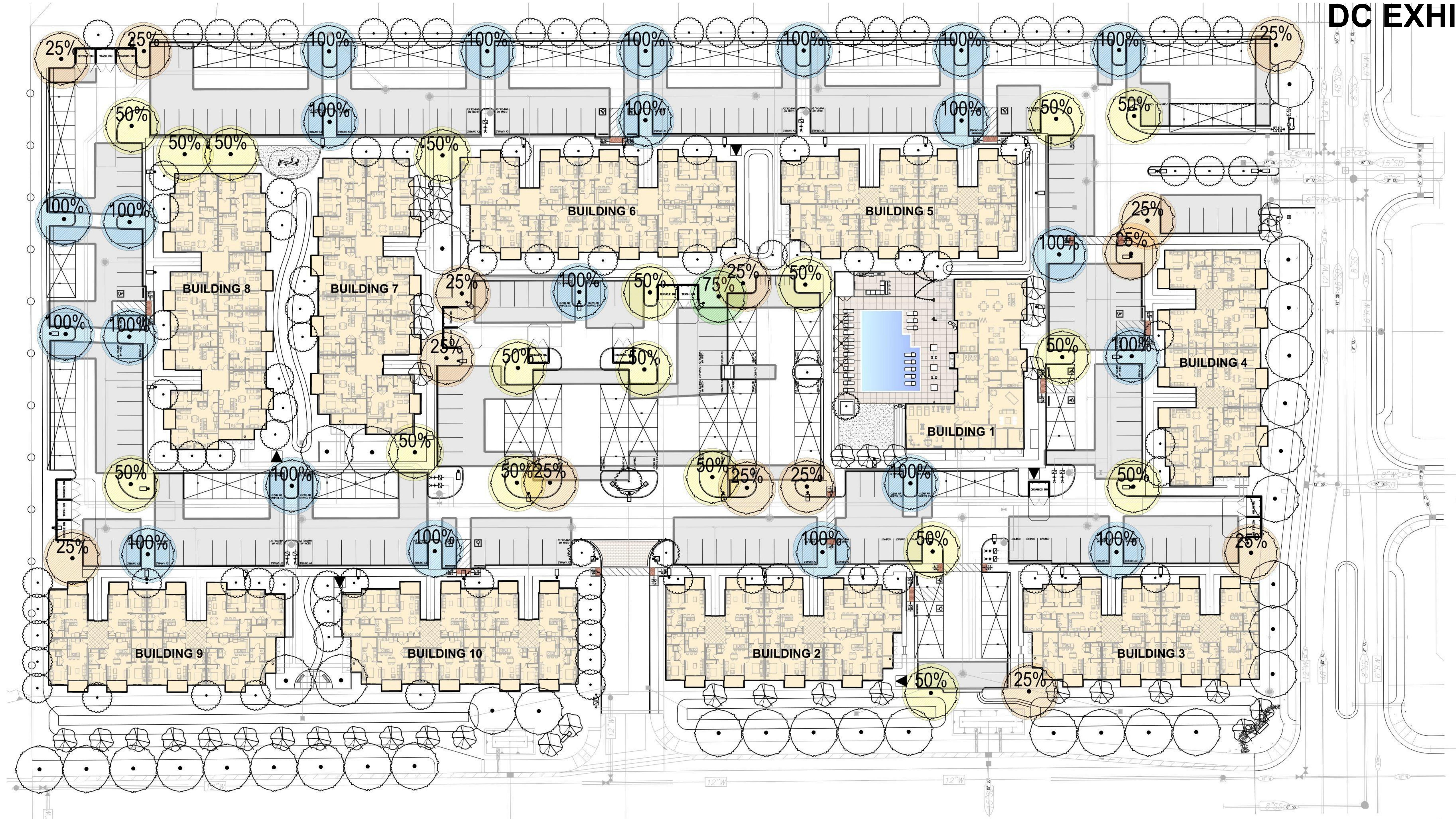
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SHADING LEGEND (PER CITY OF ROSEVILLE DESIGN GUIDELINES)

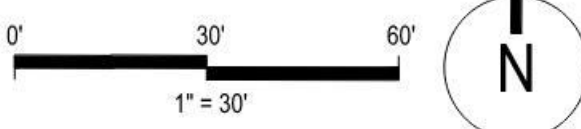
- 25% 25% SHADE VALUE, TYPICALLY IN CORNERS OR AT NORTH EDGE
- 50% 50% SHADE VALUE, TYP. AT EAST, WEST, AND SOUTH EDGES
- 100% 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

Parking Lot Shade Calculations
Winding Creek Apartments - Roseville

Project: 22012
Date: 4/29/2022

Qty. 35' Diameter Trees
sub total of shade at 962 sf for 100% canopy
Qty. 30' Diameter Trees
sub total of shade at 706 sf for 100% canopy
Qty. 25' Diameter Trees
sub total of shade at 491sf for 100% canopy
Qty. 20' Diameter Trees
sub total of shade at 314sf for 100% canopy

| 25% | 50% | 75% | 100% | Total |
|----------------------|------|-----|-------|--------|
| 14 | 18 | 1 | 22 | 33,904 |
| 3360 | 8658 | 722 | 21164 | |
| 0 | 0 | 0 | 0 | - |
| 0 | 0 | 0 | 0 | - |
| 0 | 0 | 0 | 0 | - |
| 0 | 0 | 0 | 0 | - |
| Total Shade Provided | | | | 33,904 |
| Total Parking Area | | | | 66,400 |
| Percent Shaded | | | | 51% |



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