

Exhibit B



SPANISH
PLAN 1A (1774)

CONTEMPORARY
PLAN 2C (1945)

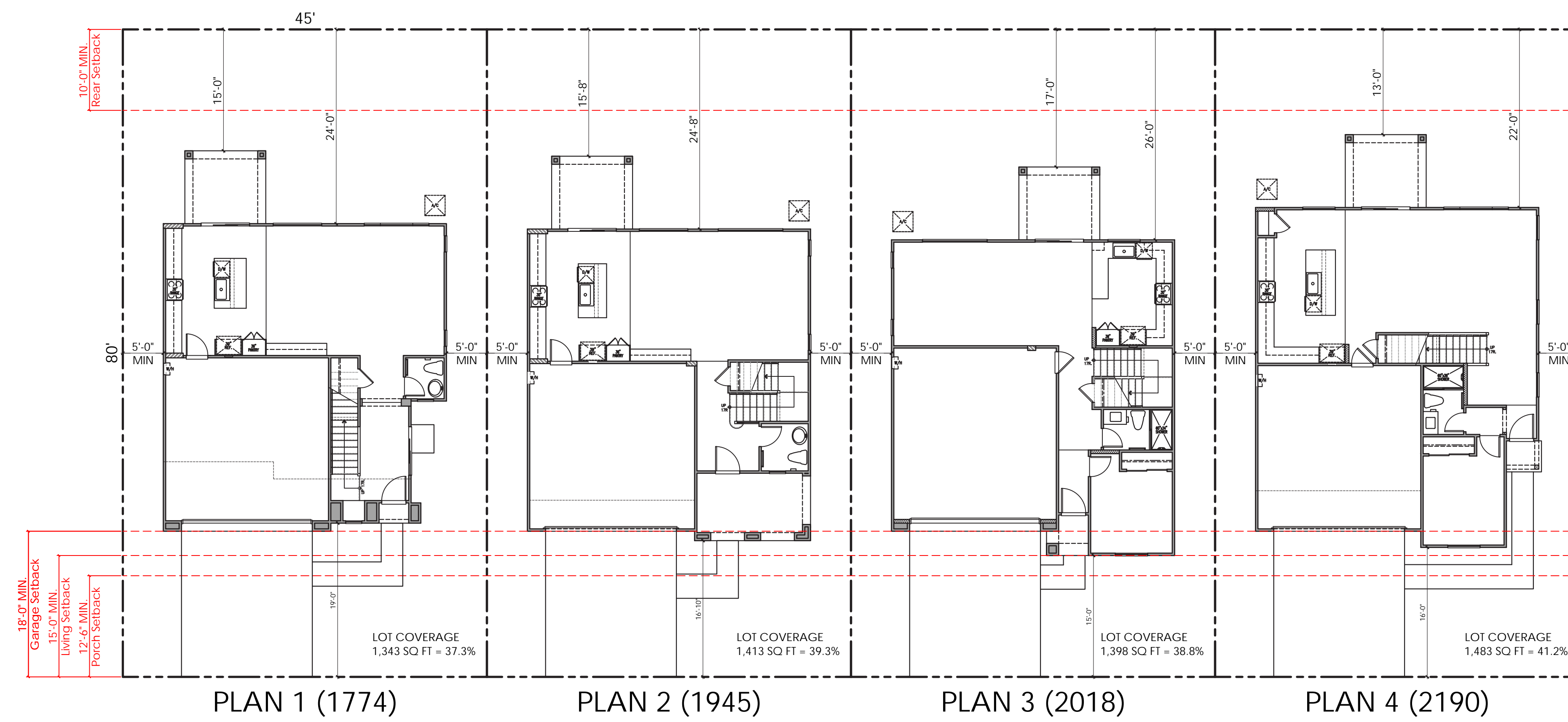
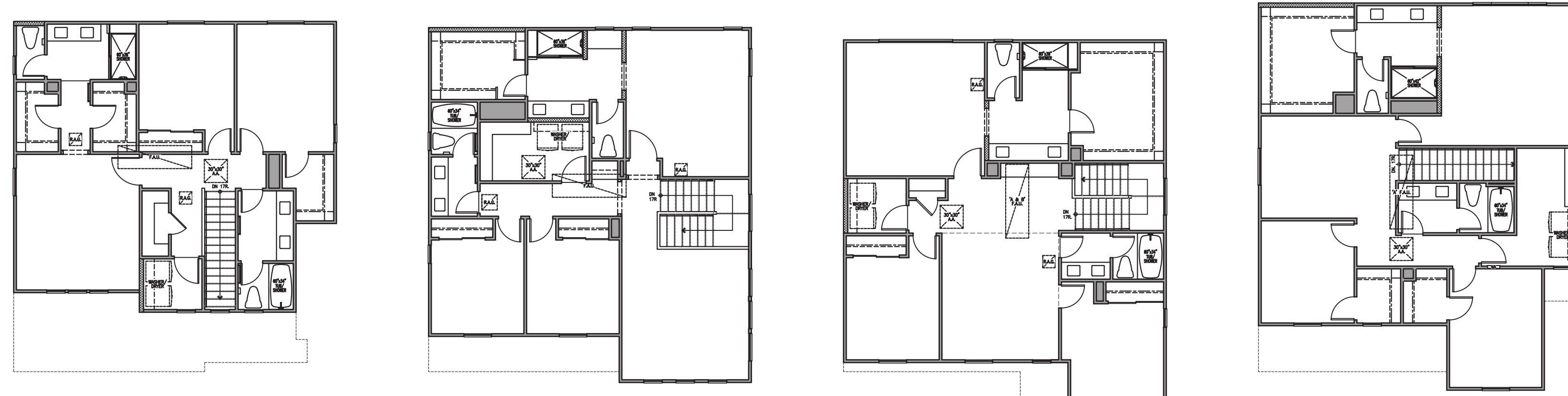
CRAFTSMAN
PLAN 3B (2018)

CONTEMPORARY
PLAN 4C (2190)

STREET SCENE



Exhibit B



TYPICAL PLOTTING

Exhibit B



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

SPANISH "A"



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CRAFTSMAN "B"



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CONTEMPORARY "C"

PLAN 1 (1774) FRONT ELEVATIONS

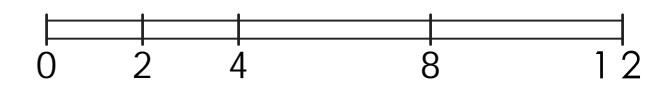
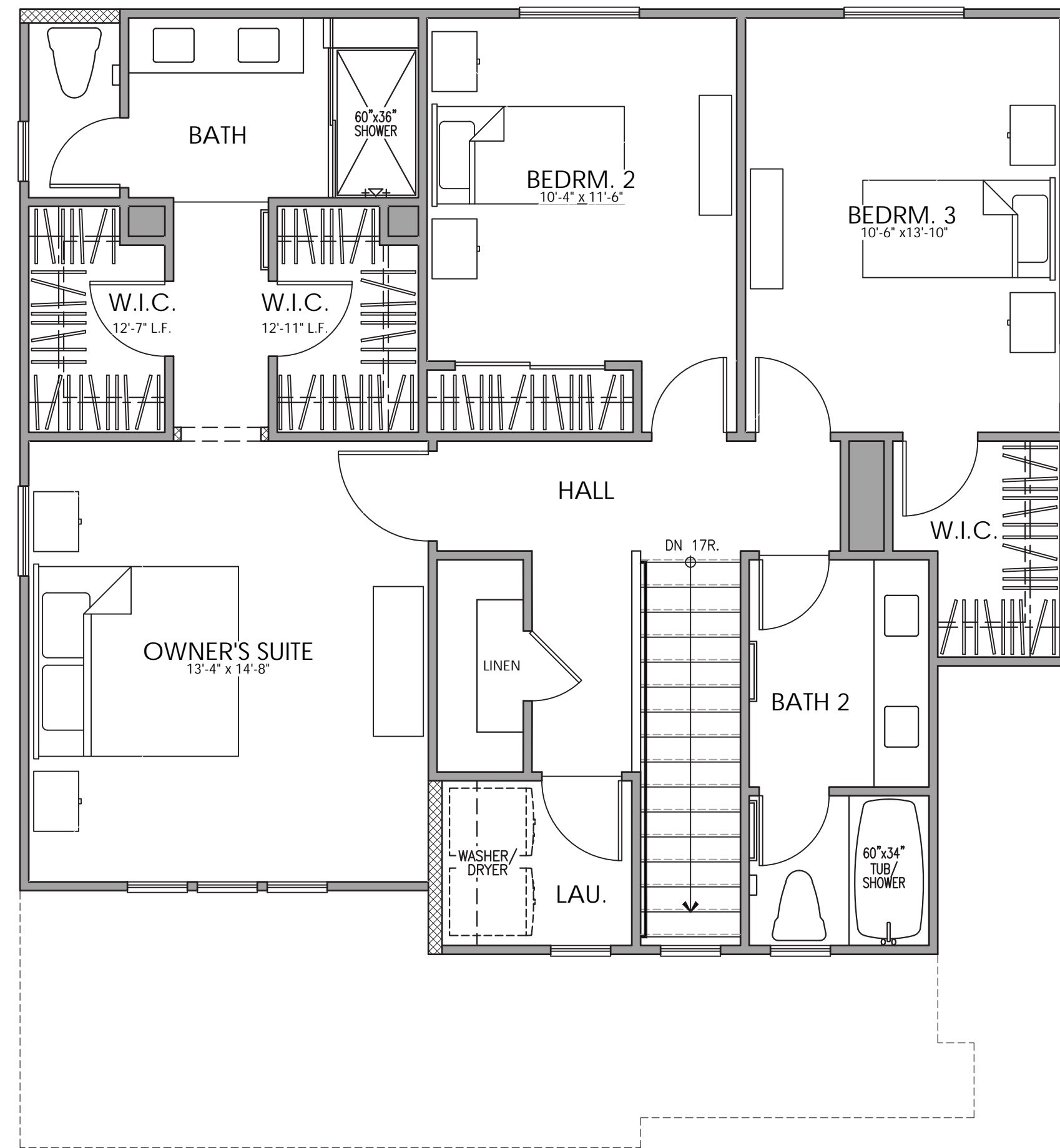
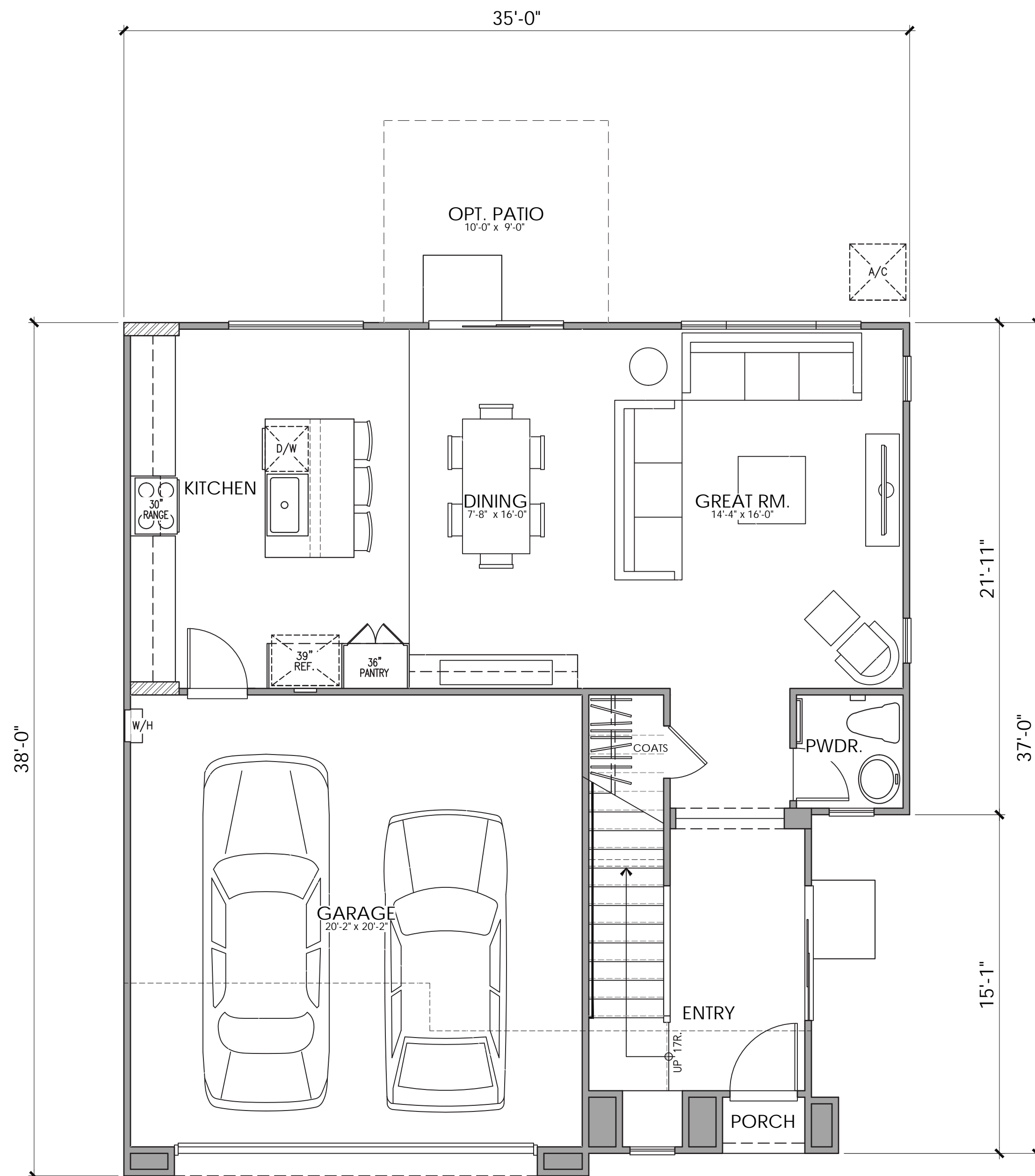


Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1 (1774) "A"

3 BEDROOM, 2.5 BATH, OPTIONAL PATIO

PLAN 1774 AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	786 SQ. FT.
SECOND FLOOR AREA	988 SQ. FT.
TOTAL DWELLING	1,774 SQ. FT.

UNCONDITIONED SPACE

GARAGE	417 SQ. FT.
PORCH	9 SQ. FT.
OPT. PATIO	90 SQ. FT.

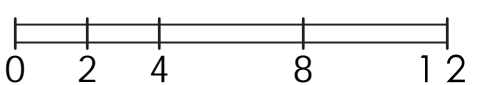


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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 1
 PLAN 1A (1774 "A")
 SPANISH "A" ELEVATIONS



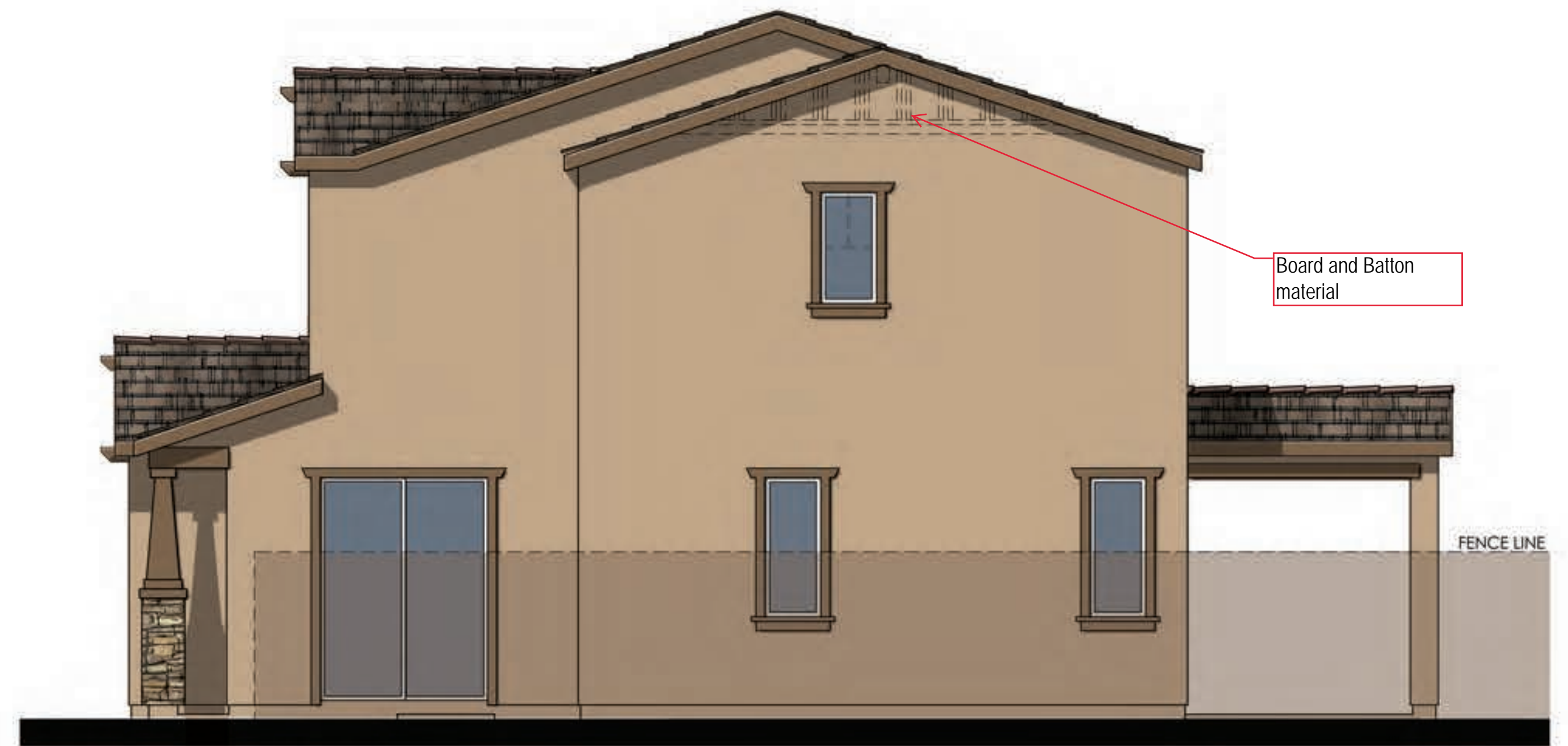
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



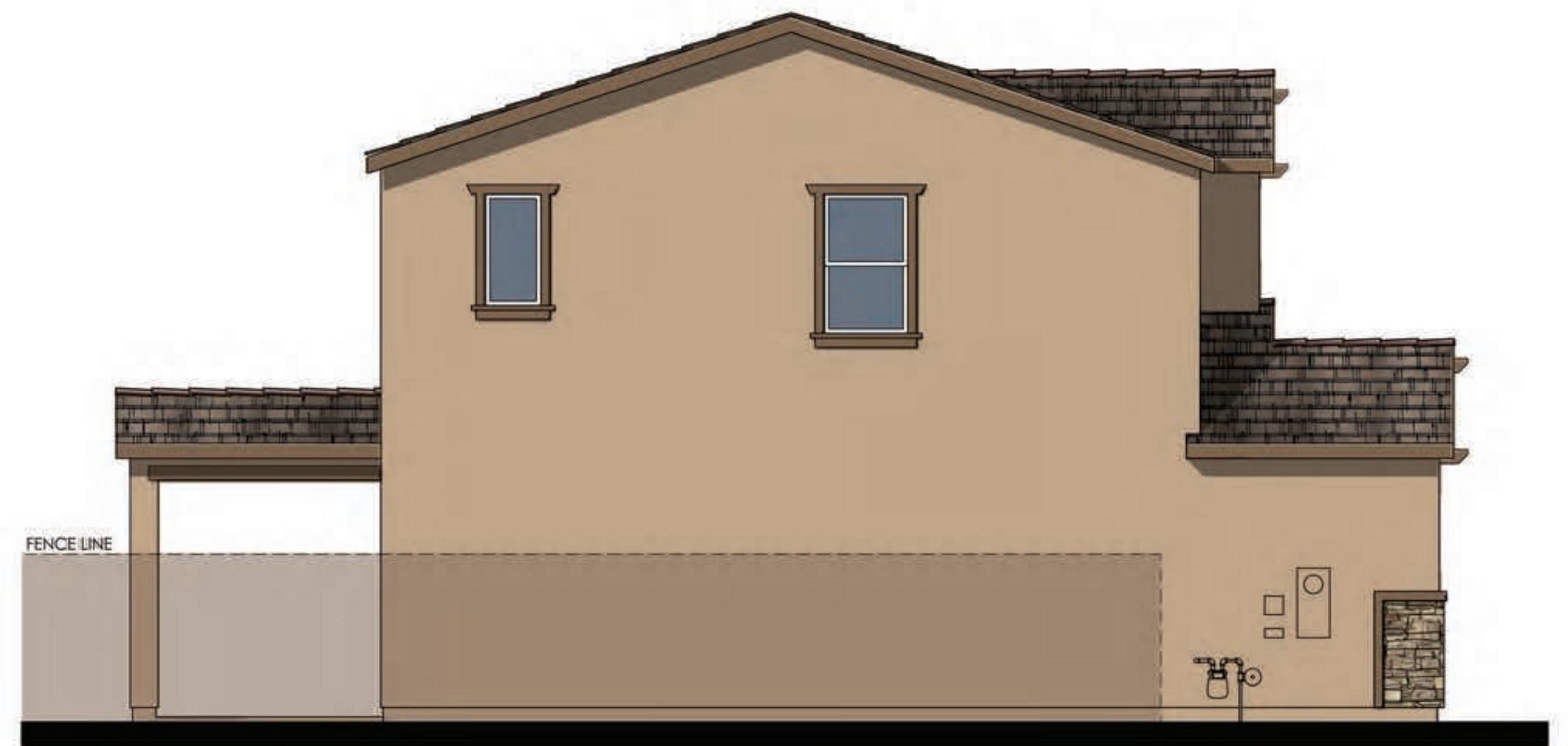
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 4
 PLAN 1B (1774 "B")
 CRAFTSMAN "B" ELEVATIONS



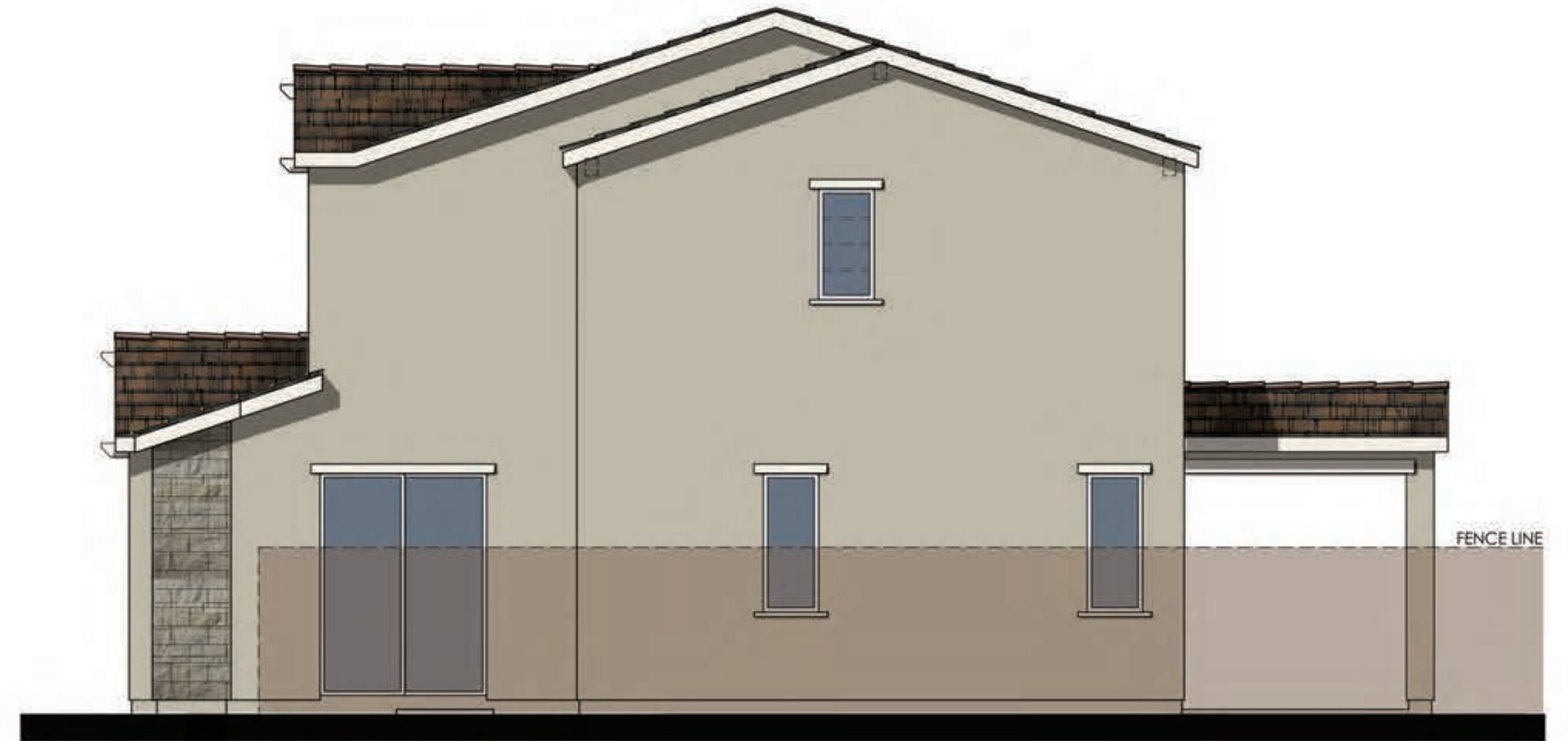
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



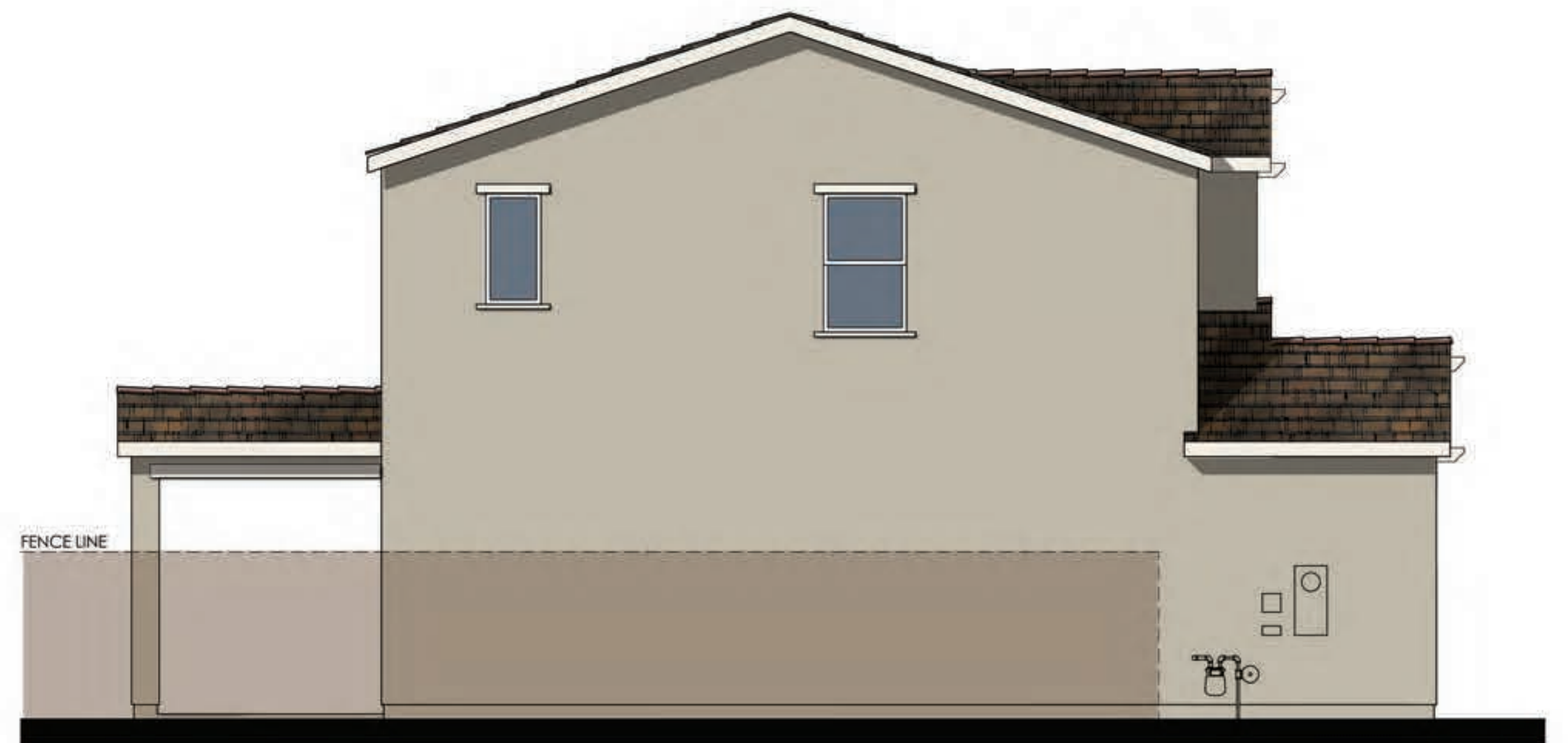
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RIGHT



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REAR



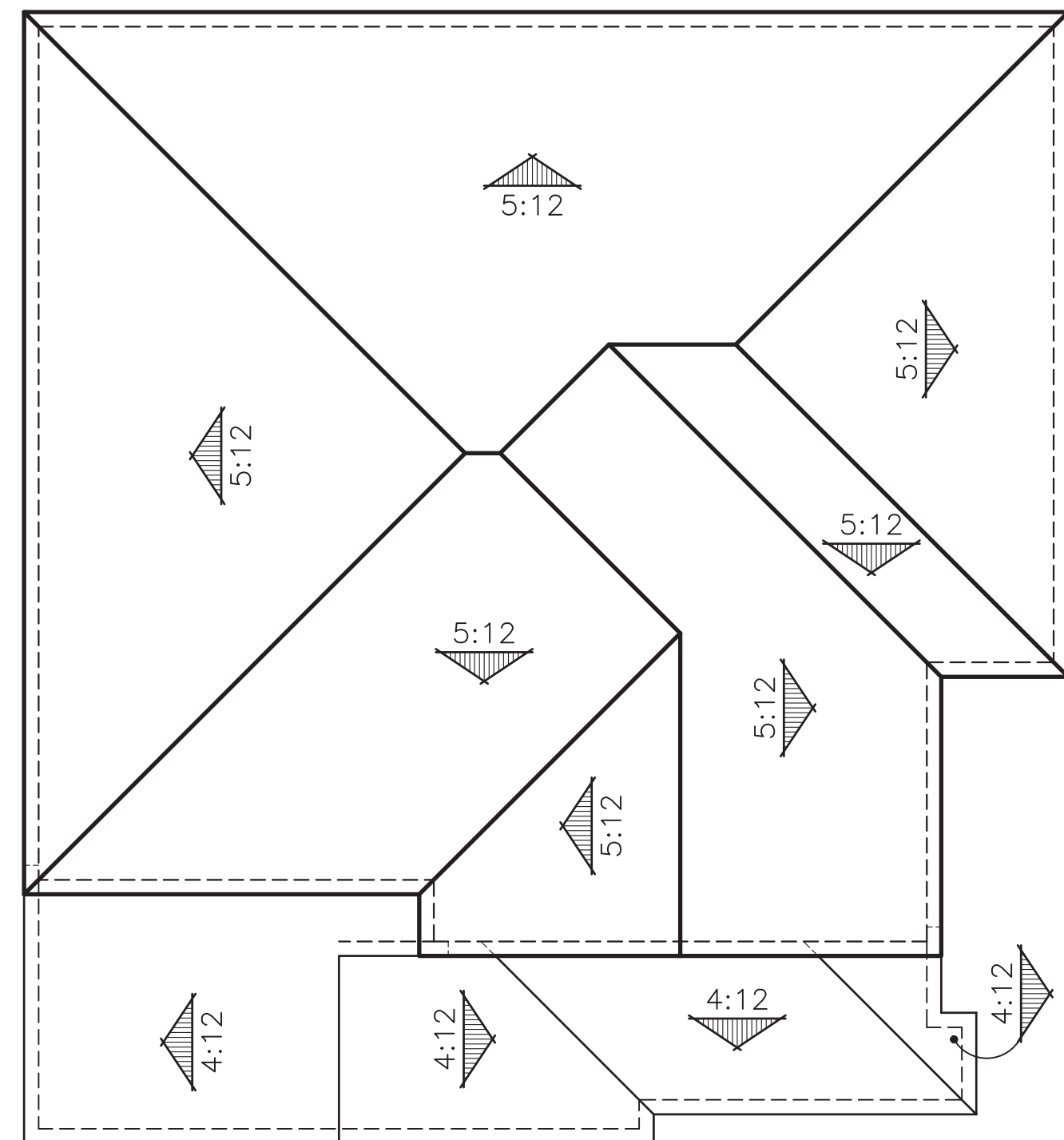
LEFT

COLOR SCHEME 7

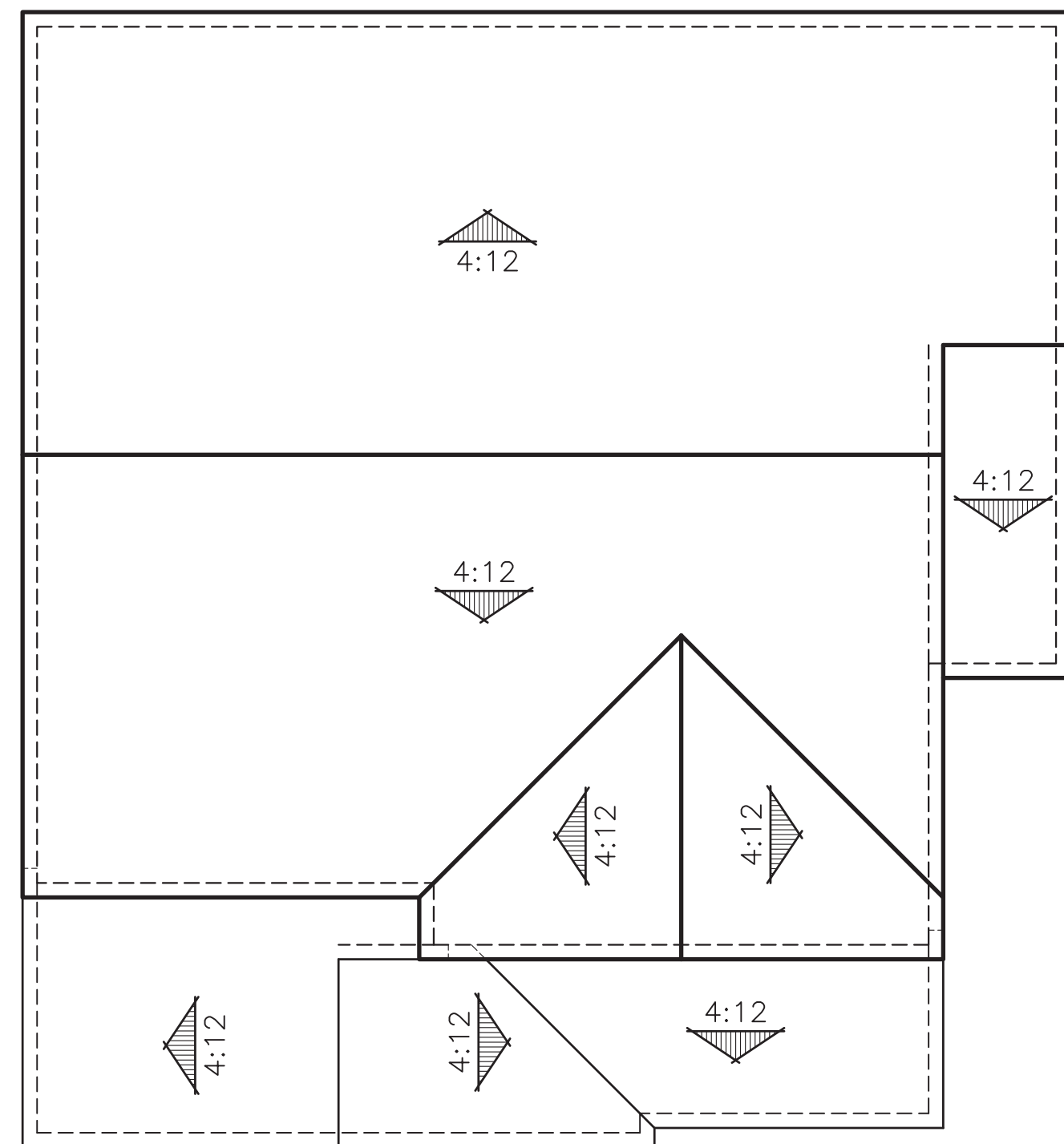
PLAN 1C (1774 "C")
CONTEMPORARY "C" ELEVATIONS



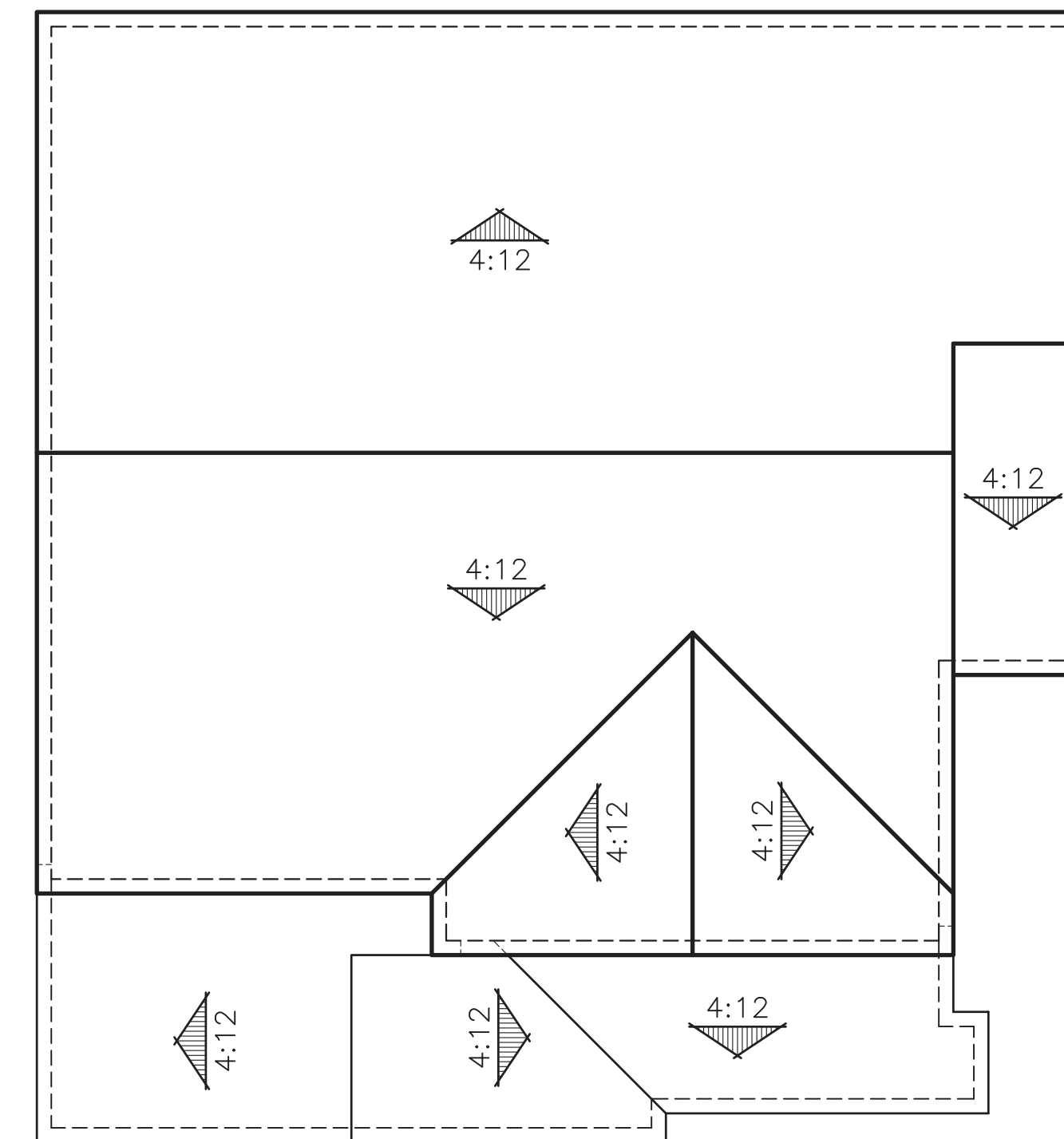
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"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 1 (1774)

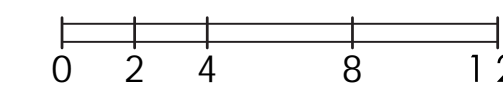


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Refer to landscape drawings for wall, tree, and shrub locations

SPANISH "A"



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

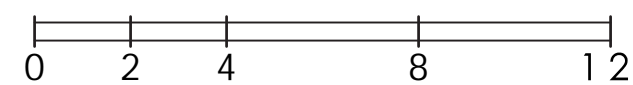
CRAFTSMAN "B"



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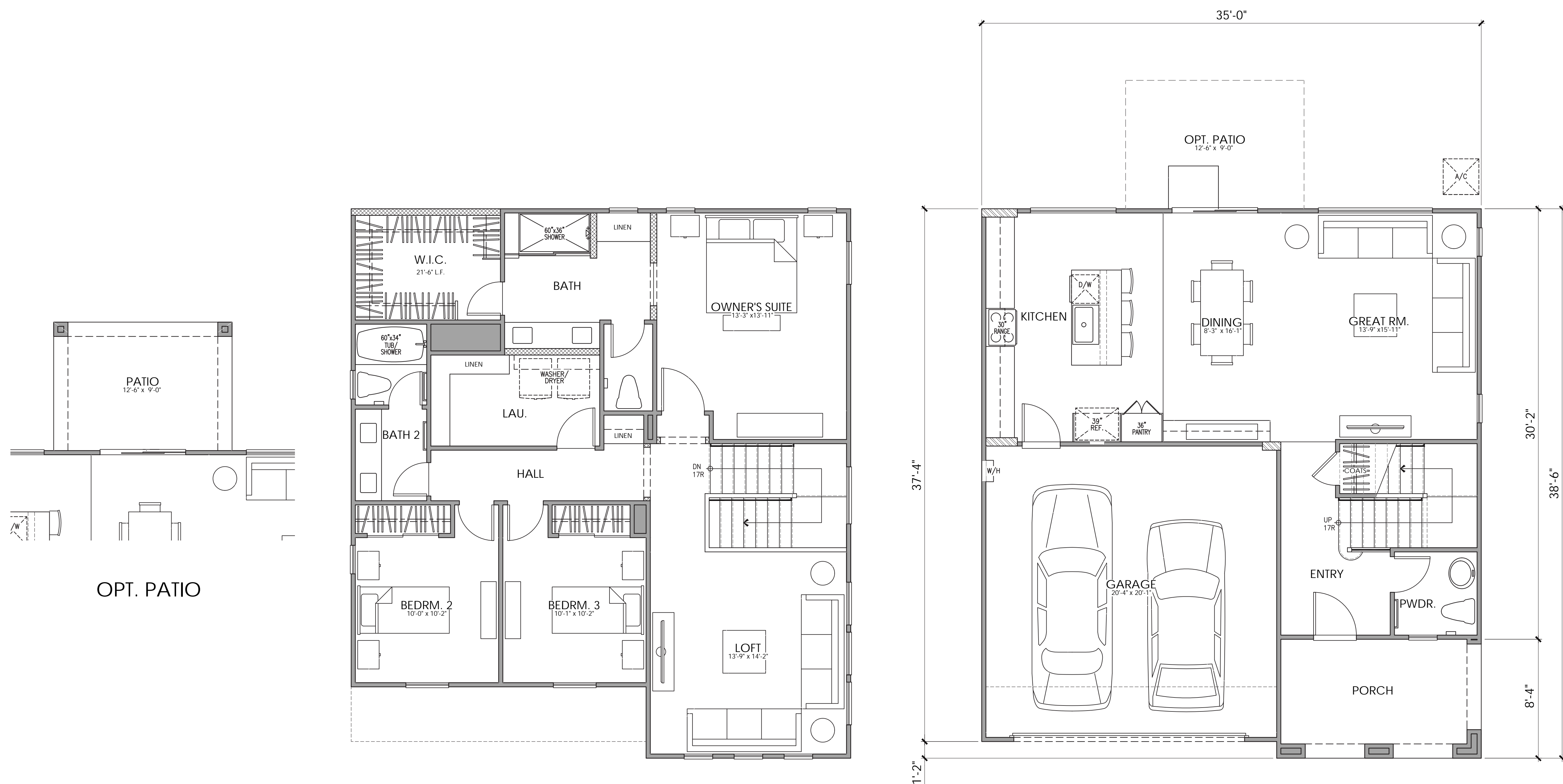
Refer to landscape drawings for wall, tree, and shrub locations

CONTEMPORARY "C"



PLAN 2 (1945)
FRONT ELEVATIONS

Exhibit B



SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 2 (1945) "A"

3 BEDROOM, 2.5 BATH, LOFT, OPTIONAL PATIO

PLAN 1945 AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	772 SQ. FT.
SECOND FLOOR AREA	1,173 SQ. FT.
TOTAL DWELLING	1,945 SQ. FT.
UNCONDITIONED SPACE	
GARAGE "A"	430 SQ. FT.
PORCH "B"	117 SQ. FT.
PORCH "C"	117 SQ. FT.
OPT. PATIO	90 SQ. FT.

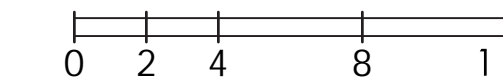


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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 2
 PLAN 2A (1945 "A")
 SPANISH "A" ELEVATIONS



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FRONT



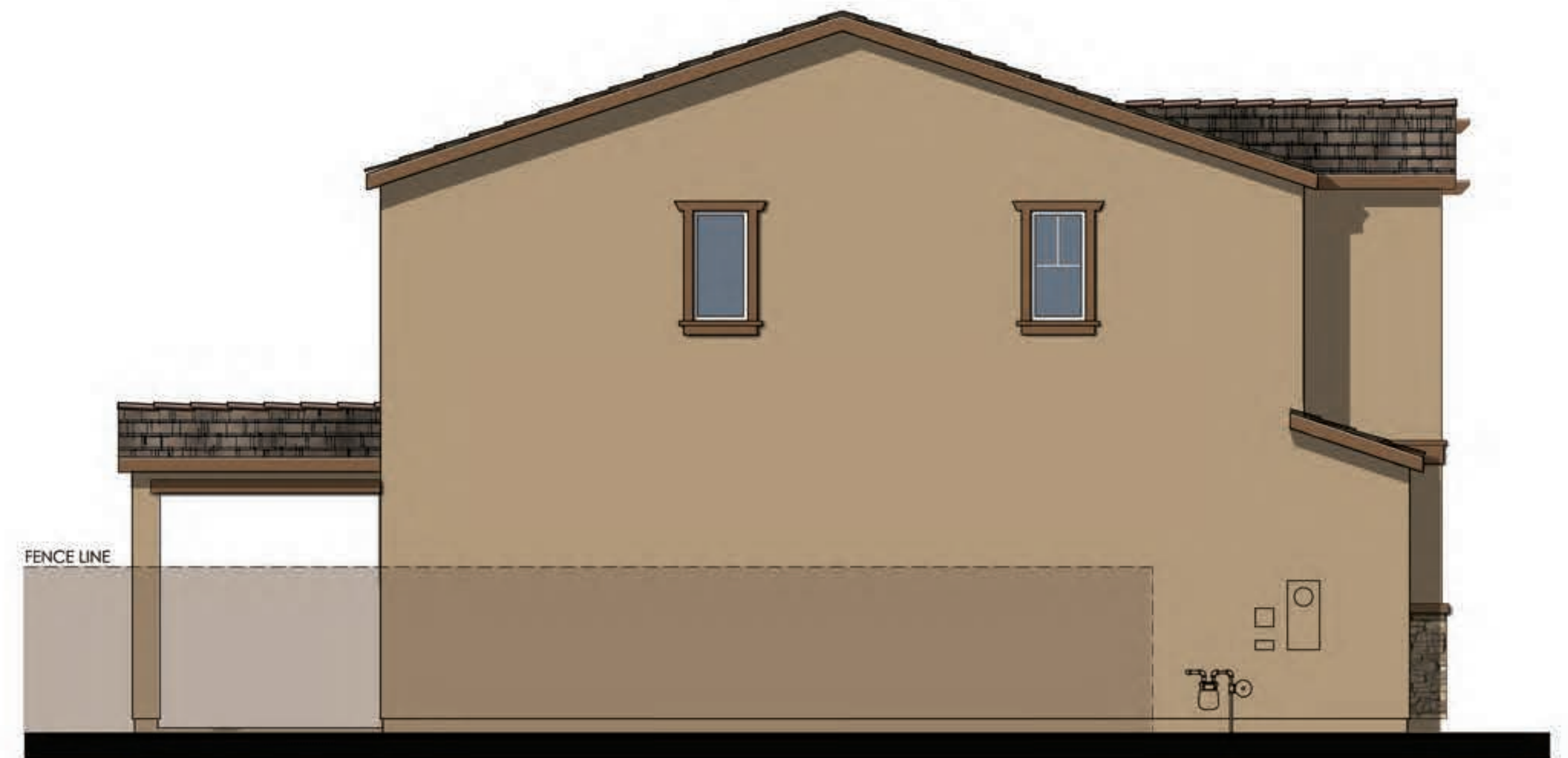
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1945 "B")
CRAFTSMAN "B" ELEVATIONS



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FRONT



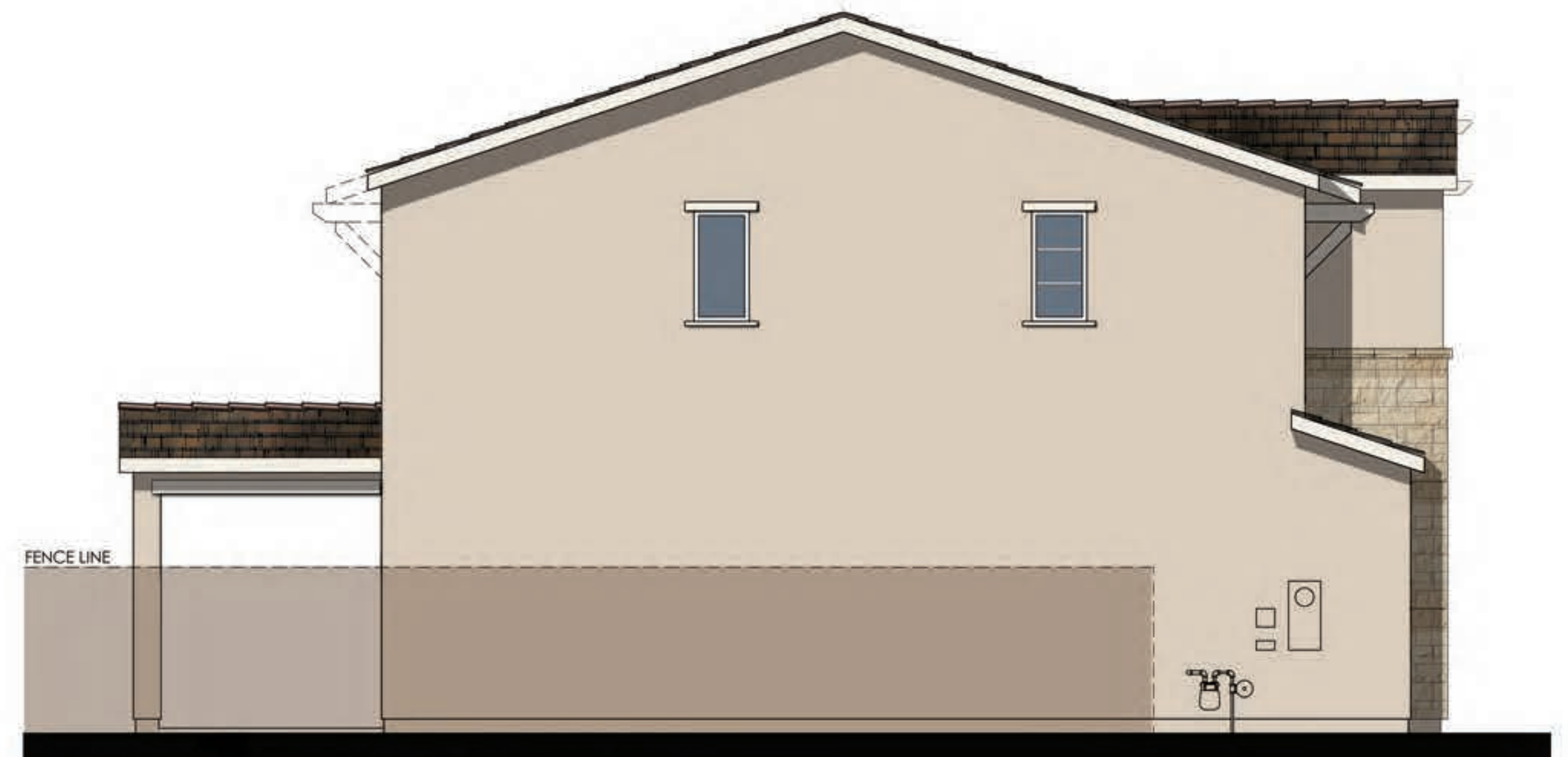
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

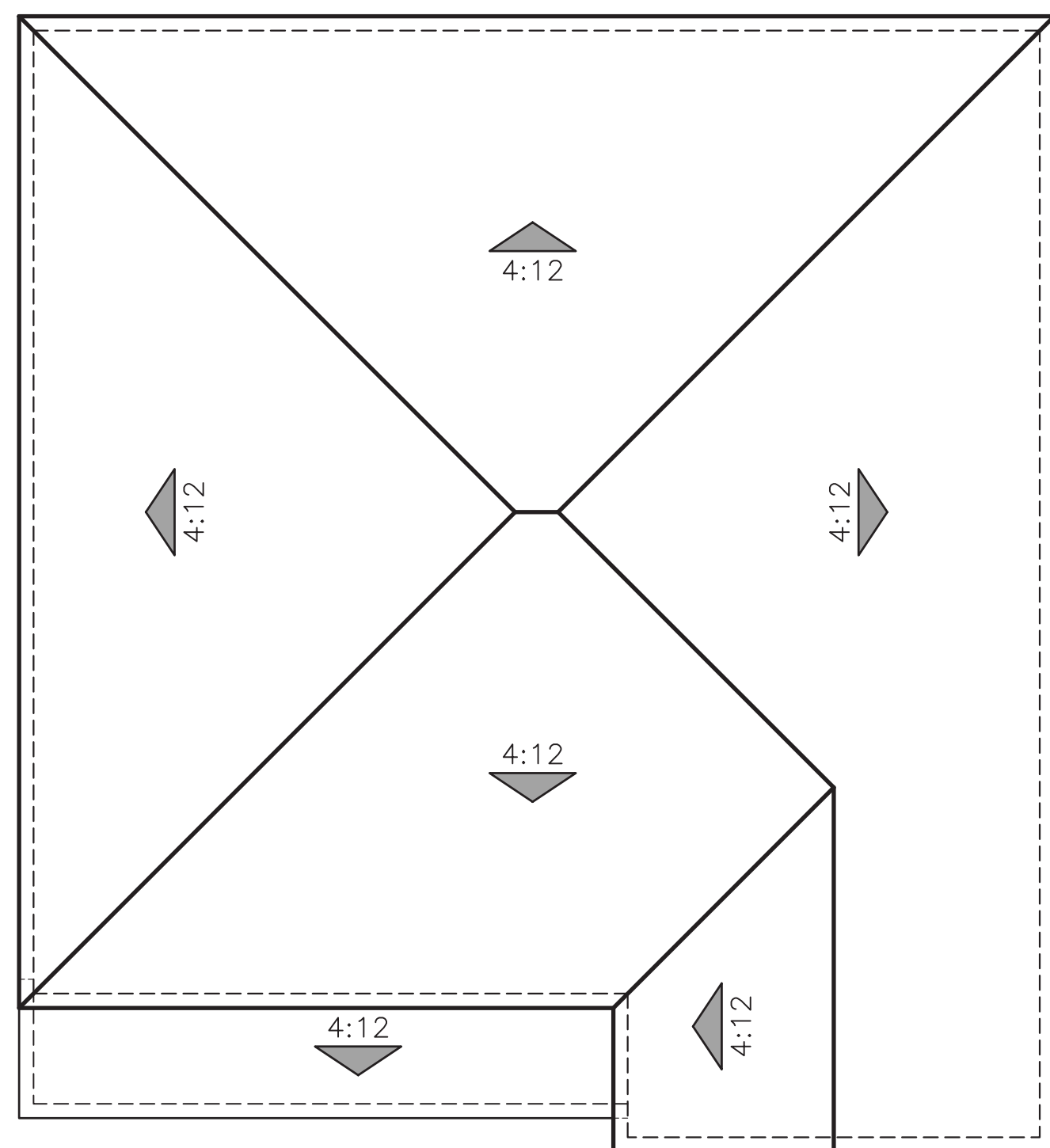
COLOR SCHEME 8

PLAN 2C (1945 "C")

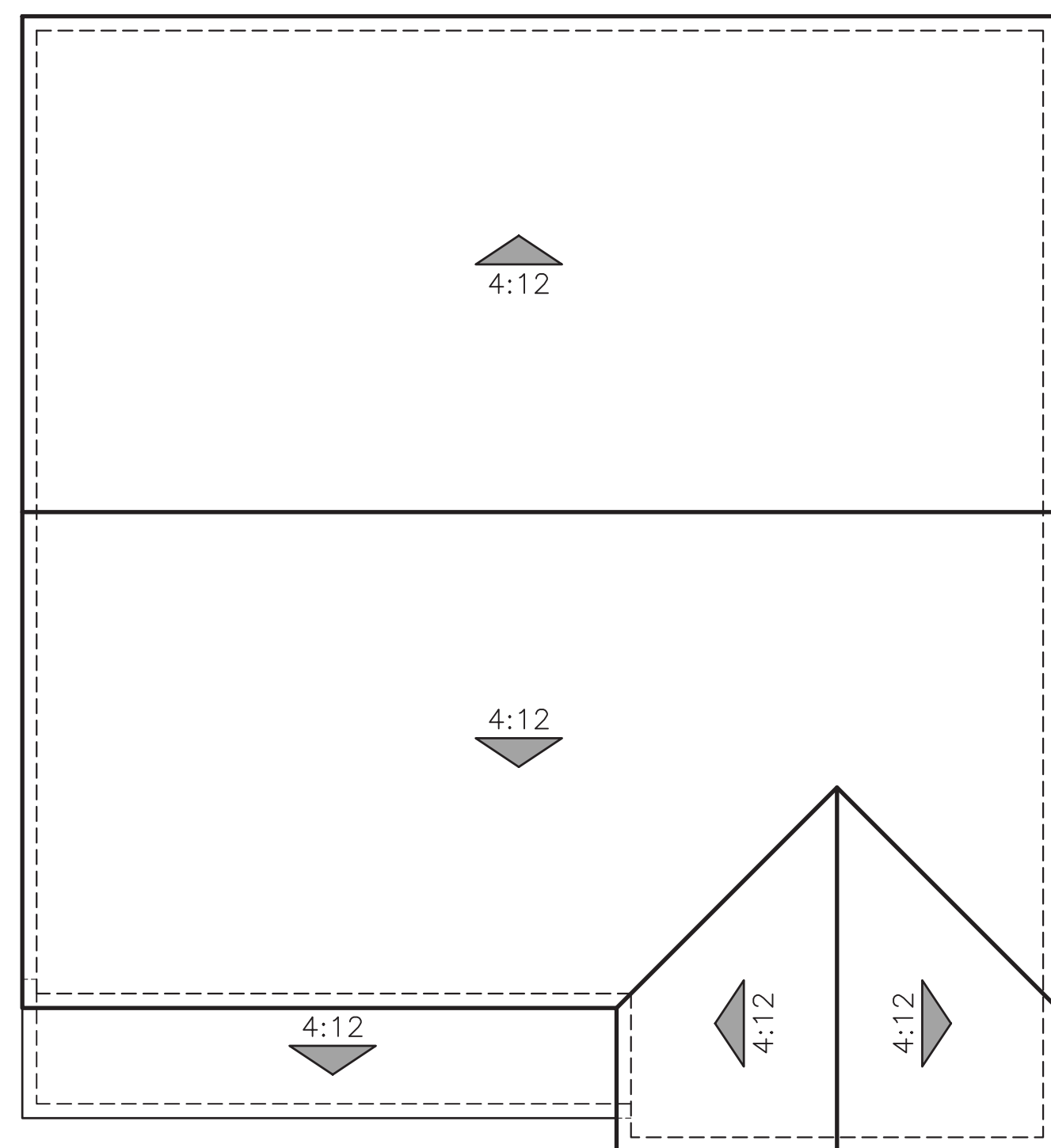
CONTEMPORARY "C" ELEVATIONS



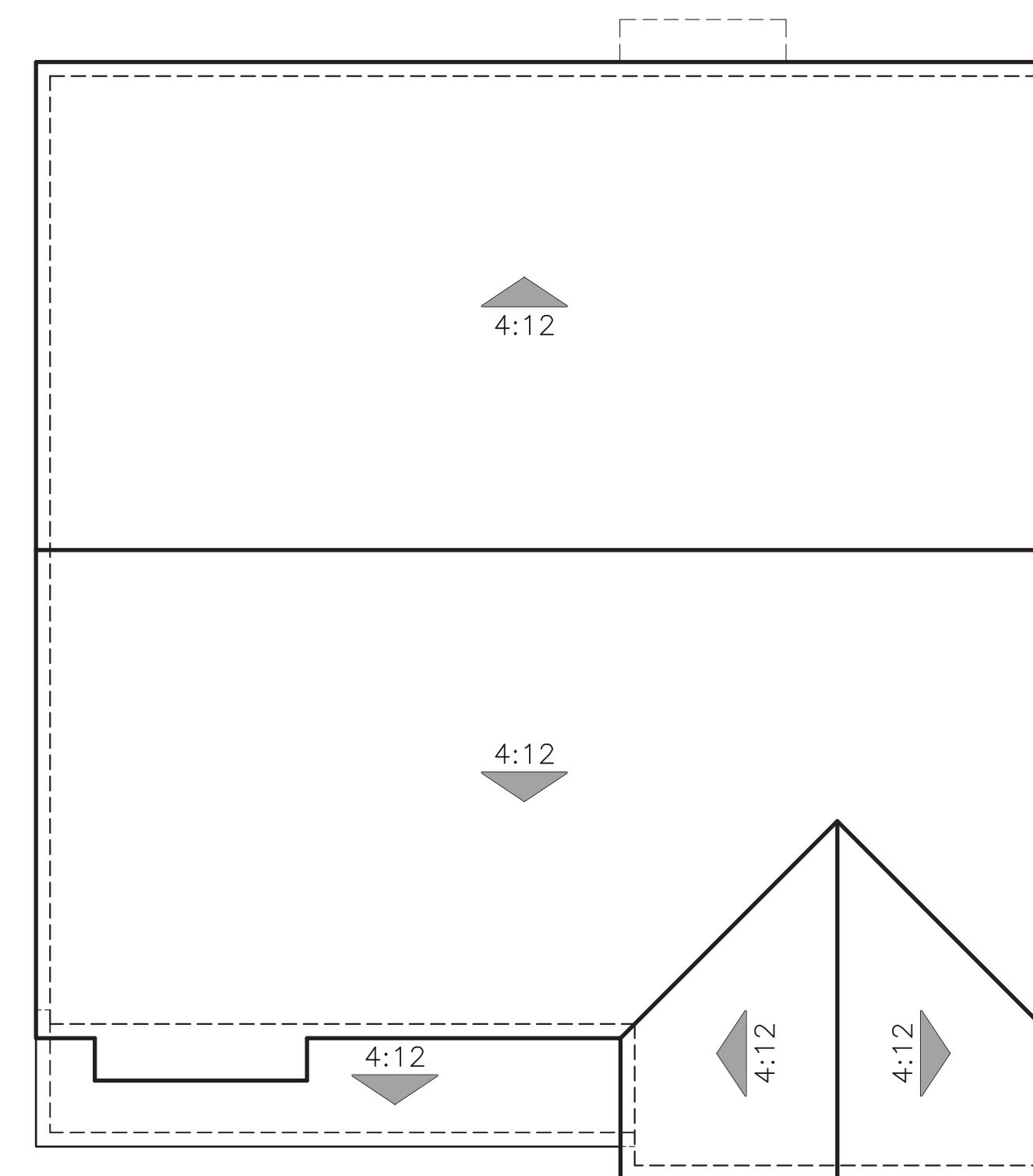
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"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 2 (1945)

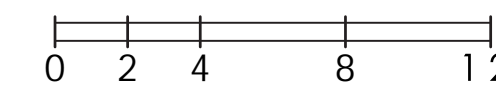


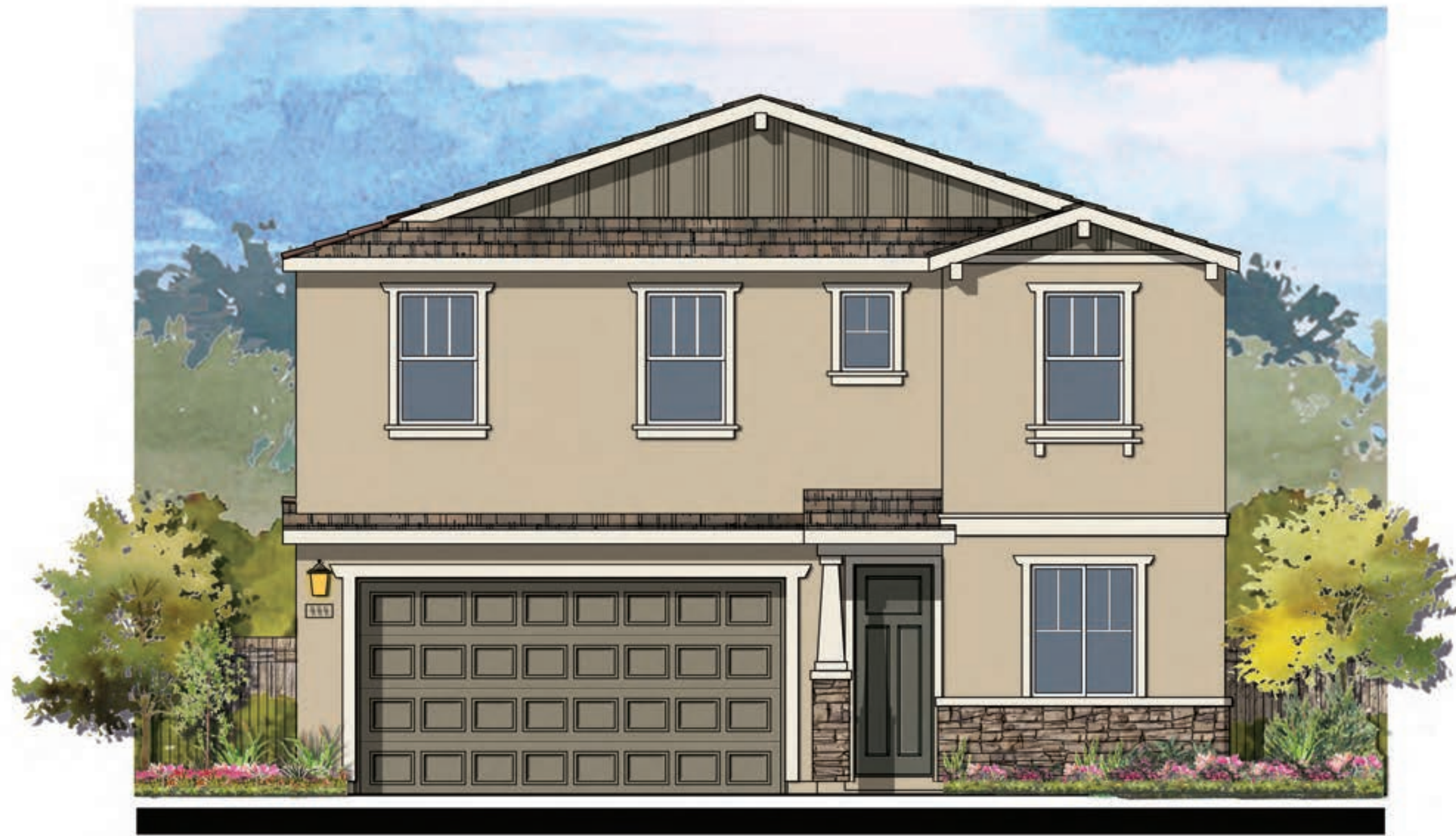
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SPANISH "A"



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

CRAFTSMAN "B"



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

CONTEMPORARY "C"

PLAN 3 (2018)
FRONT ELEVATIONS

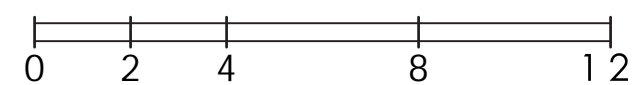
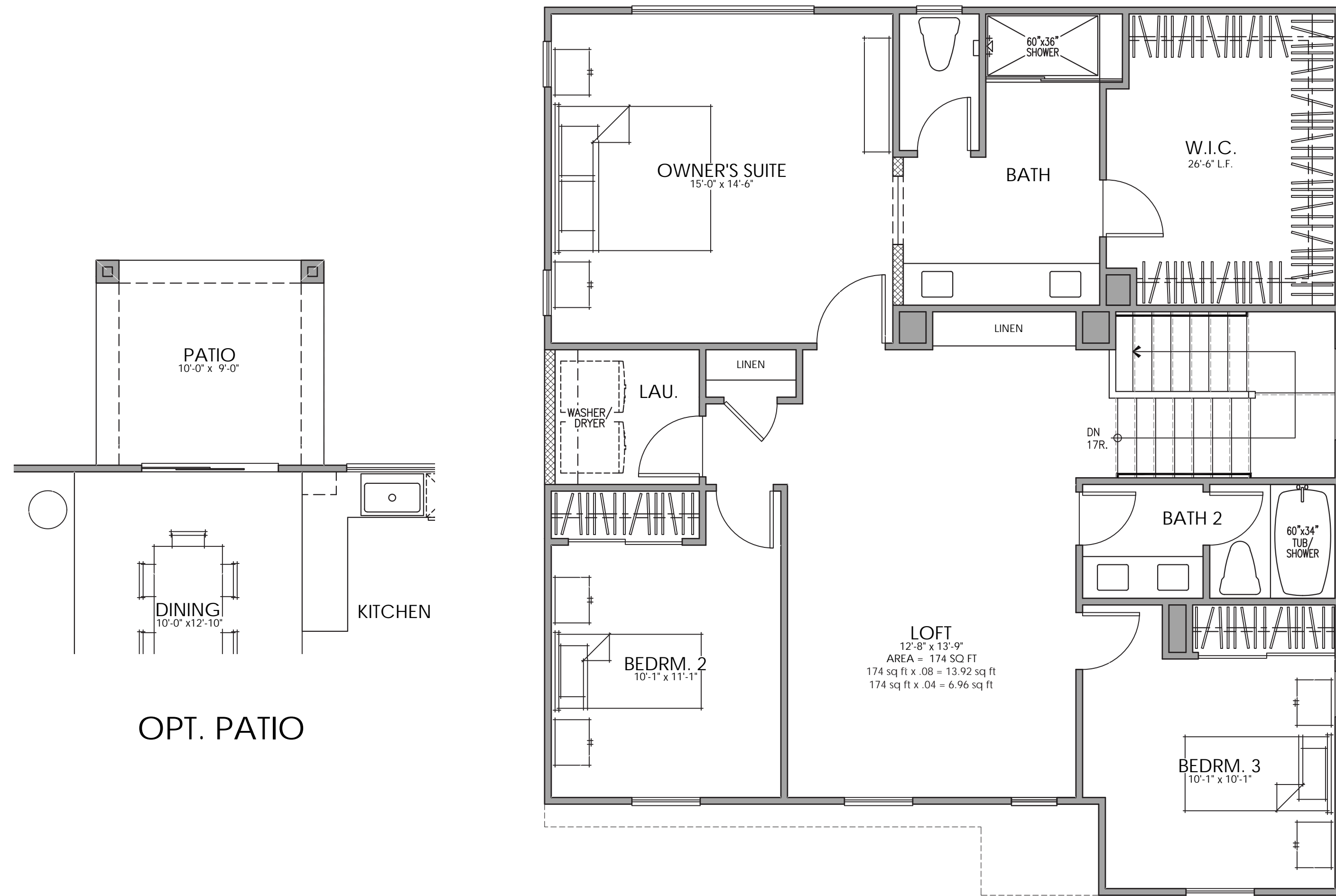
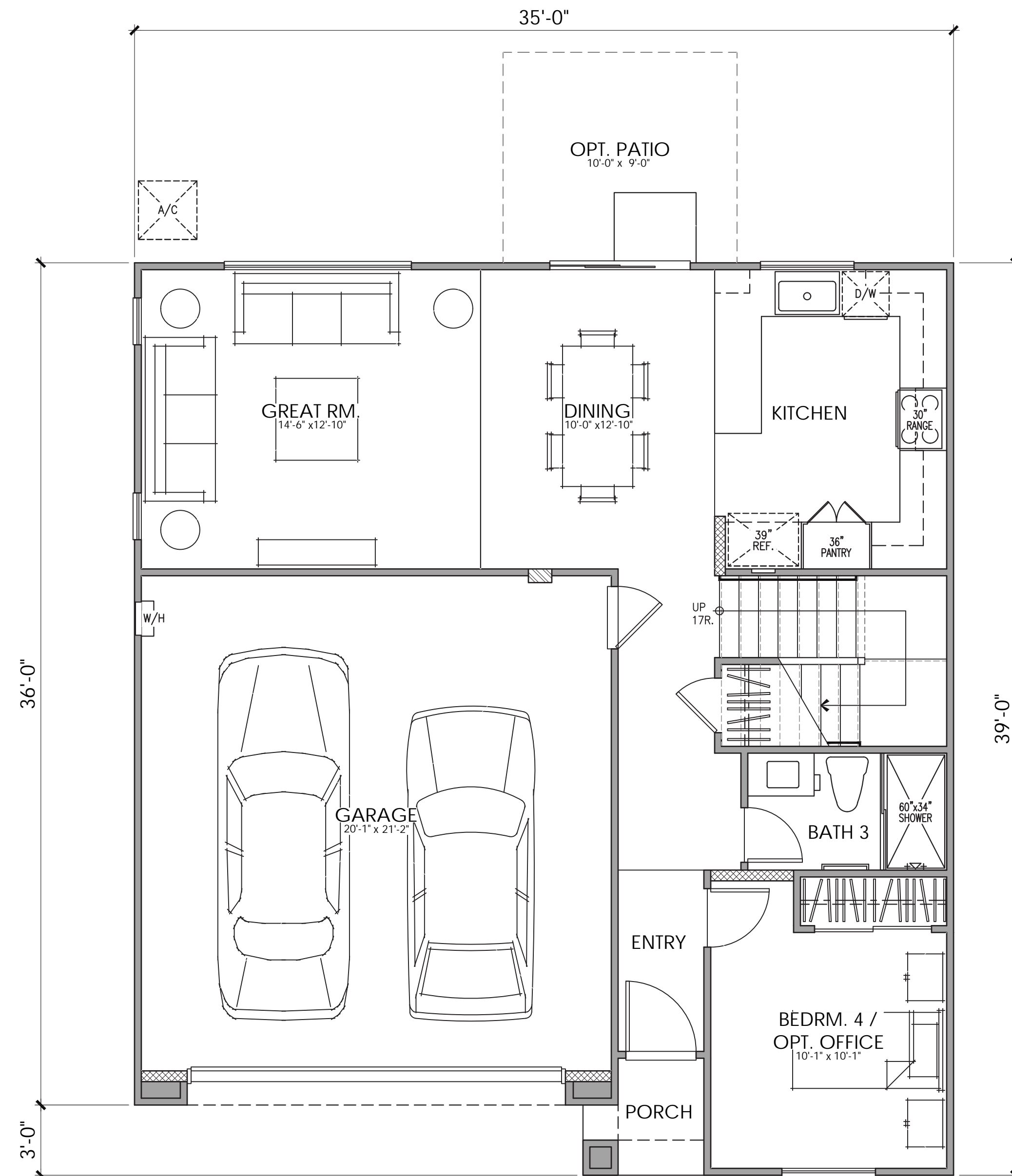


Exhibit B



SECOND FLOOR PLAN



FIRST 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	440 SQ. FT.
PORCH "A", "B" & "C"	22 SQ. FT.
OPT. PATIO	90 SQ. FT.

PLAN 3 (2018) "A"

4 BEDROOM, 3 BATH, LOFT, OPT. OFFICE, OPT. PATIO

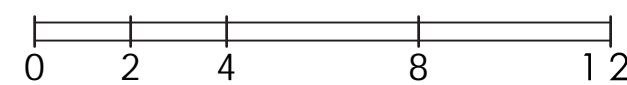


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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

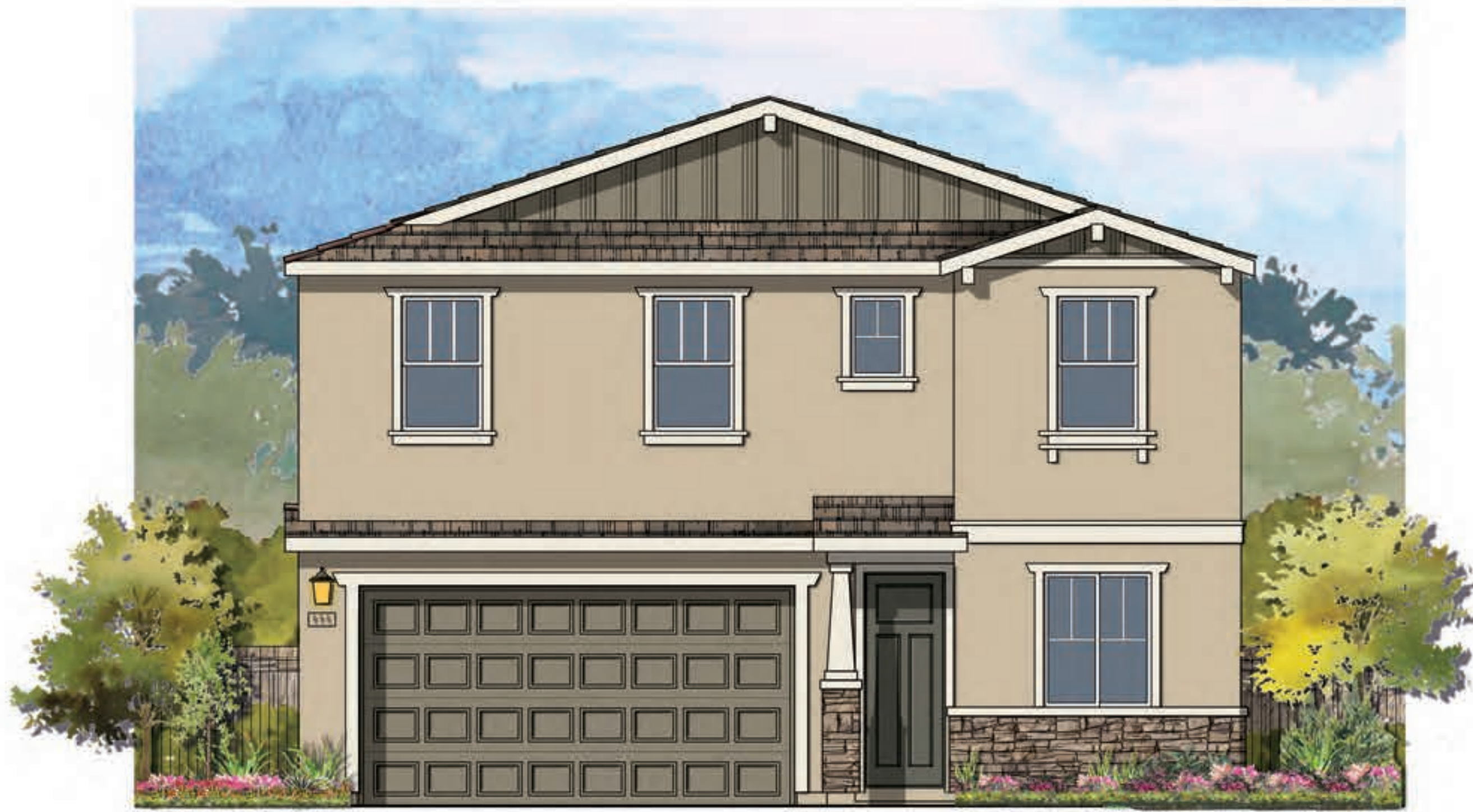


LEFT

COLOR SCHEME 3
 PLAN 3A (2018 "A")
 SPANISH "A" ELEVATIONS



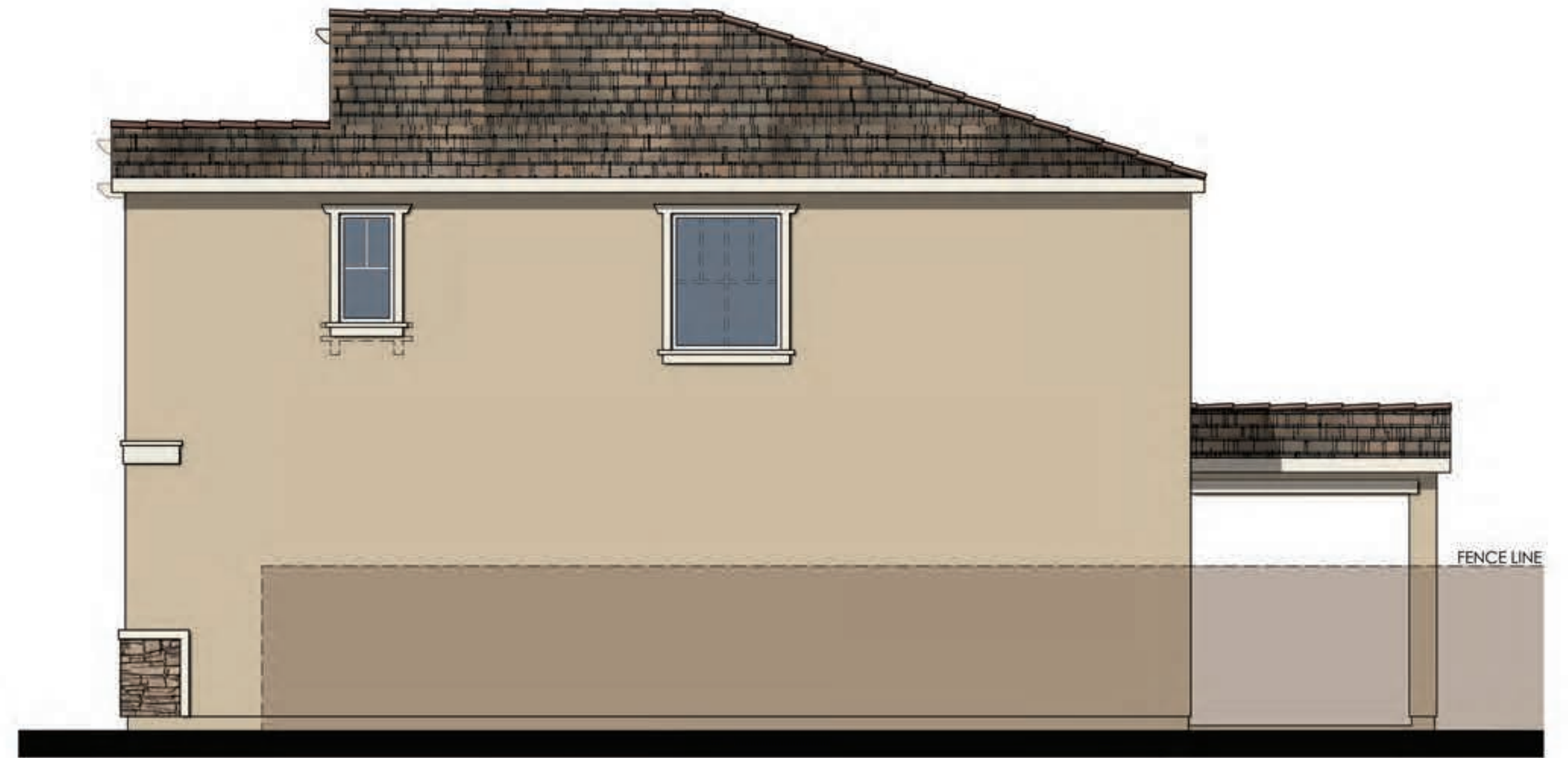
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



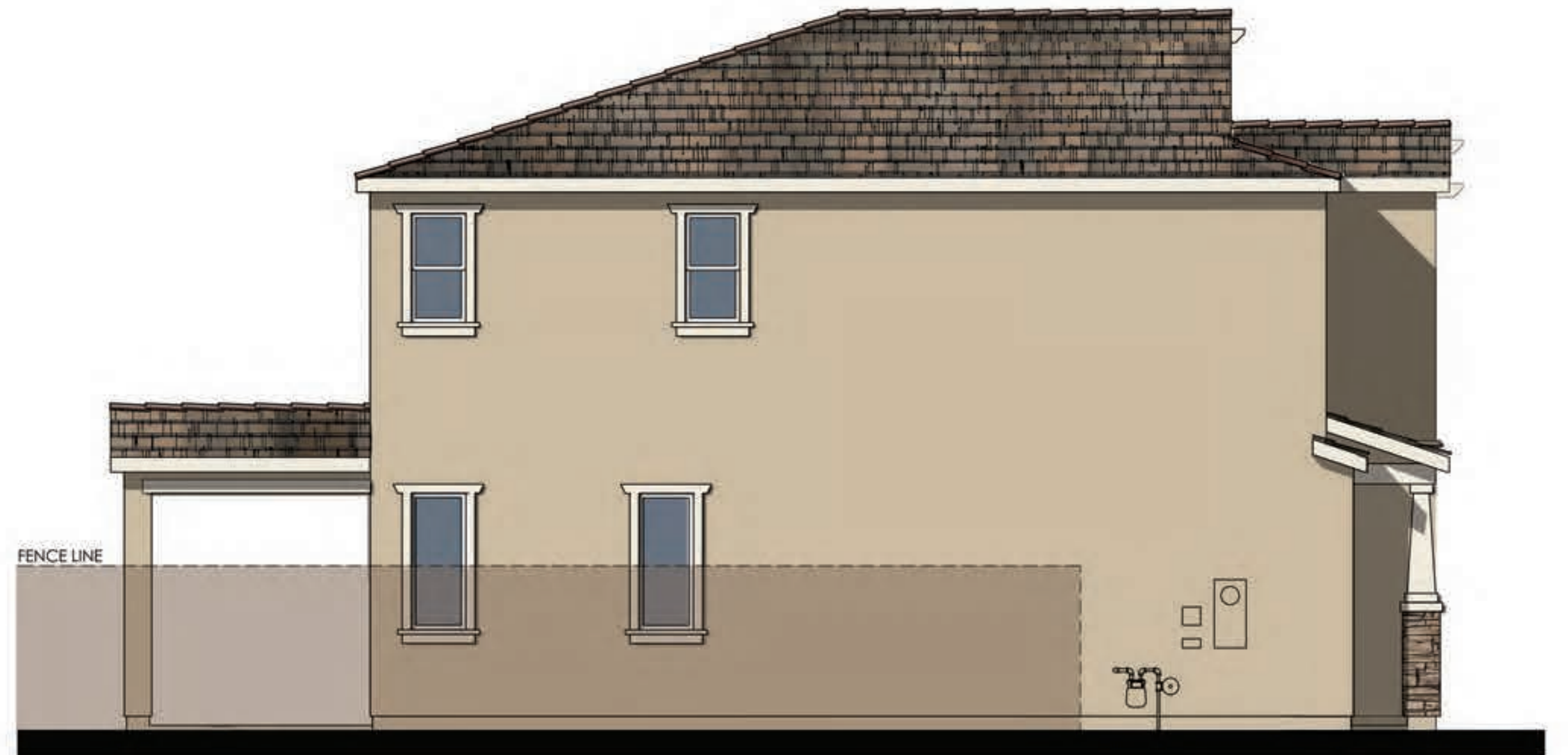
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2018 "B") CRAFTSMAN "B" ELEVATIONS

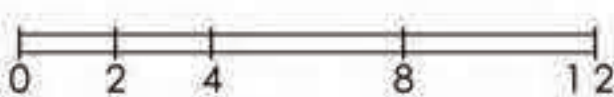


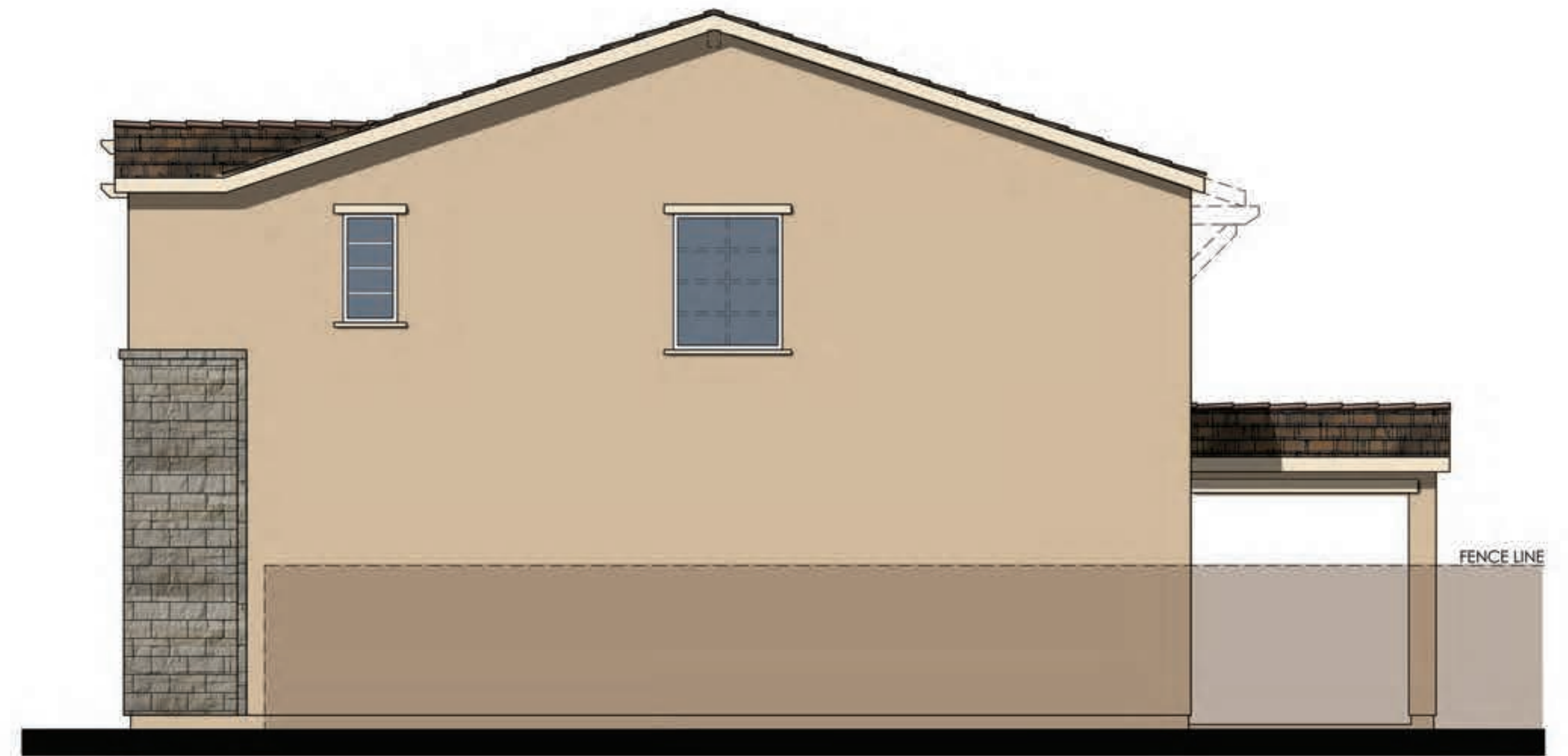
Exhibit B



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

FRONT



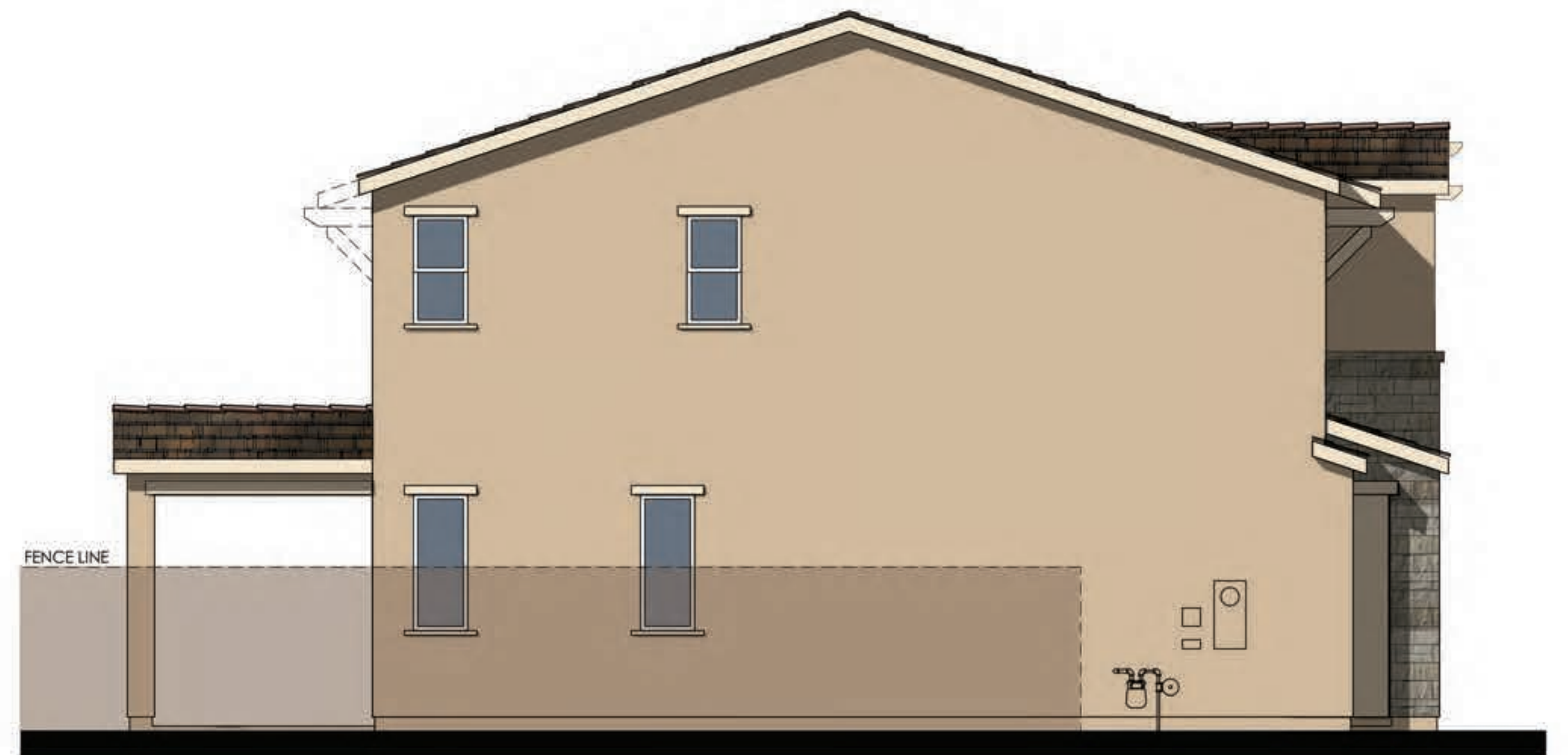
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



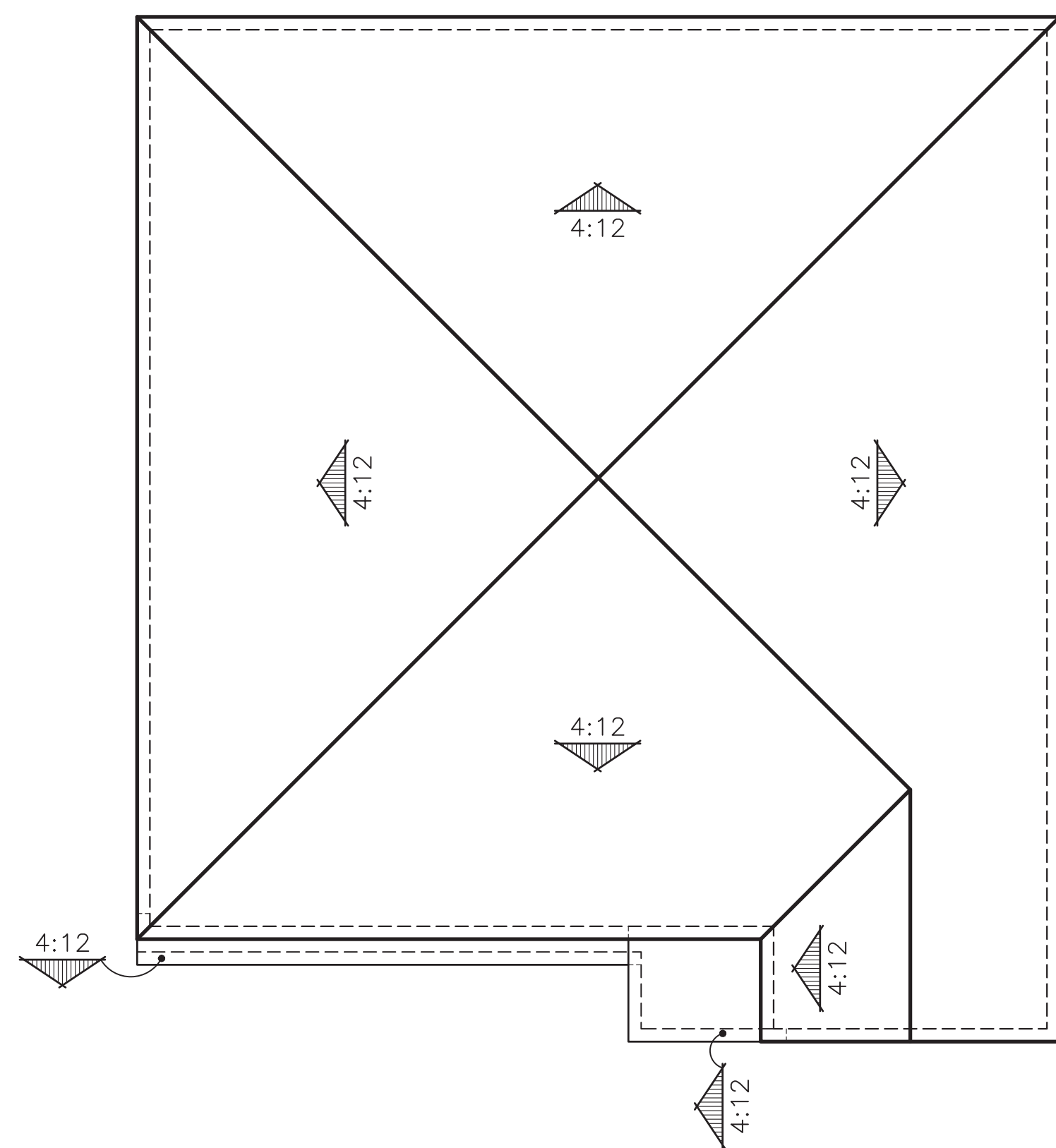
LEFT

COLOR SCHEME 6

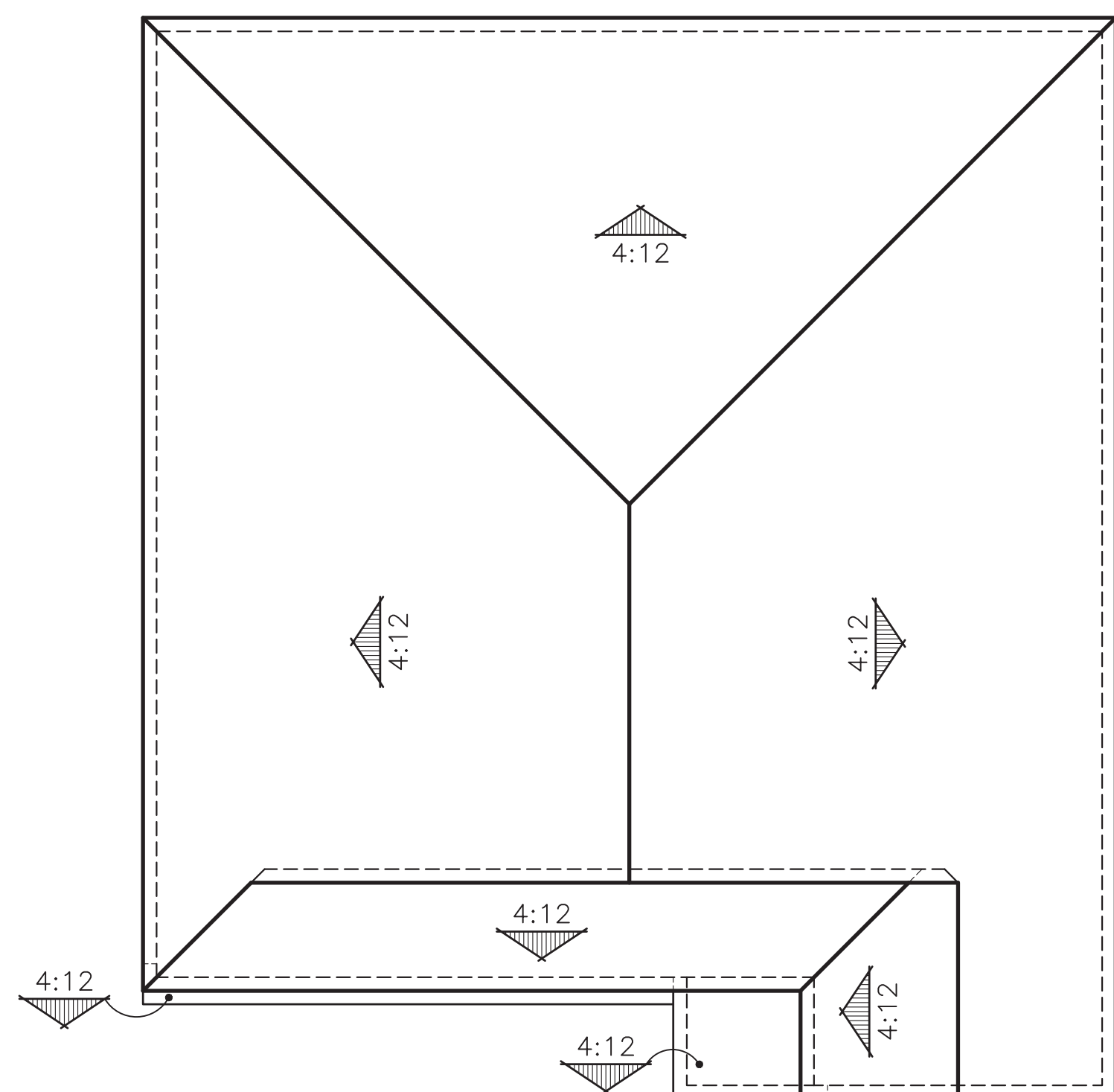
PLAN 3C (2018 "C")
CONTEMPORARY "C" ELEVATIONS



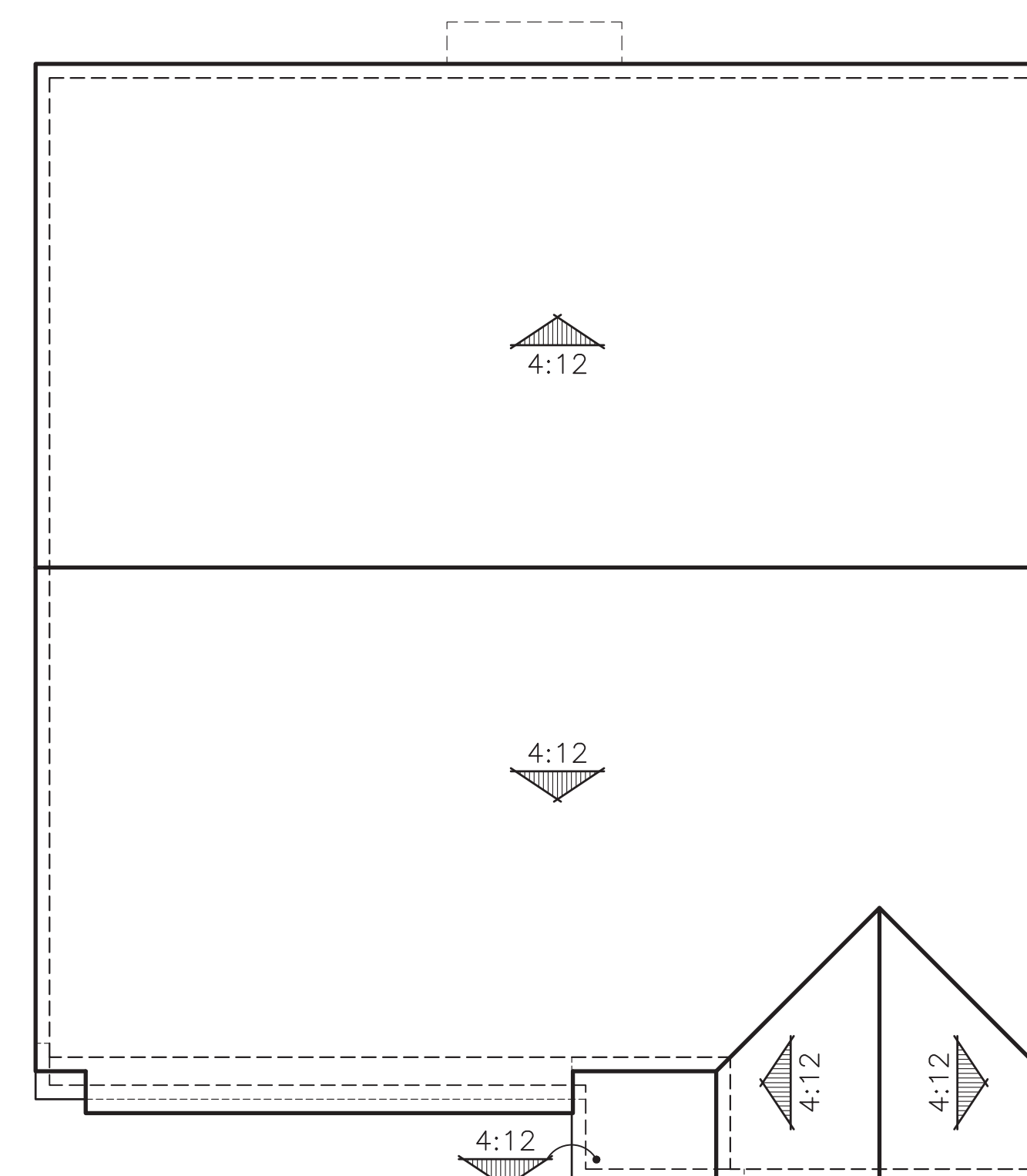
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"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 3 (2018)

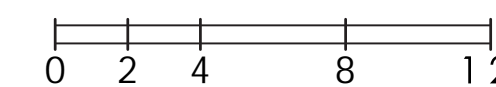


Exhibit B



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

SPANISH "A"



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

CRAFTSMAN "B"



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

CONTEMPORARY "C"

PLAN 4 (2190) FRONT ELEVATIONS

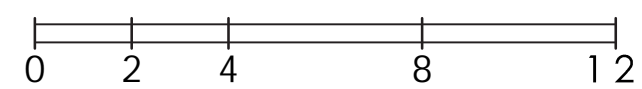
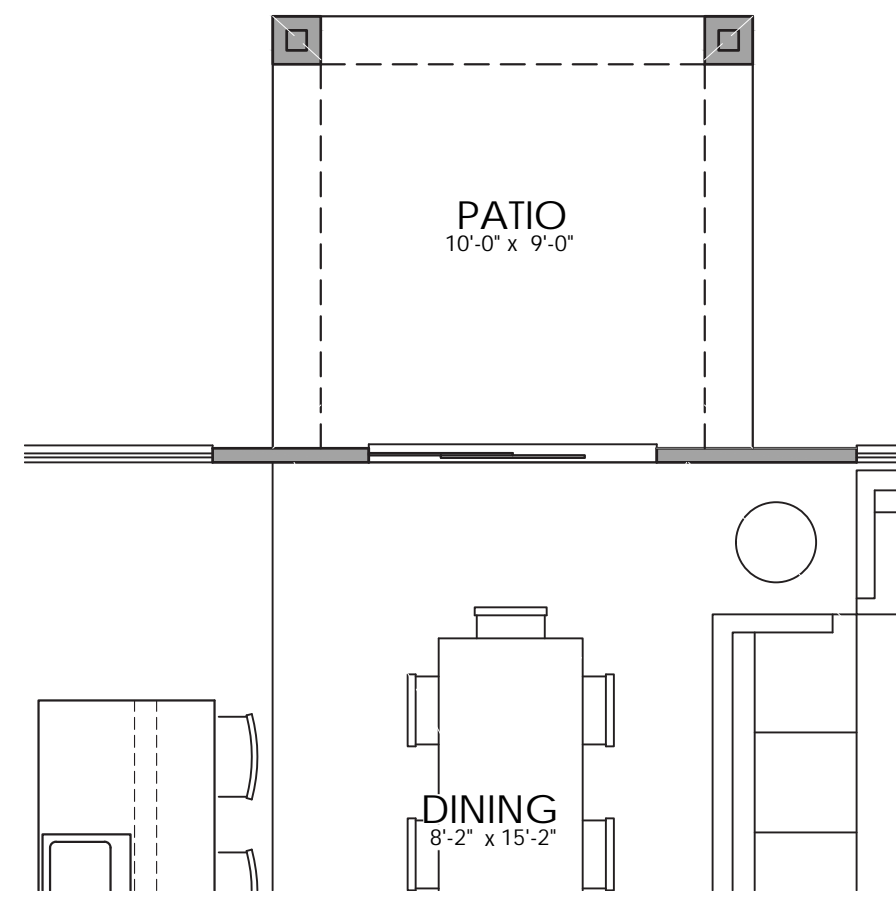
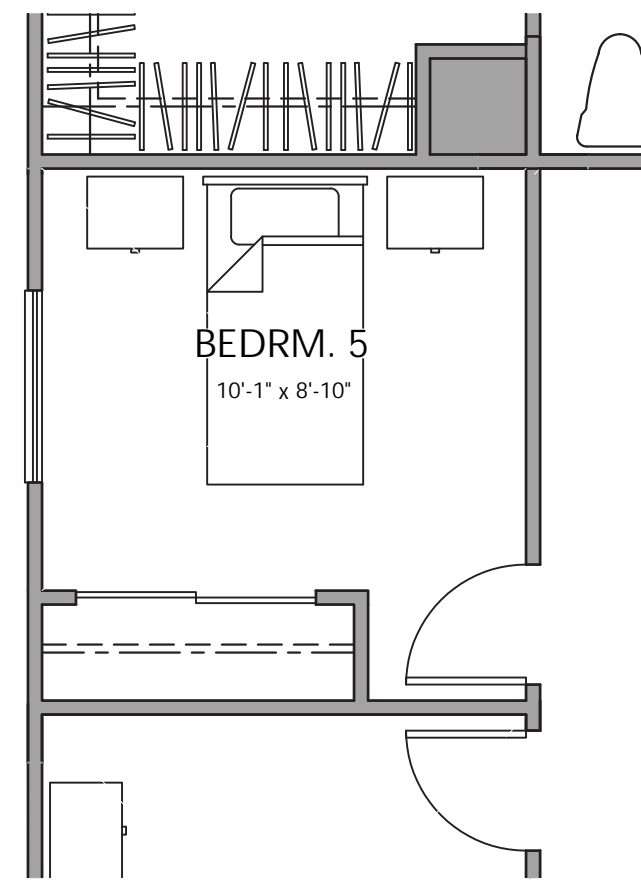


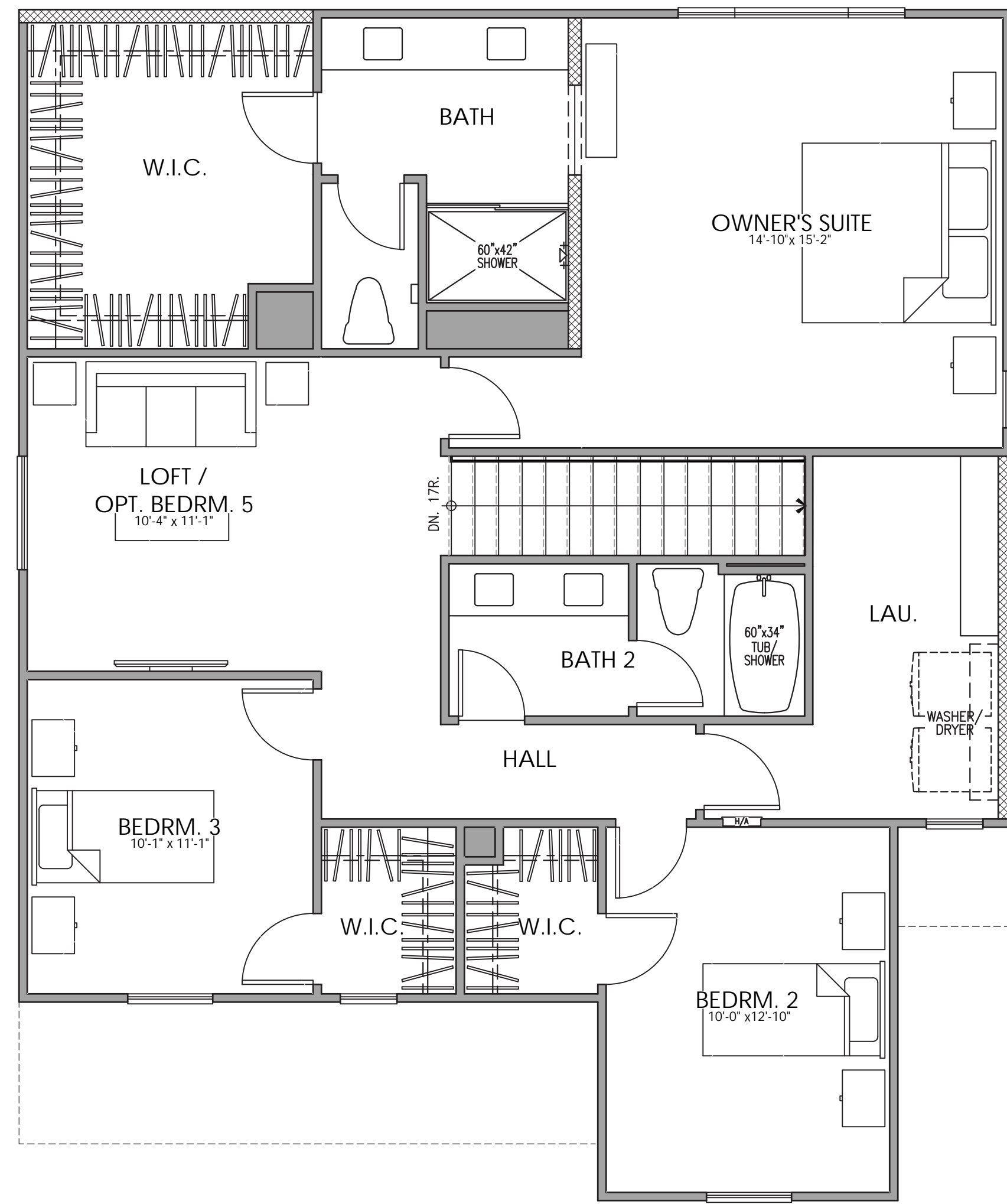
Exhibit B



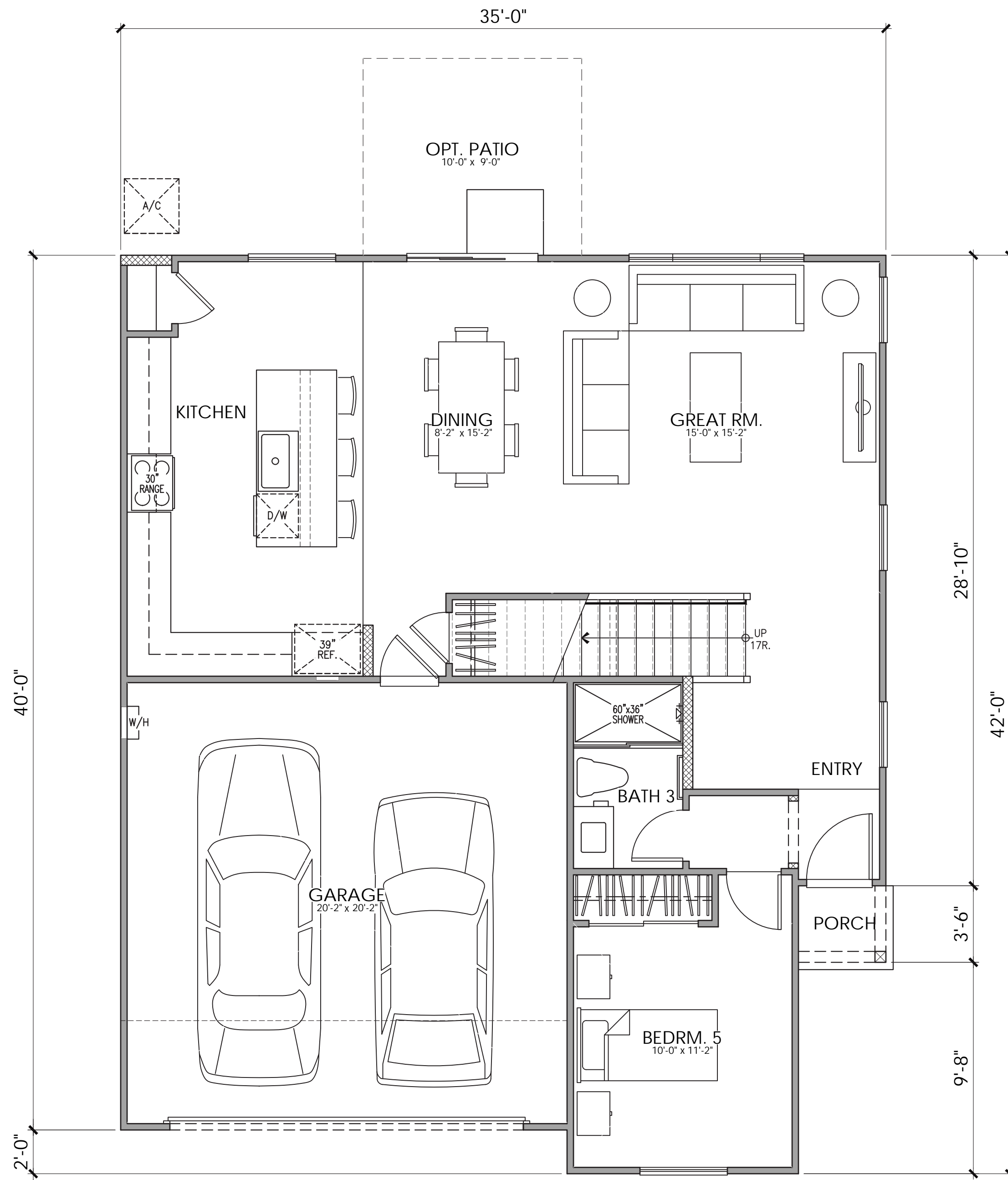
OPT. PATIO



OPT. BEDRM. 5



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4 (2190) "A"

5 BEDROOM, 3 BATH, OPT. PATIO, OPT. BEDRM. 5

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	960 SQ. FT.
SECOND FLOOR AREA	1,230 SQ. FT.
TOTAL DWELLING	2,190 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A", "B" & "C"	14 SQ. FT.
OPT. PATIO	90 SQ. FT.

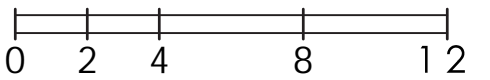


Exhibit B



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

FRONT



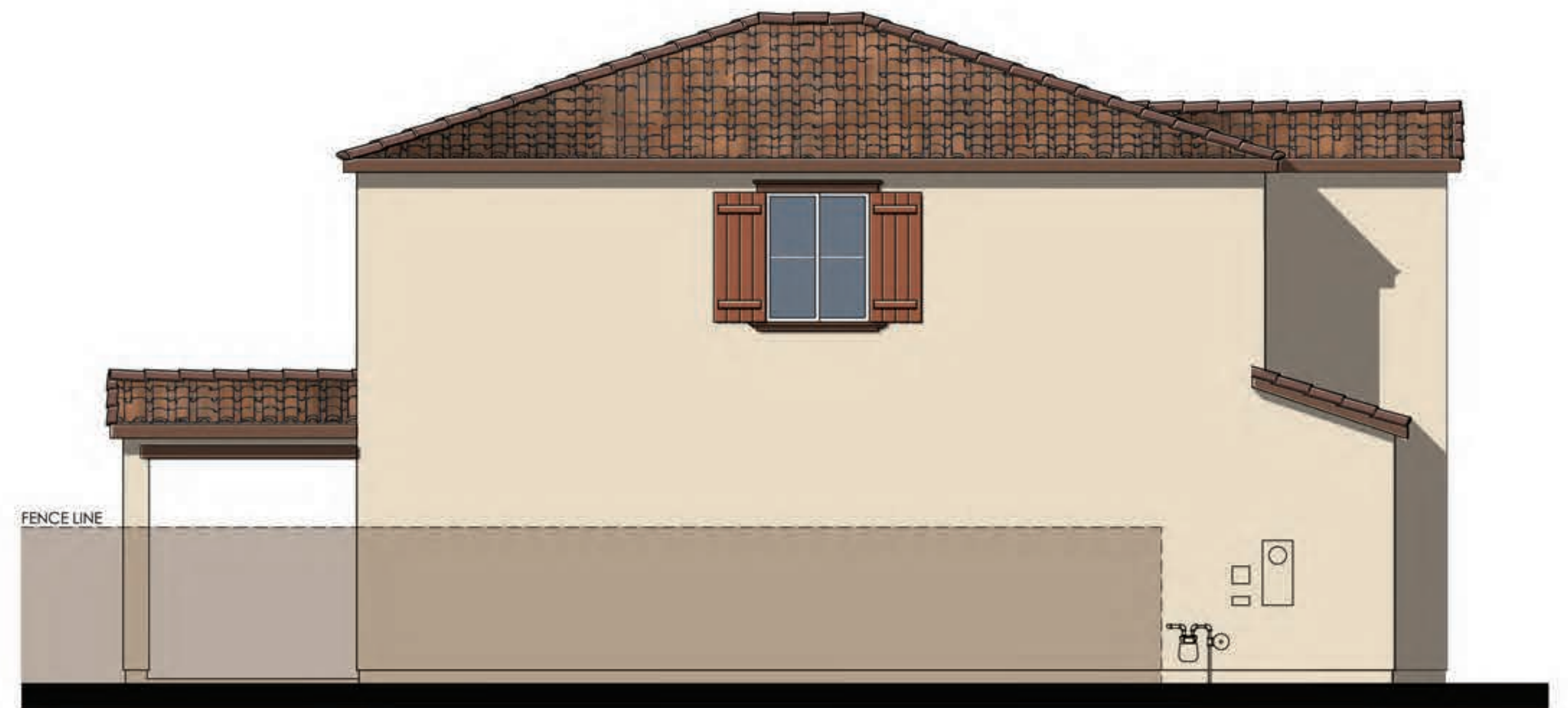
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 1
 PLAN 4A (2190 "A")
 SPANISH "A" ELEVATIONS



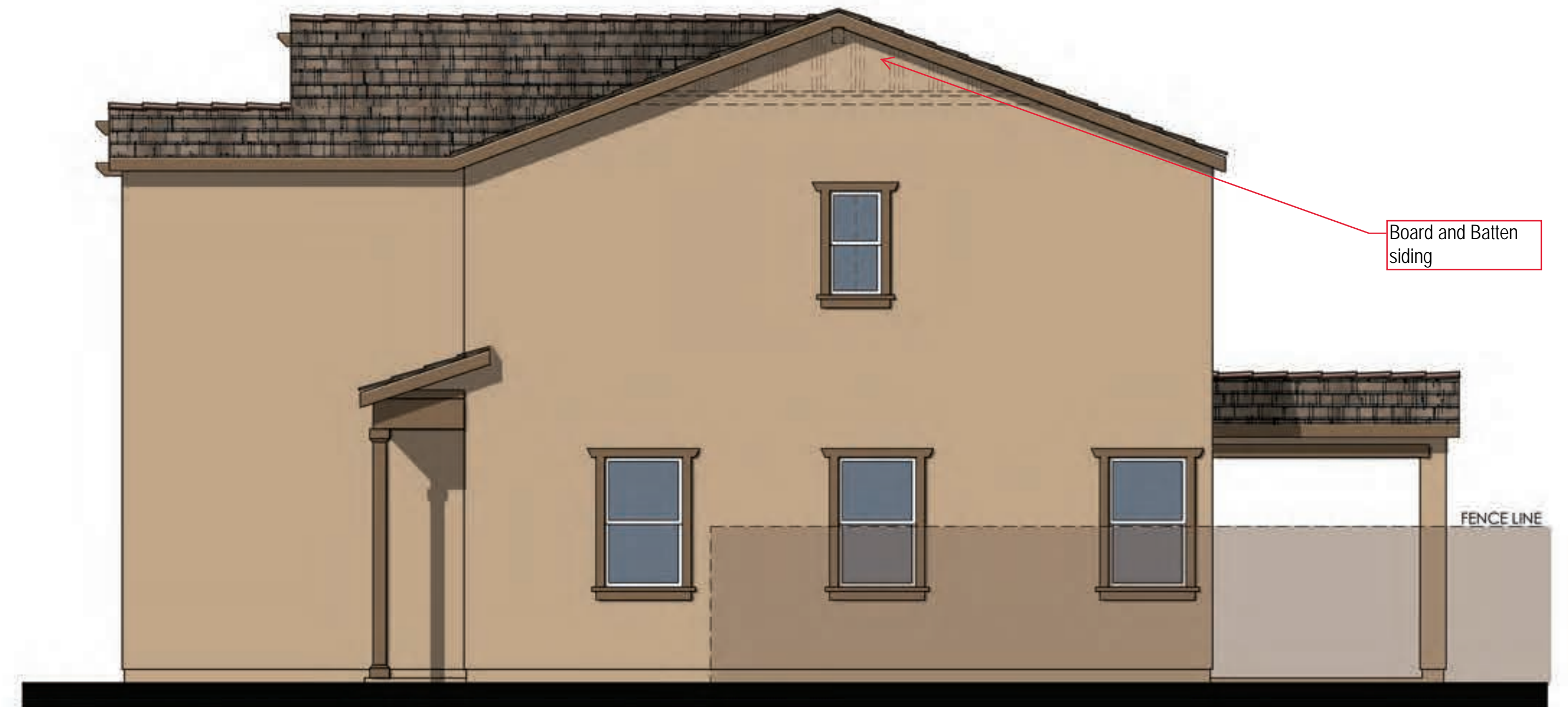
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



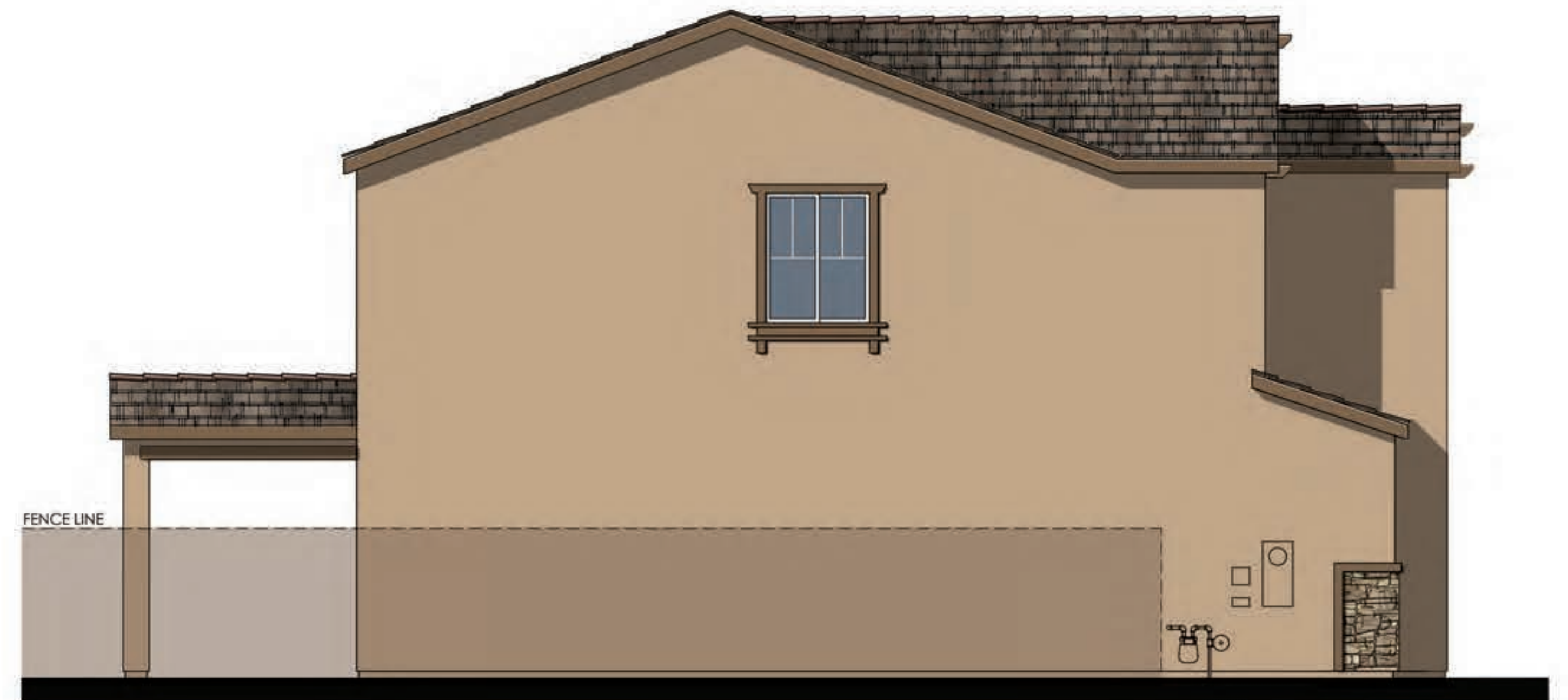
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



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REAR



LEFT

COLOR SCHEME 4

PLAN 4B (2190 "B") CRAFTSMAN "B" ELEVATIONS



Exhibit B



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

FRONT



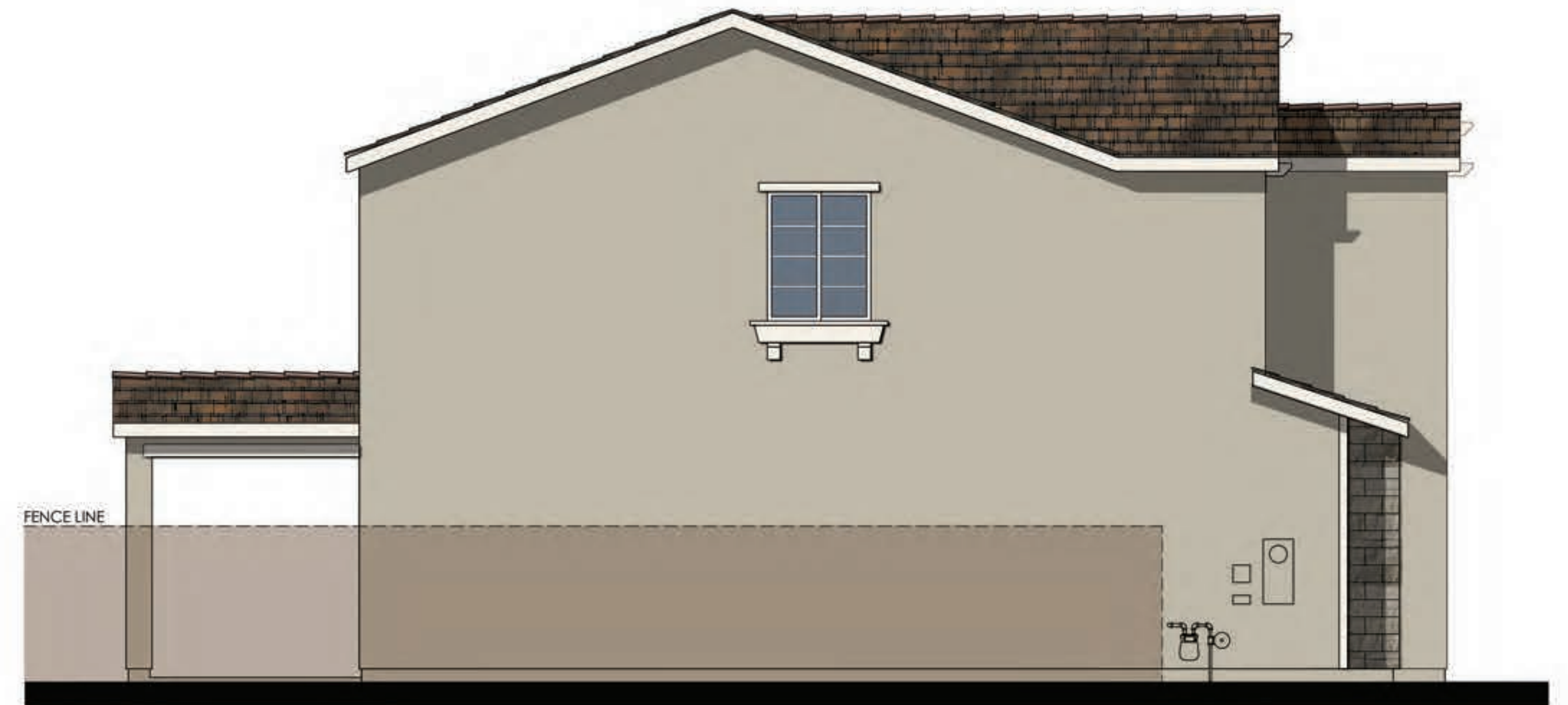
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RIGHT



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REAR



LEFT

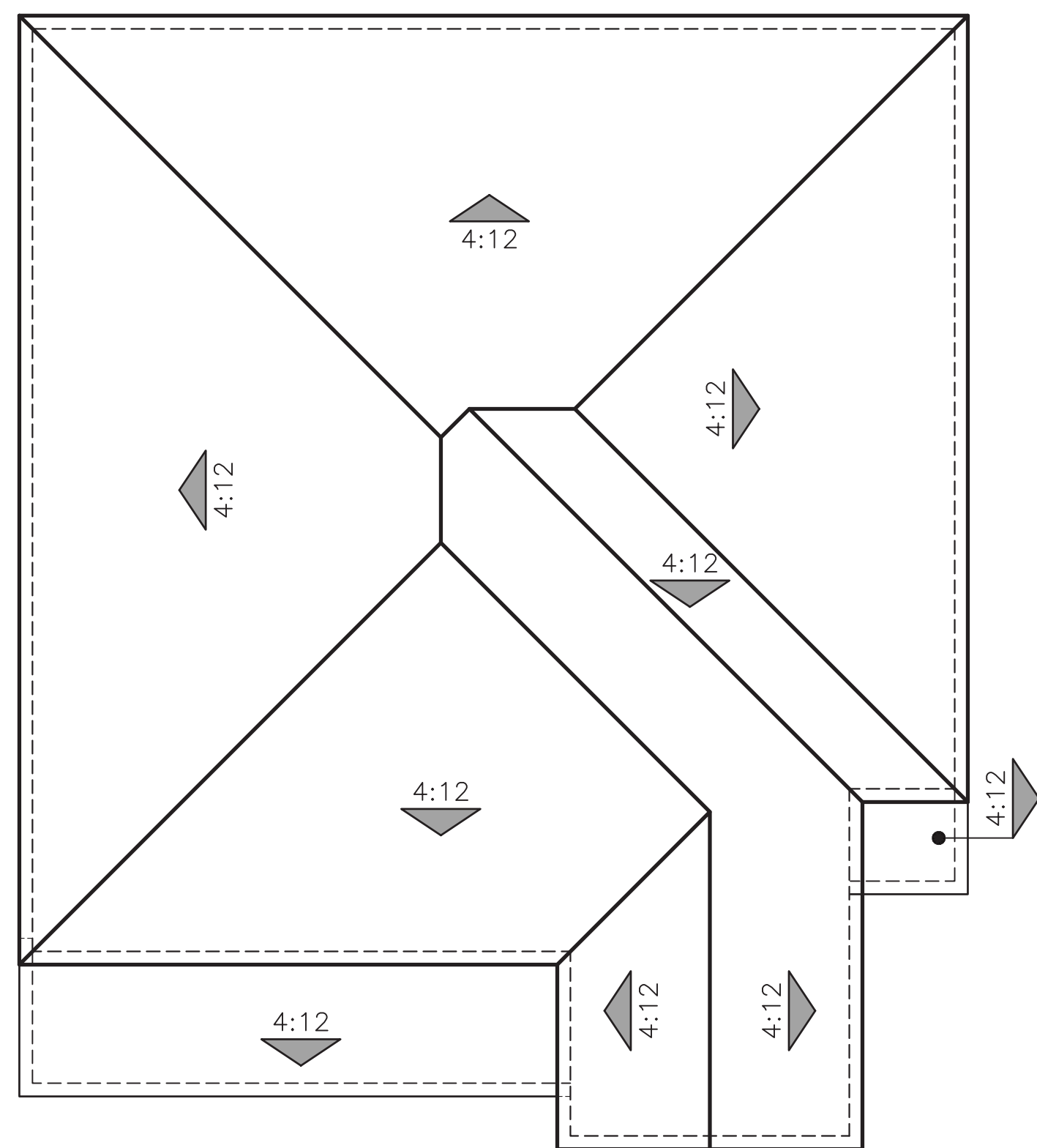
COLOR SCHEME 7

PLAN 4C (2190 "C")

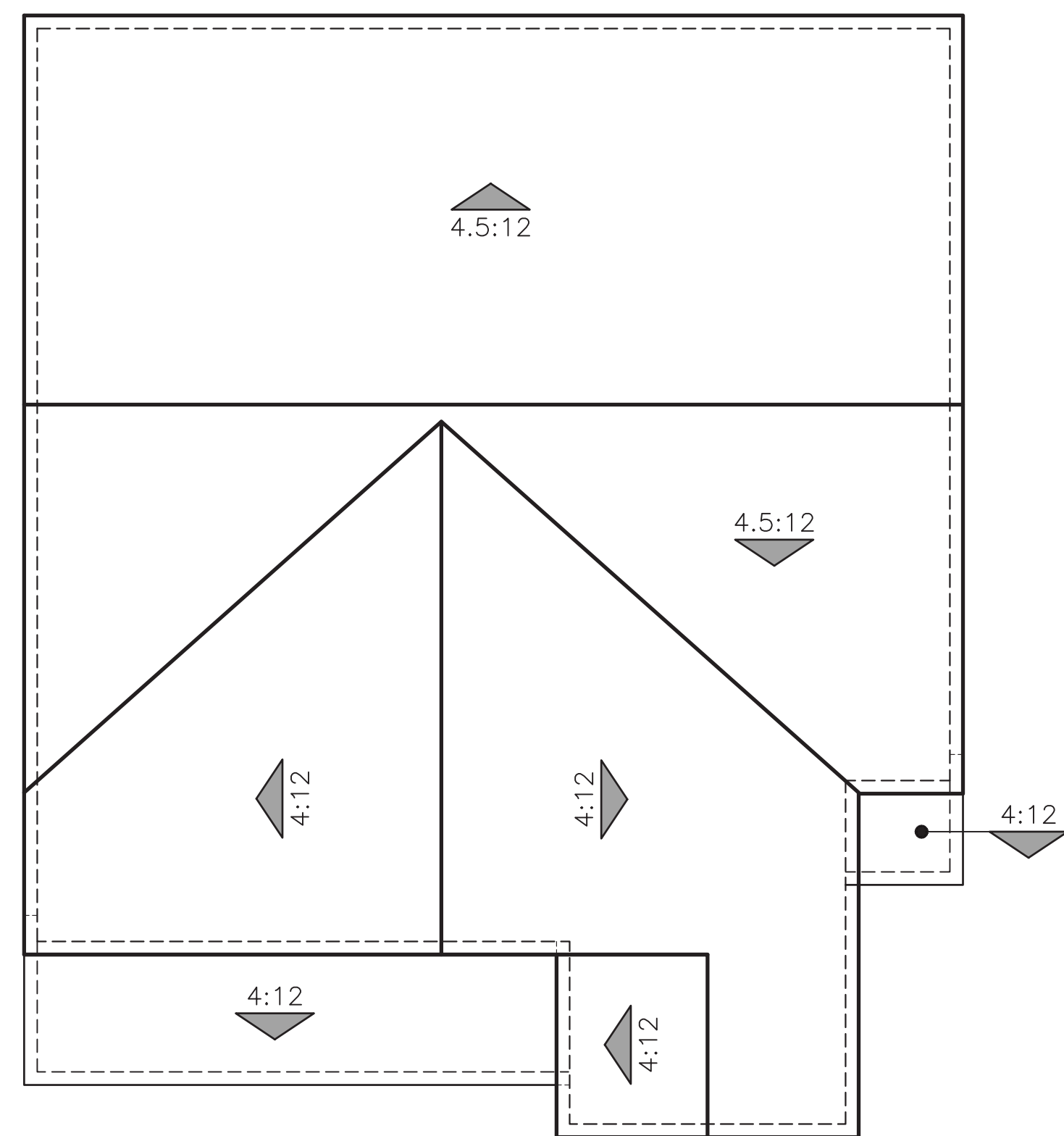
CONTEMPORARY "C" ELEVATIONS



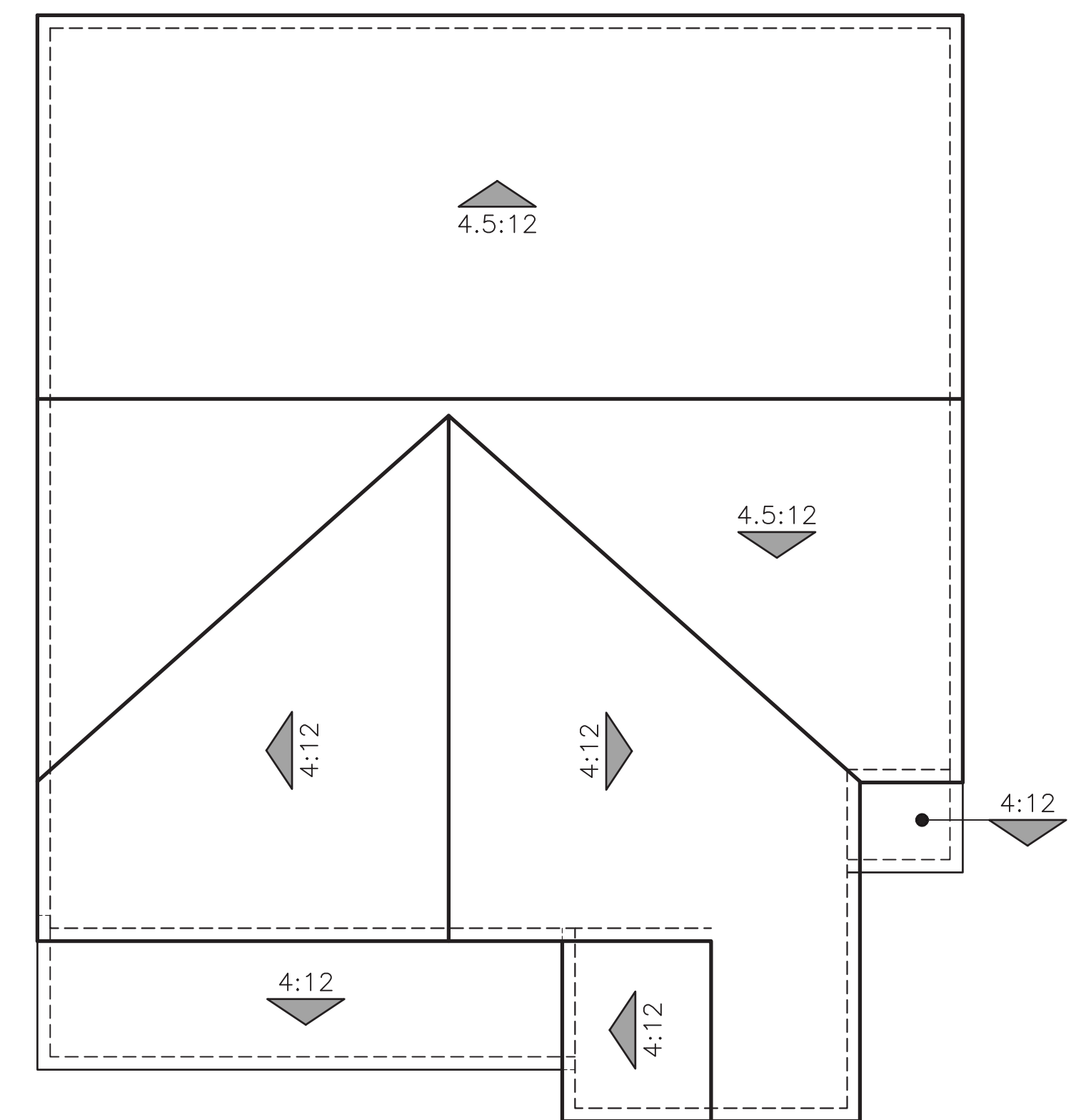
Exhibit B



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 4 (2190)

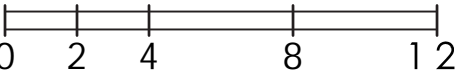


Exhibit B

SIERRA WEST VILLAGE 21A

ROSEVILLE, CA

JOB # 20088
 CREATED 9/22/2020

"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
ROOF (LOW PROFILE S-TILE)	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	BORAL
ROOF:	BORAL
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
ROOF (SHAKE)	1FBCJ3181 SMOKEY TOPAZ	1FBCJ3181 SMOKEY TOPAZ	1FBCJ3181 SMOKEY TOPAZ
STONE	DEL MARE BURNT OCHRE	DEL MARE BURNT OCHRE	DEL MARE PALERMO
GROUT	GRAY	GRAY	GRAY

"C" ELEVATIONS			
CONTEMPORARY	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT	SW7638	SW7517	SW7689
BODY	JOGGING PATH	CHINA DOLL	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
ROOF (SLATE)	1FACS6031 LA TERRA BLEND	1FACS6031 LA TERRA BLEND	1FACS6031 LA TERRA BLEND
STONE (RUNNING BOND)	HEWN STONE HSP514 SPAN	HEWN STONE HSP514 FOUNDATION	HEWN STONE HSP514 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.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

Exhibit B

SPANISH SCHEME #1

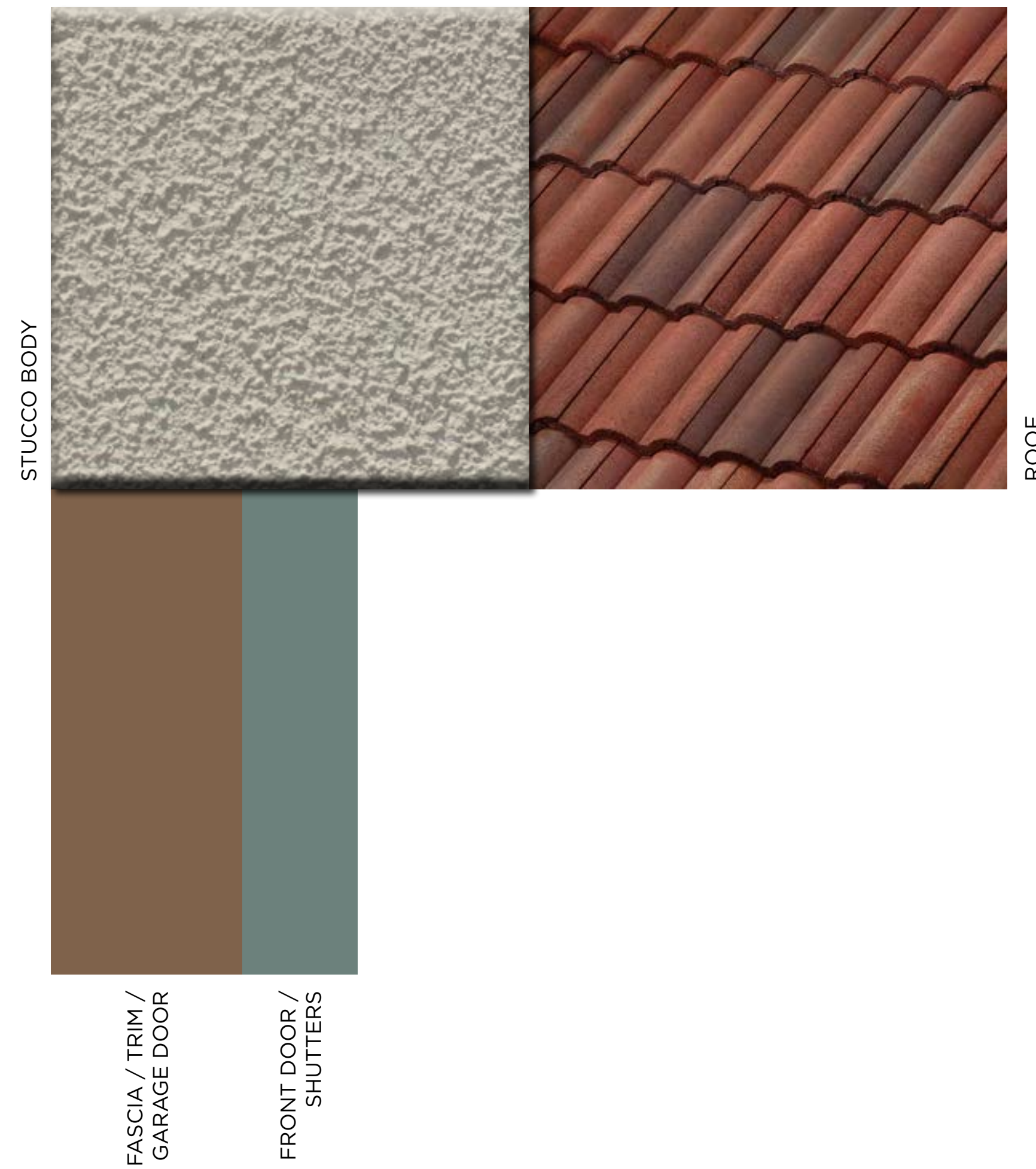


SIERRA WEST 21A
ROSEVILLE, CA

LENNAR

Kevin L. Crook
Architect
Inc
#20088
SEPT. 23, 2020
PLANNING + ARCHITECTURE

SPANISH SCHEME #2



SIERRA WEST 21A
ROSEVILLE, CA

LENNAR

Kevin L. Crook
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Inc
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SEPT. 23, 2020
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SPANISH SCHEME #3



SIERRA WEST 21A
ROSEVILLE, CA

LENNAR

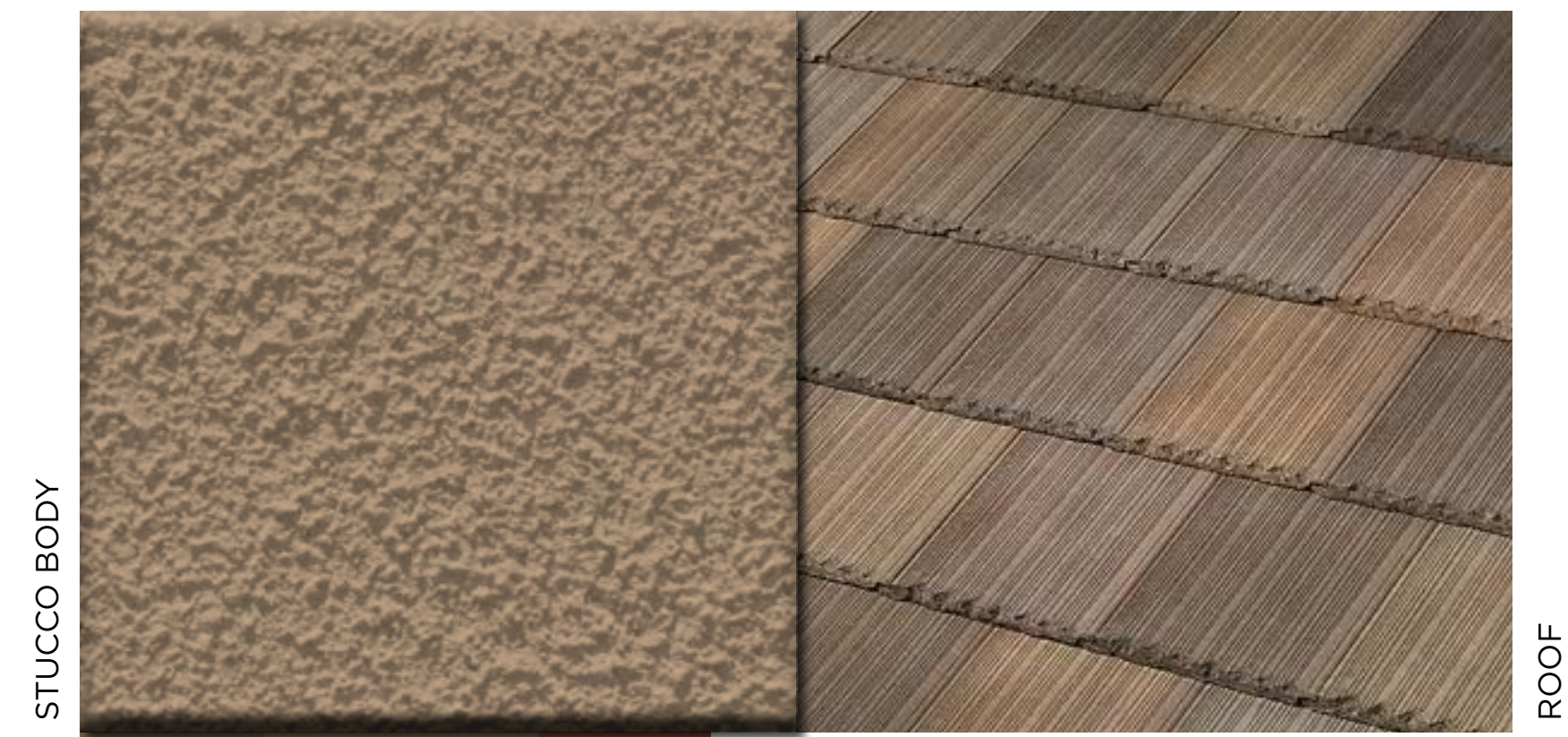
Kevin L. Crook
Architect
Inc
#20088
SEPT. 23, 2020
PLANNING + ARCHITECTURE

COLOR BOARDS - "A" SPANISH

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

Exhibit B

CRAFTSMAN SCHEME #4



STUCCO BODY

ROOF

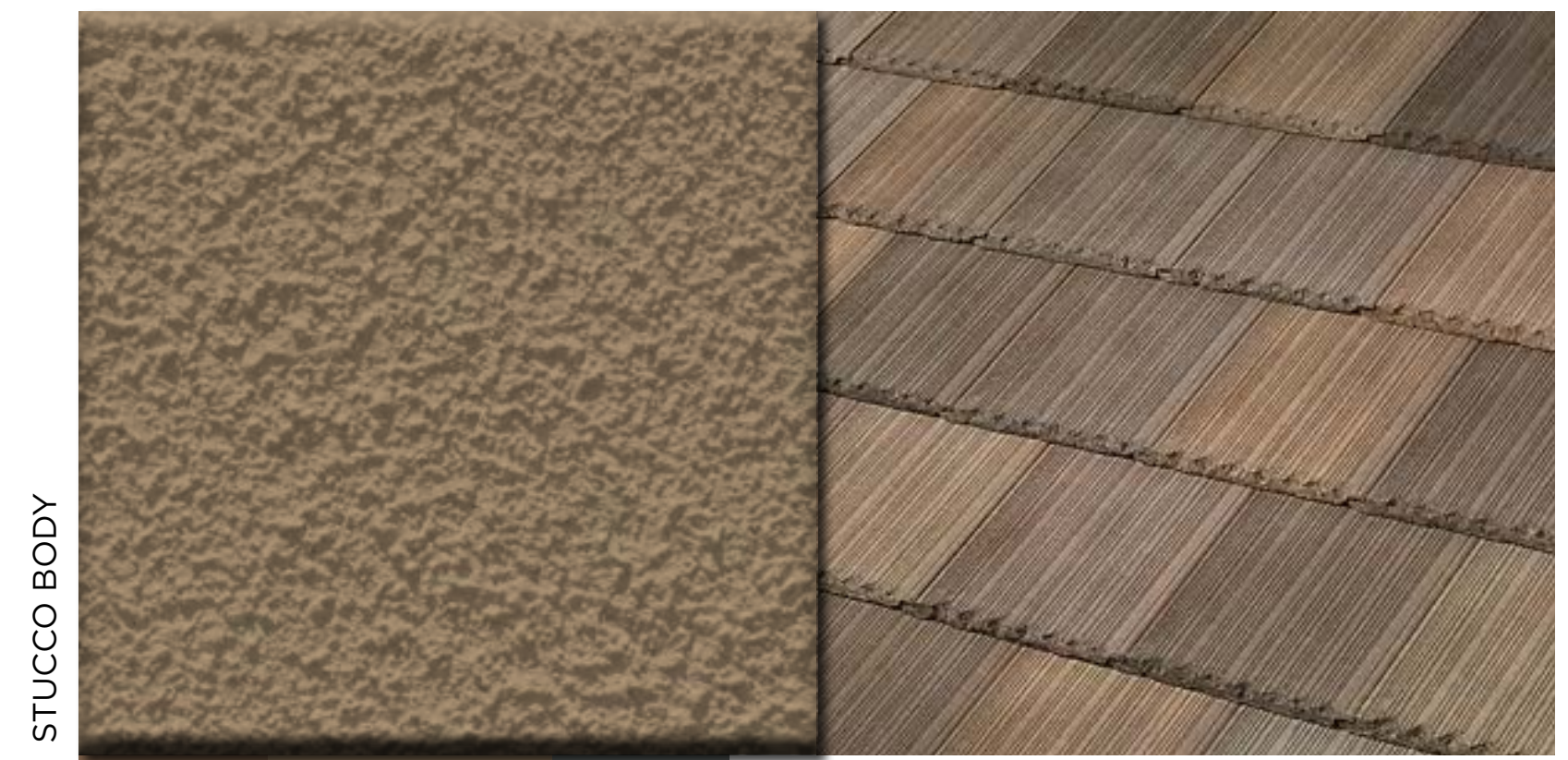
FASCIA / TRIM

GABLE SIDING / GARAGE DOOR

FRONT DOOR

STONE

CRAFTSMAN SCHEME #5



STUCCO BODY

ROOF

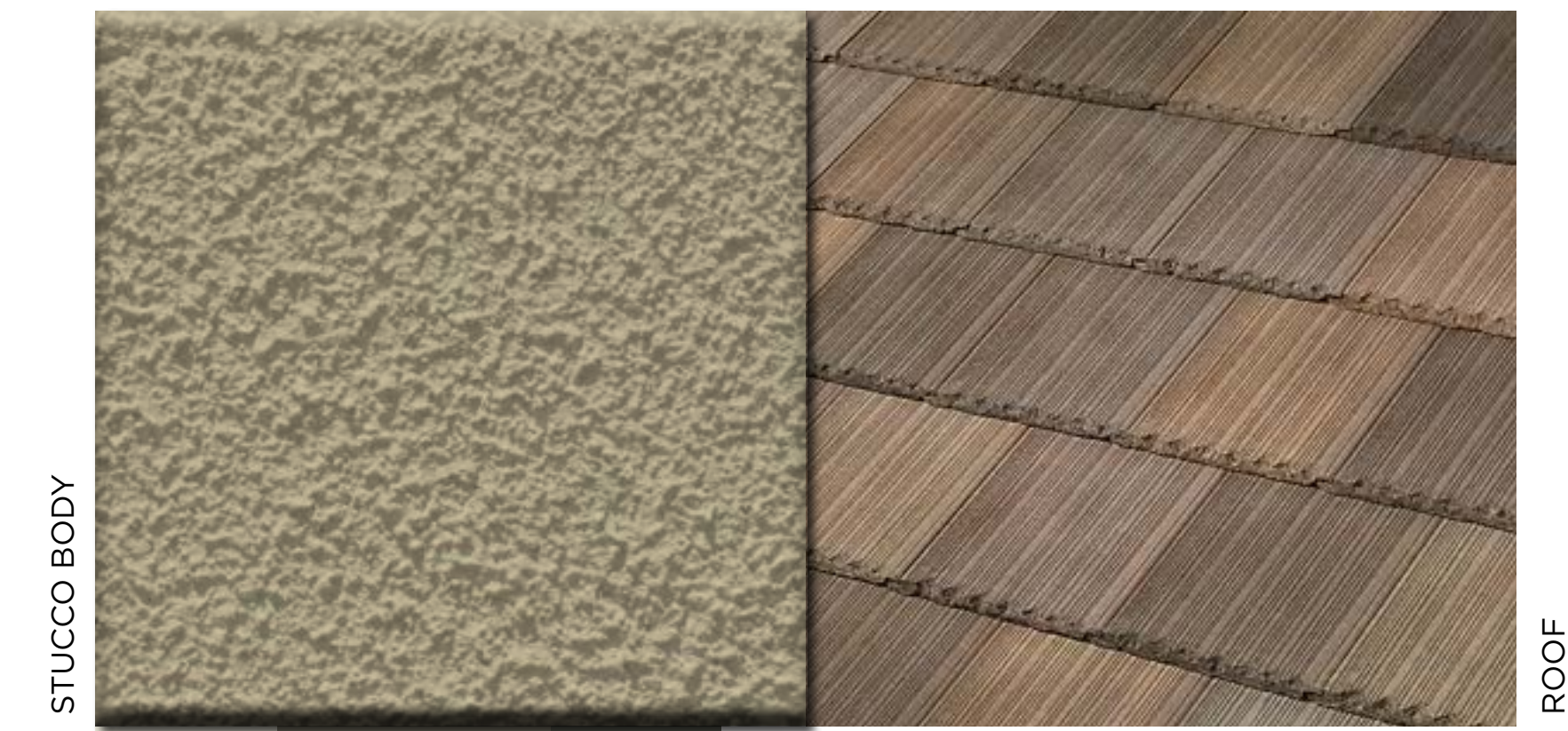
FASCIA / TRIM

GABLE SIDING / GARAGE DOOR

FRONT DOOR

STONE

CRAFTSMAN SCHEME #6



STUCCO BODY

ROOF

FASCIA / TRIM

GABLE SIDING / GARAGE DOOR

FRONT DOOR

STONE

COLOR BOARDS - "B" CRAFTSMAN

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

Exhibit B

CONTEMPORARY SCHEME #7



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CONTEMPORARY SCHEME #8



SIERRA WEST 21A
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#20088
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CONTEMPORARY SCHEME #9



SIERRA WEST 21A
ROSEVILLE, CA

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#20088
SEPT. 23, 2020
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COLOR BOARDS - "C" CONTEMPORARY

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

Exhibit B



EUROPEAN
PLAN 1B (2307)

SPANISH
PLAN 2A (2469)

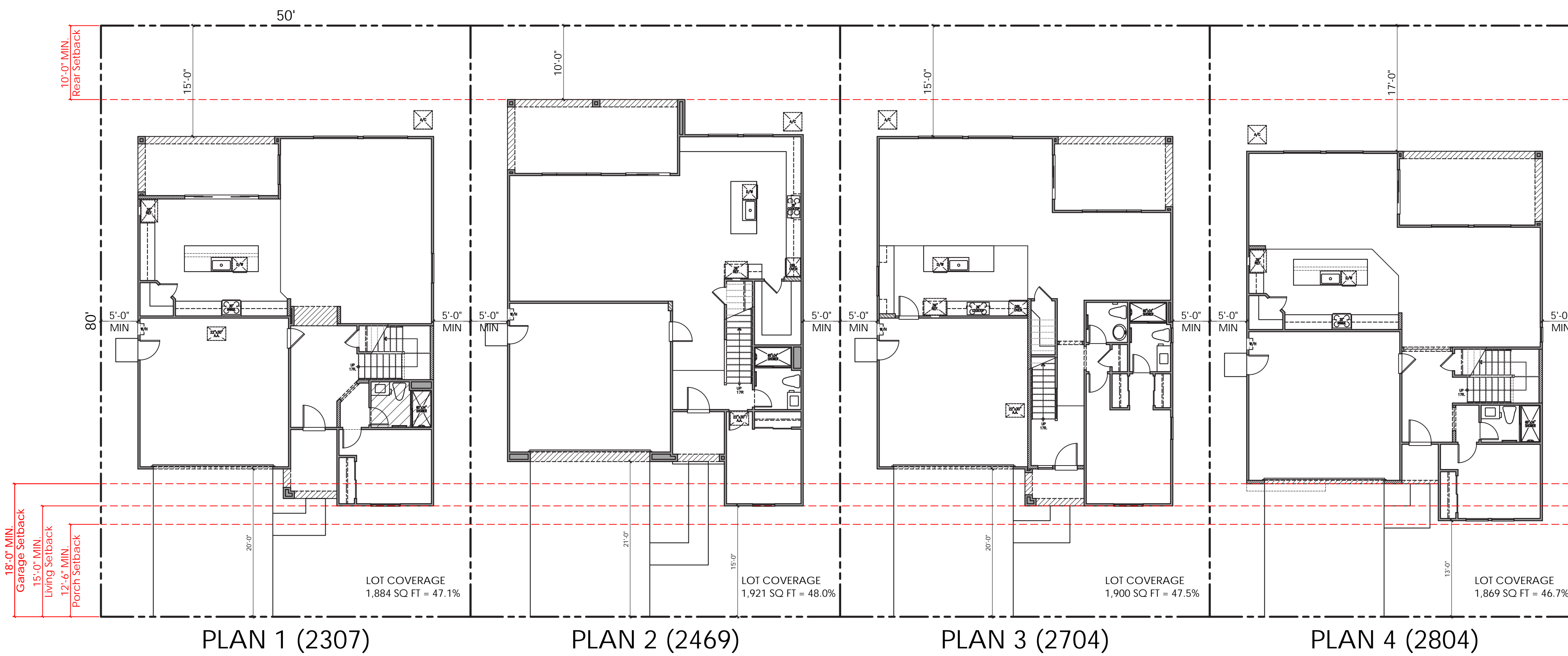
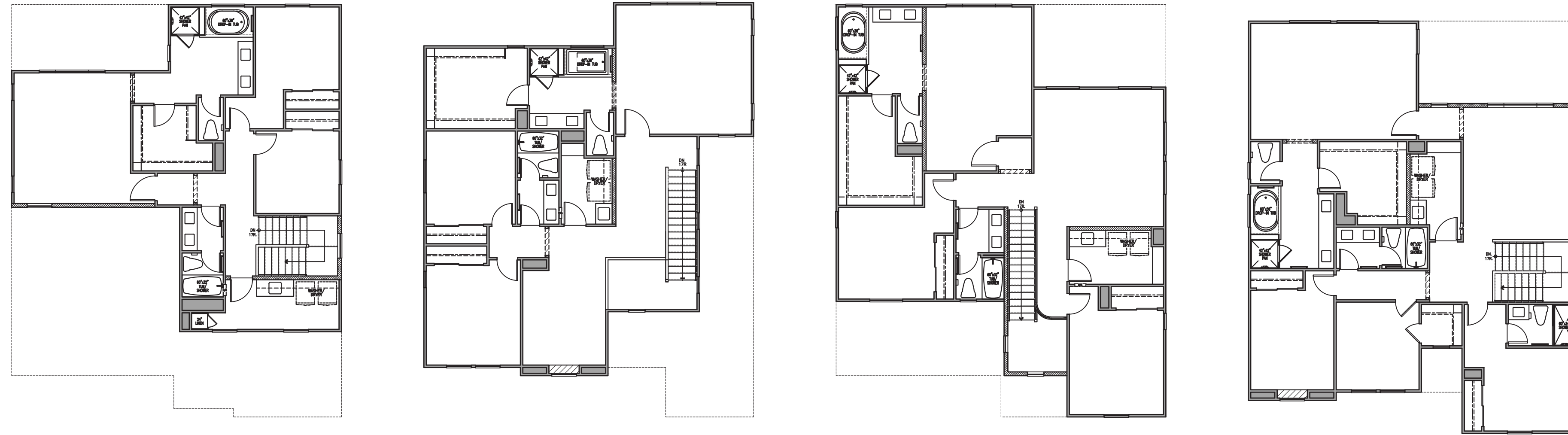
TRADITIONAL
PLAN 3C (2704)

EUROPEAN
PLAN 4B (2804)

STREET SCENE

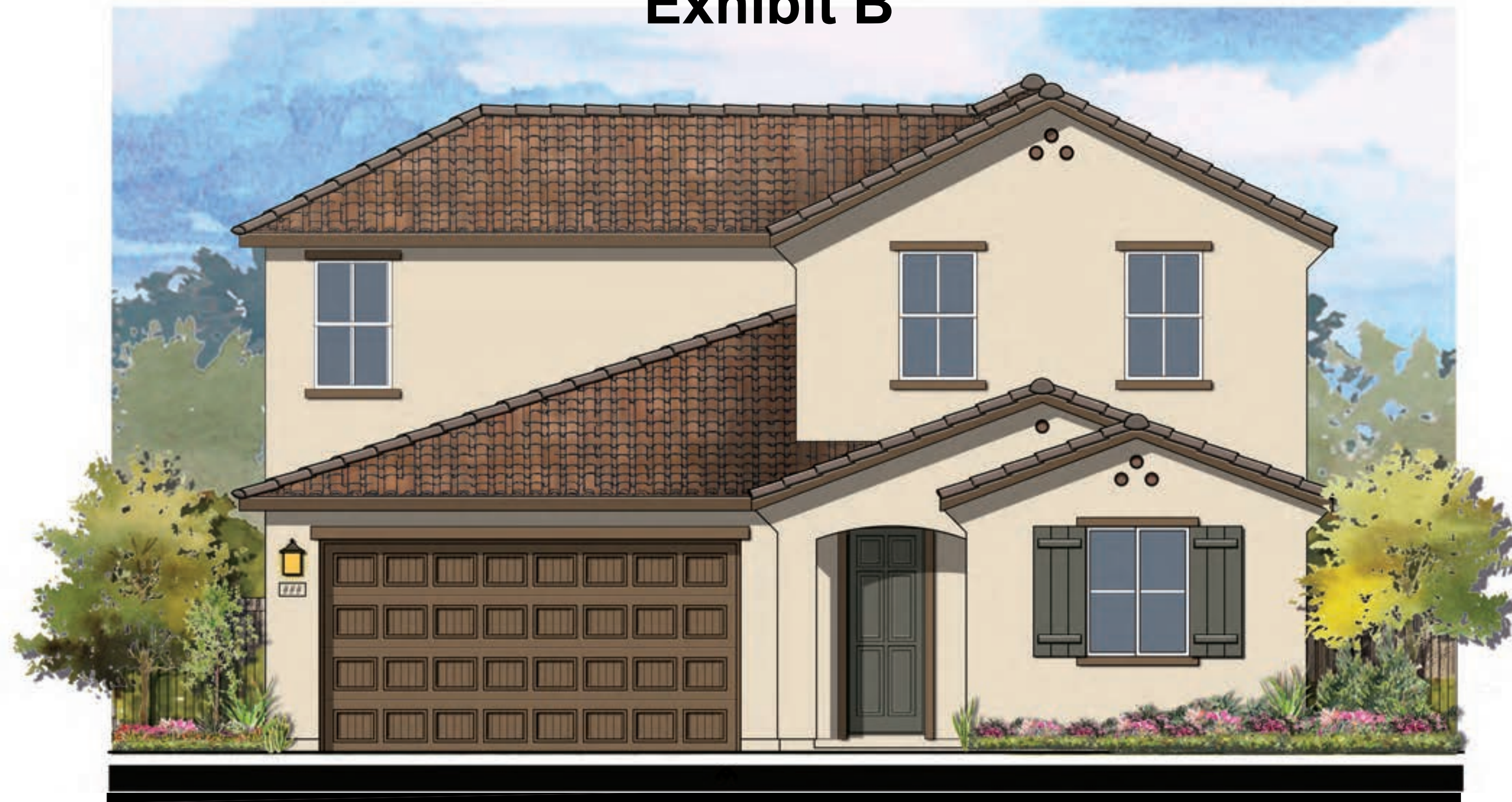


Exhibit B



TYPICAL PLOTTING

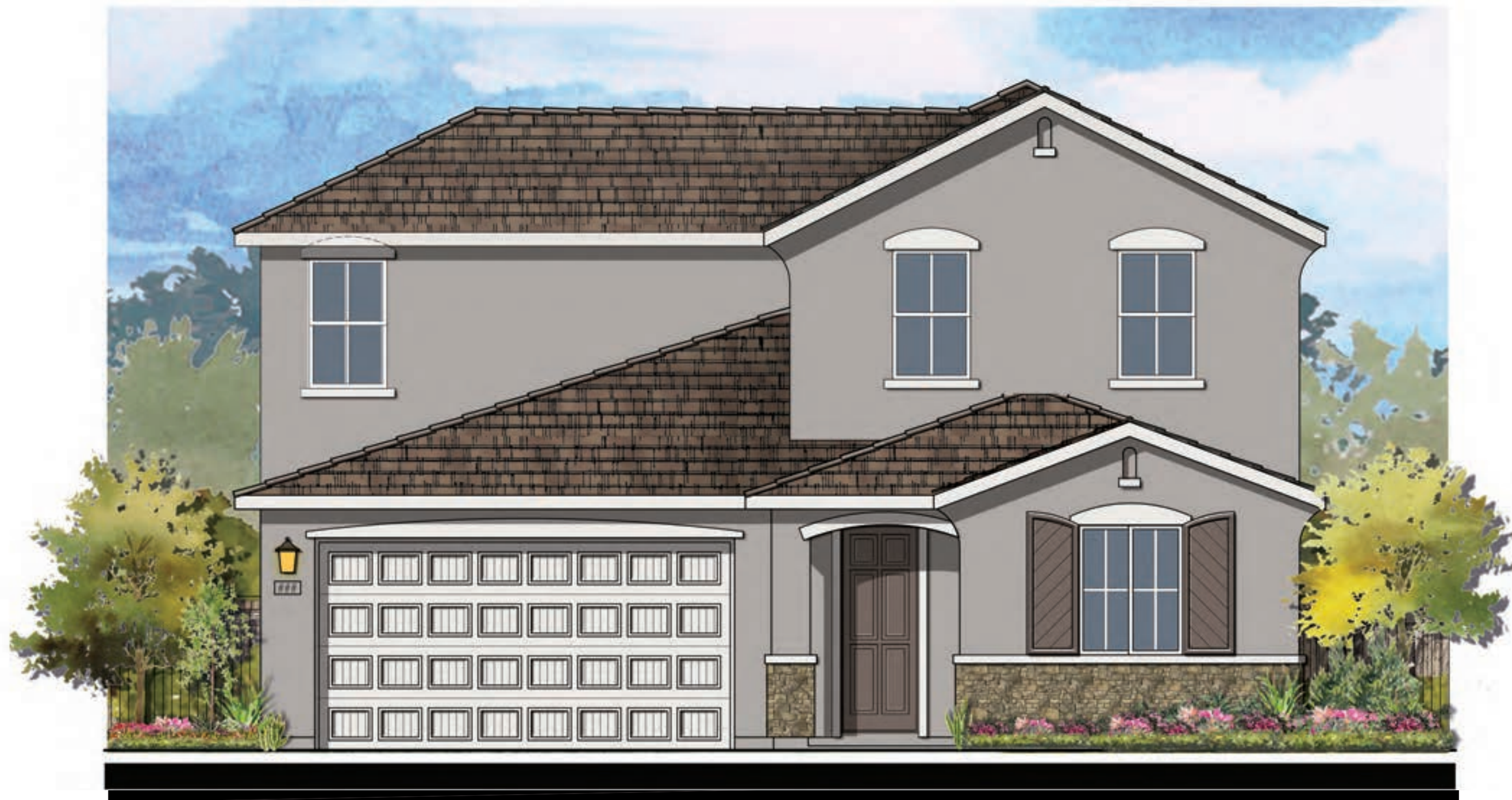
Exhibit B



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

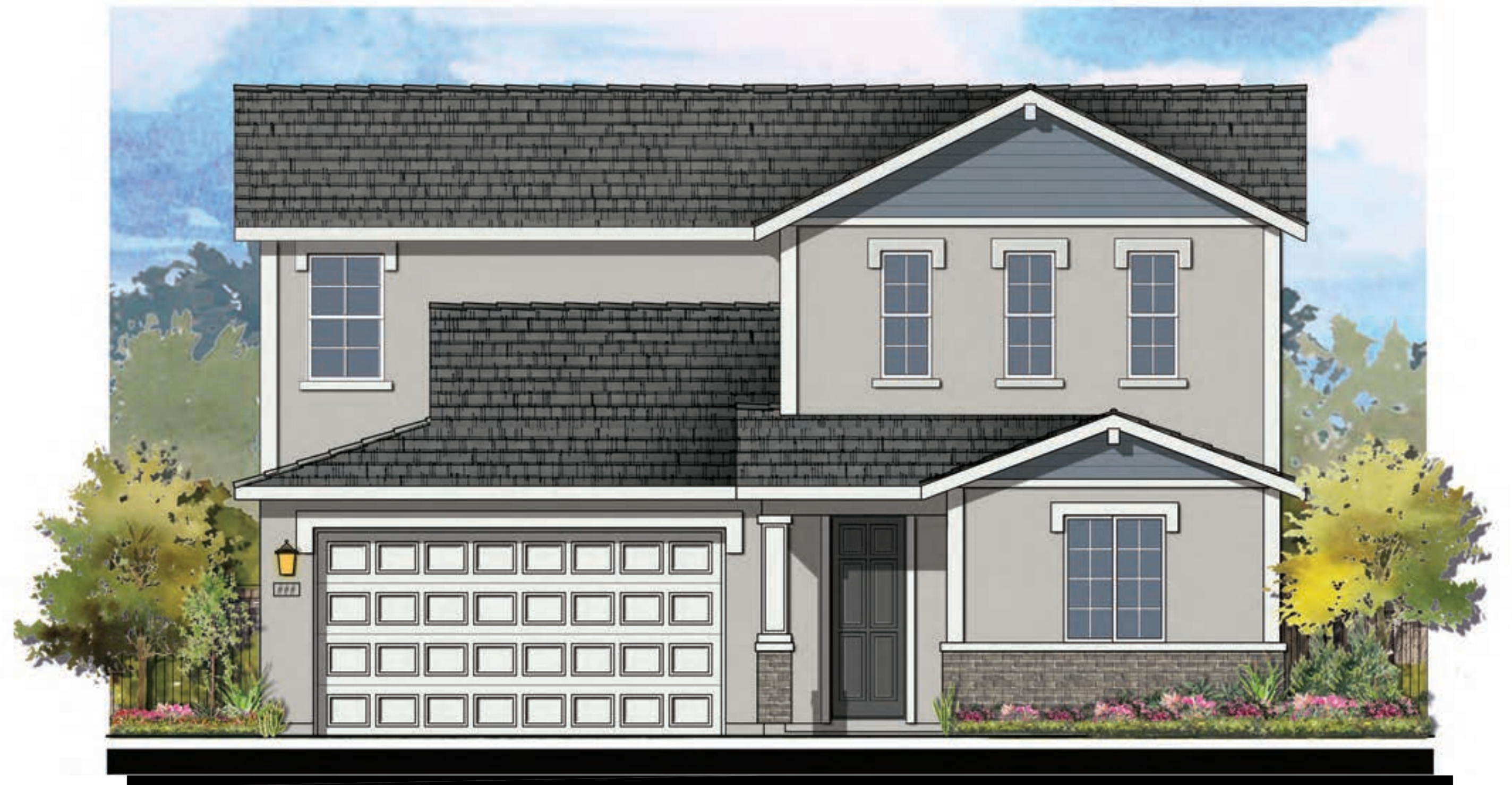
"A" SPANISH



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

"B" EUROPEAN



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

"C" TRADITIONAL

PLAN 1 (2307)
FRONT ELEVATIONS

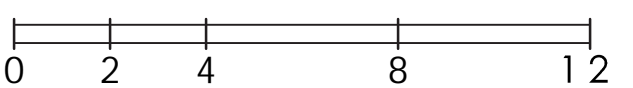
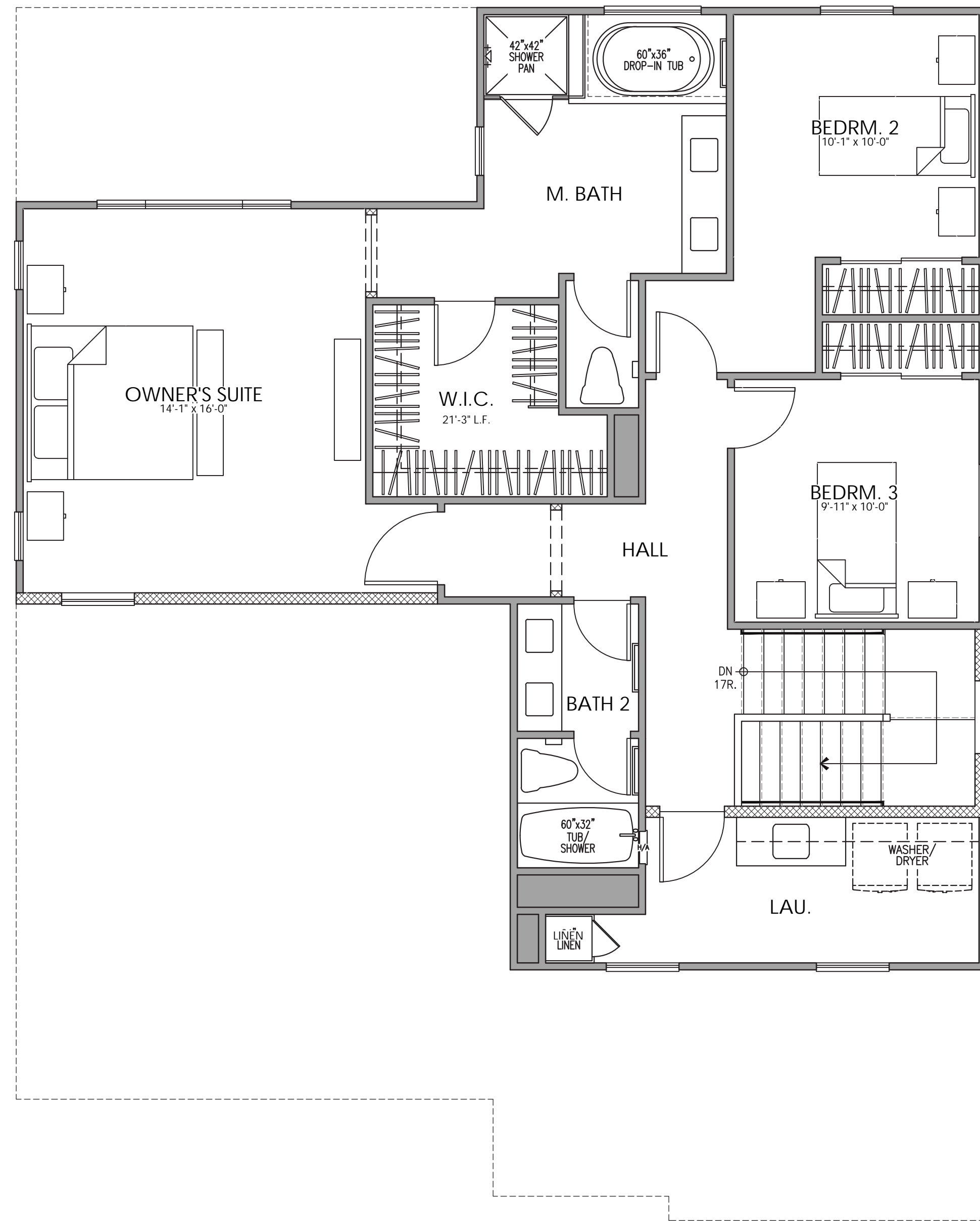
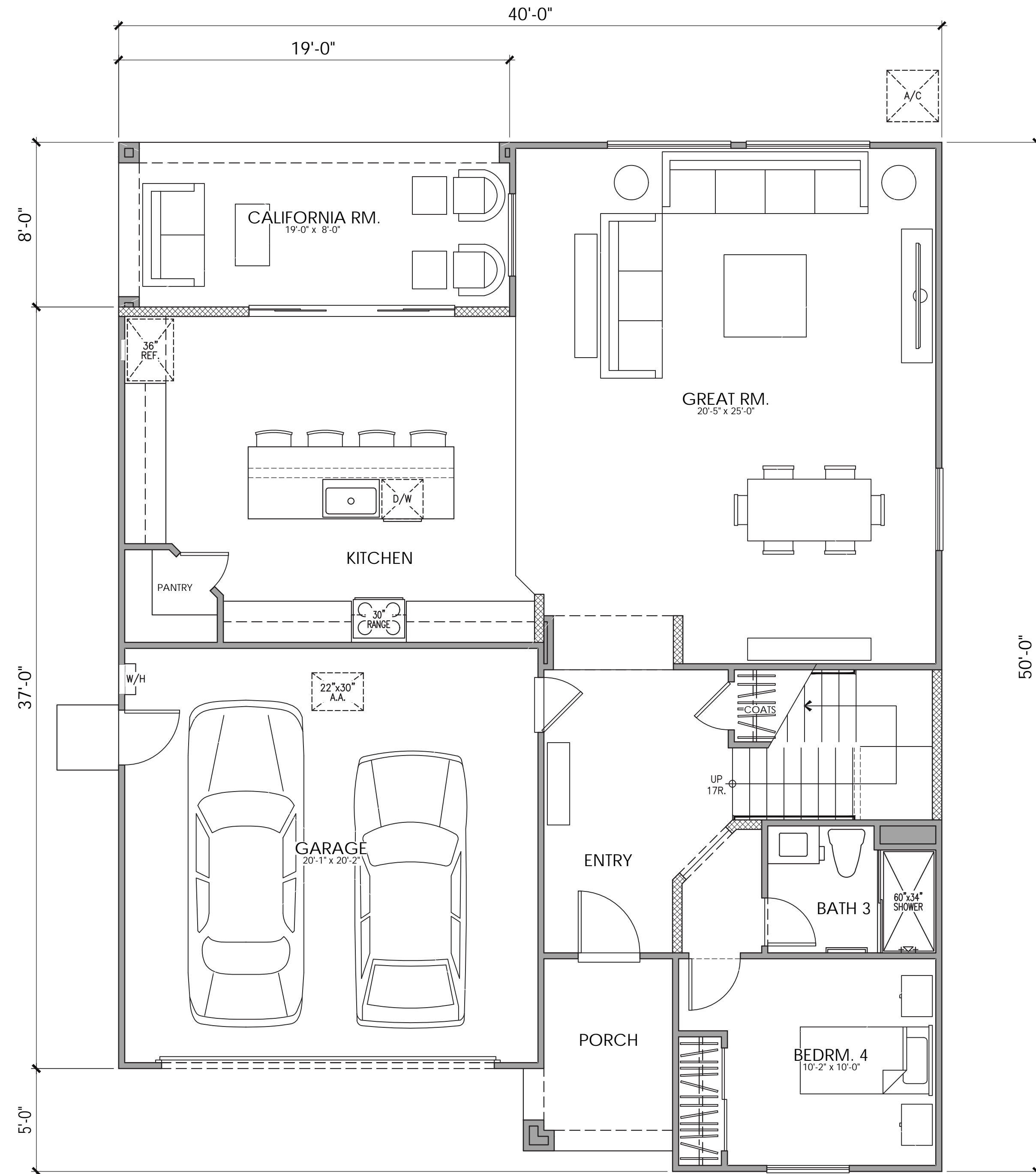


Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1 (2307) "A"
4 BEDROOM, 3 BATH

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,252 SQ. FT.
SECOND FLOOR AREA	1,055 SQ. FT.
TOTAL DWELLING	2,307 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	418 SQ. FT.
PORCH "A"	62 SQ. FT.
PORCH "B"	62 SQ. FT.
PORCH "C"	55 SQ. FT.
CALIFORNIA ROOM	152 SQ. FT.

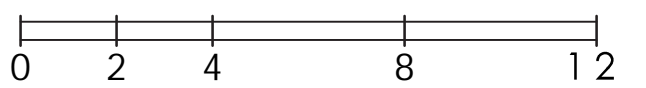


Exhibit B



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

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



FENCE LINE

LEFT

COLOR SCHEME 1
 PLAN 1A (2307 "A")
 SPANISH ELEVATION



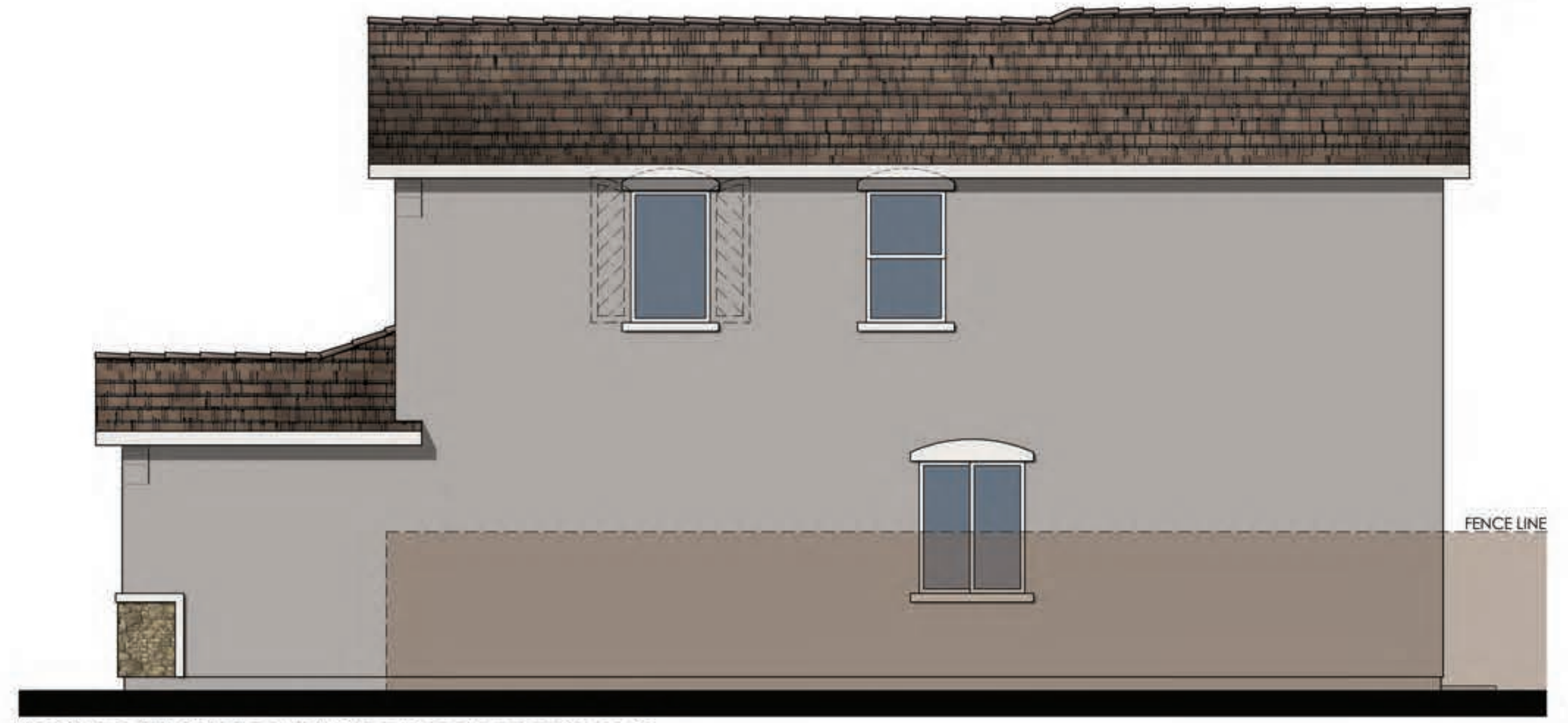
Exhibit B



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

FRONT



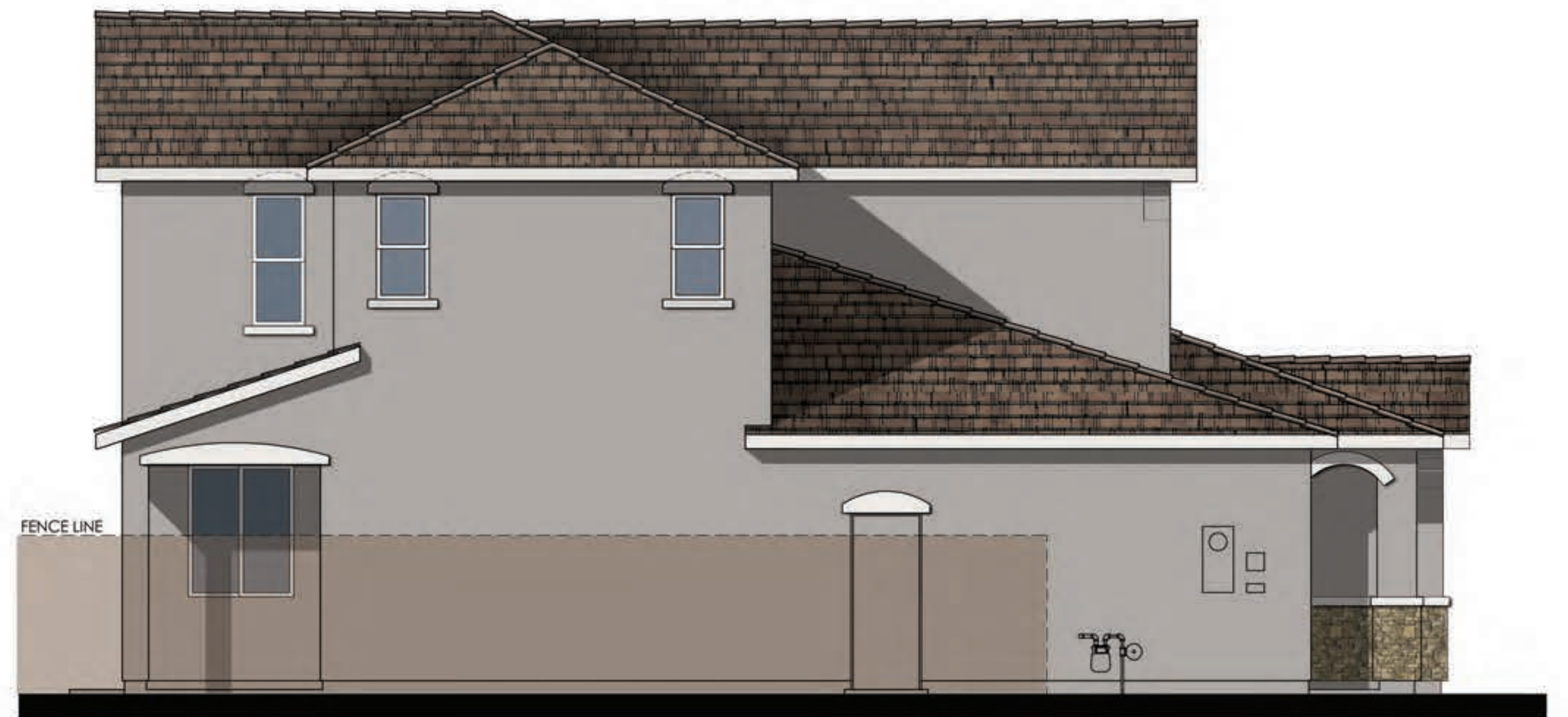
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 4
PLAN 1B (2307 "B")
EUROPEAN ELEVATION

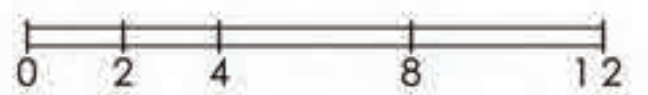


Exhibit B



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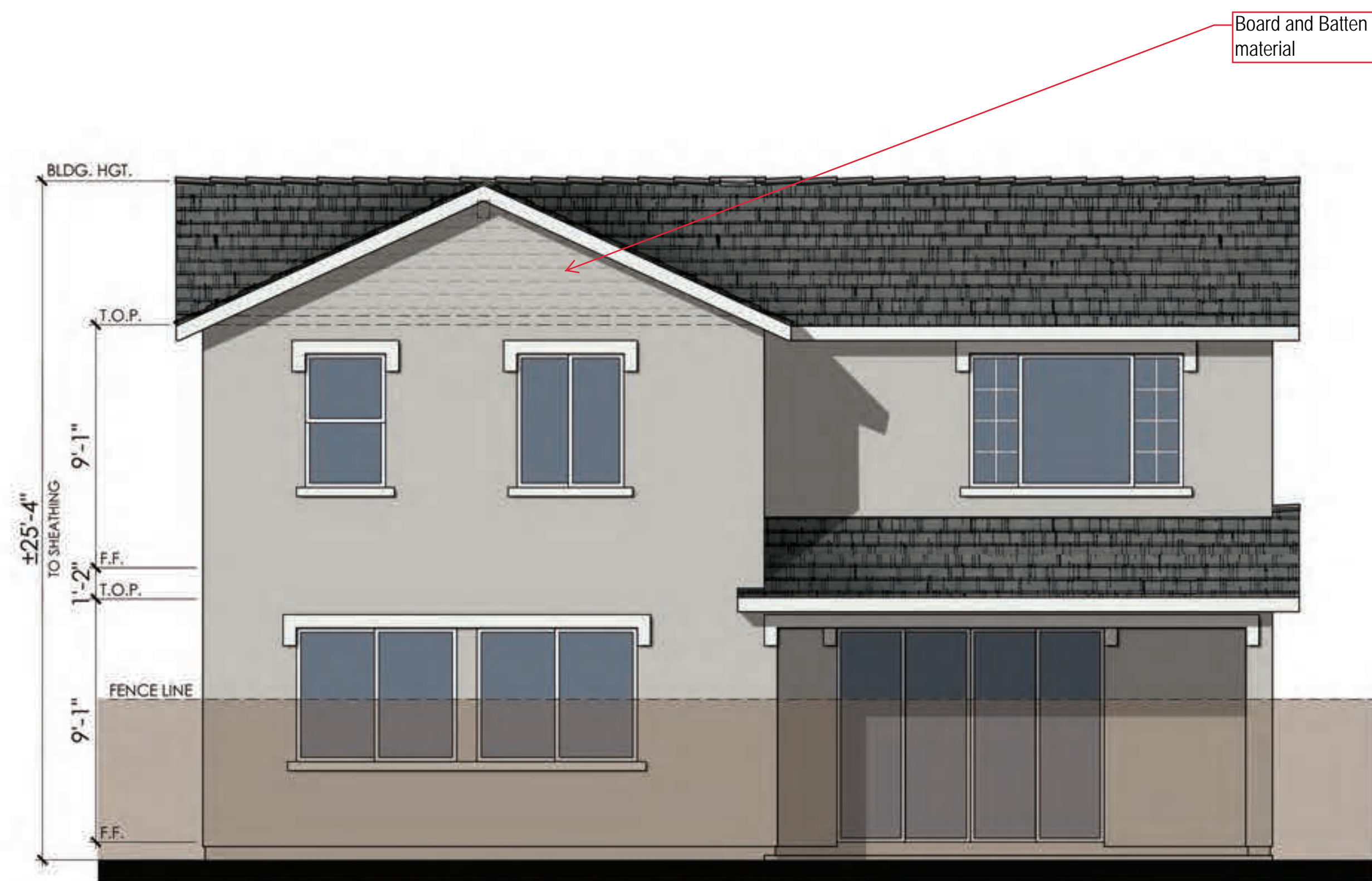
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



FENCE LINE

LEFT

COLOR SCHEME 7
 PLAN 1C (2307 "C")
 TRADITIONAL ELEVATION

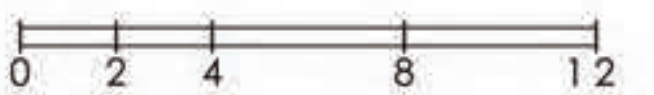
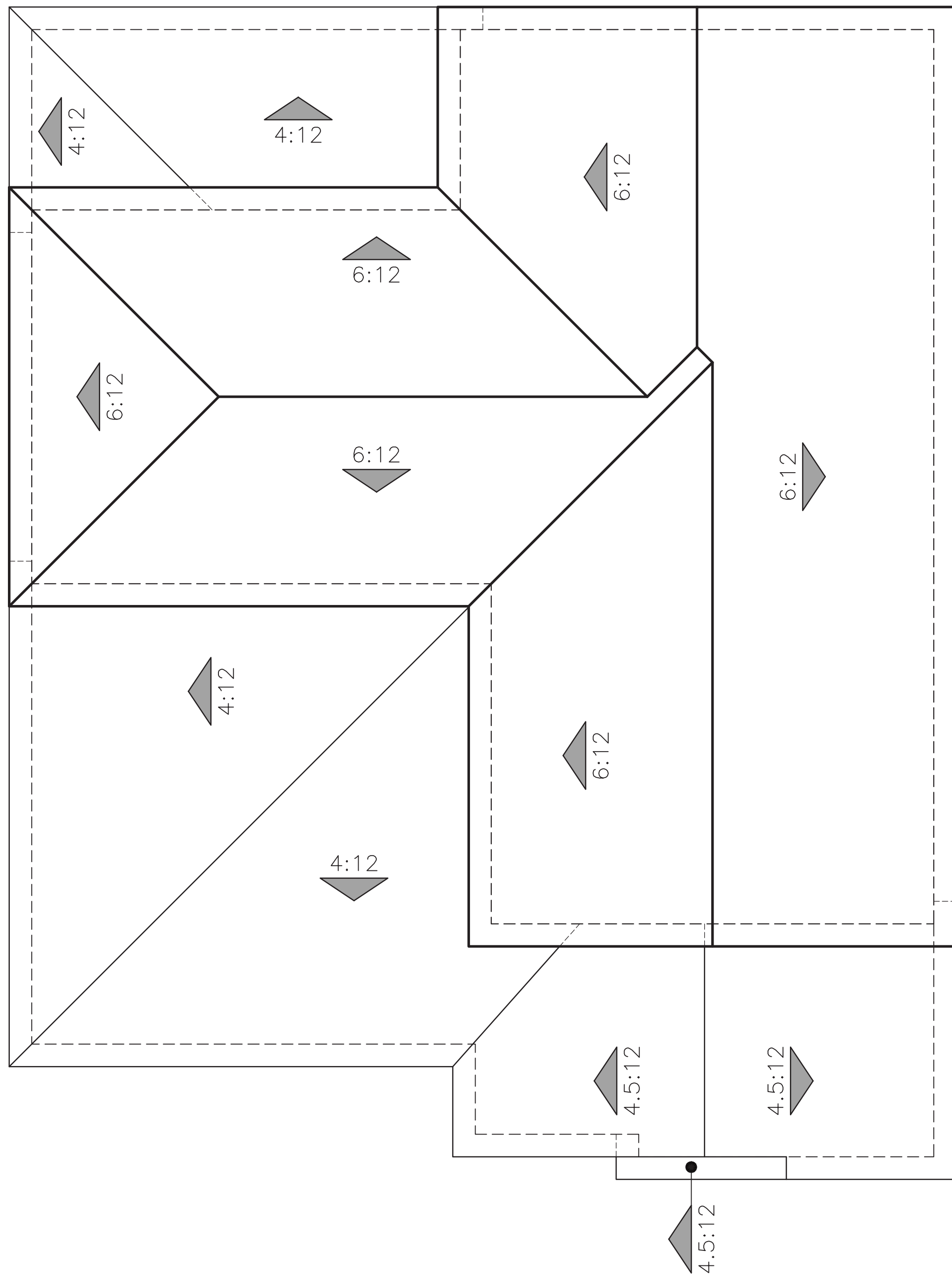
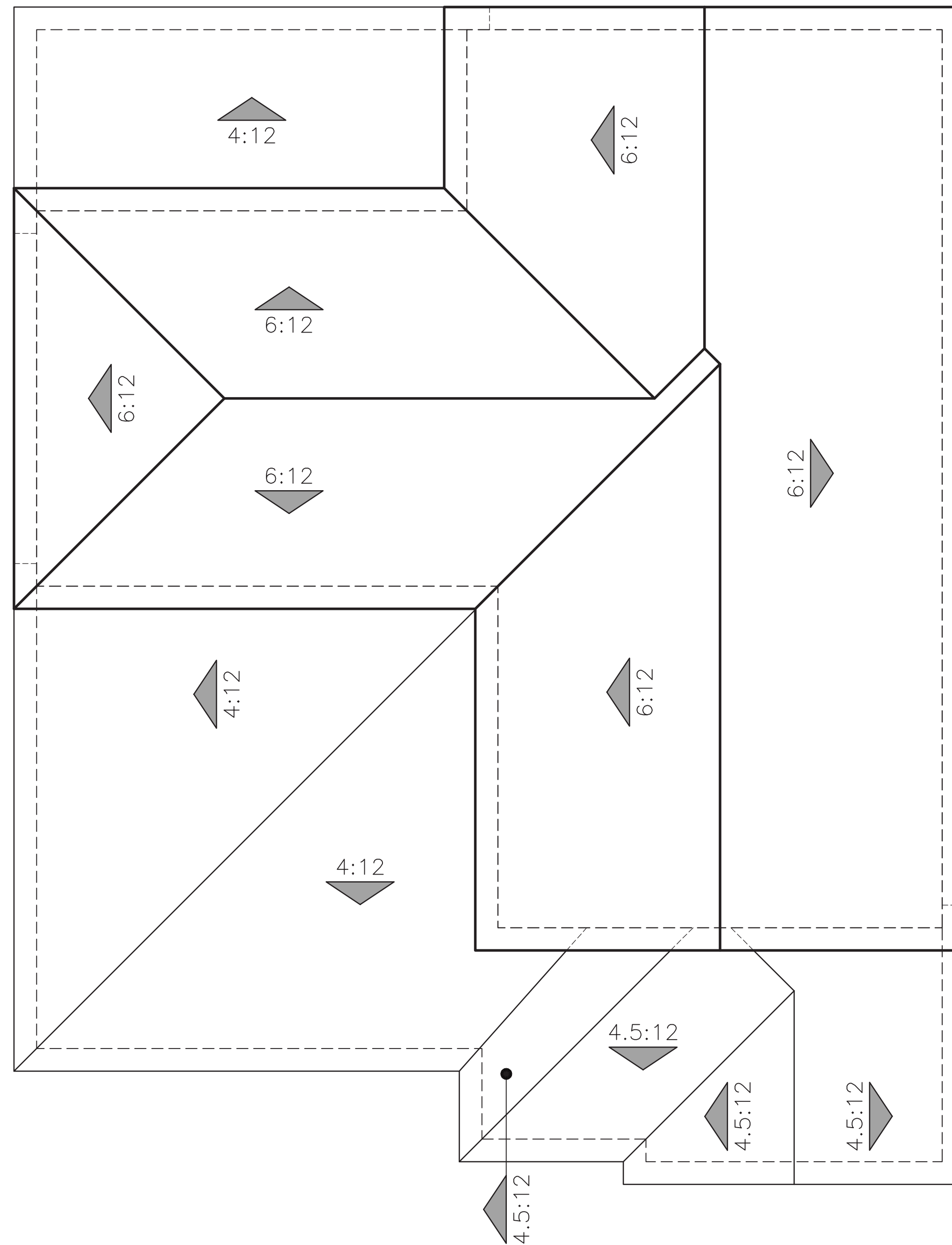


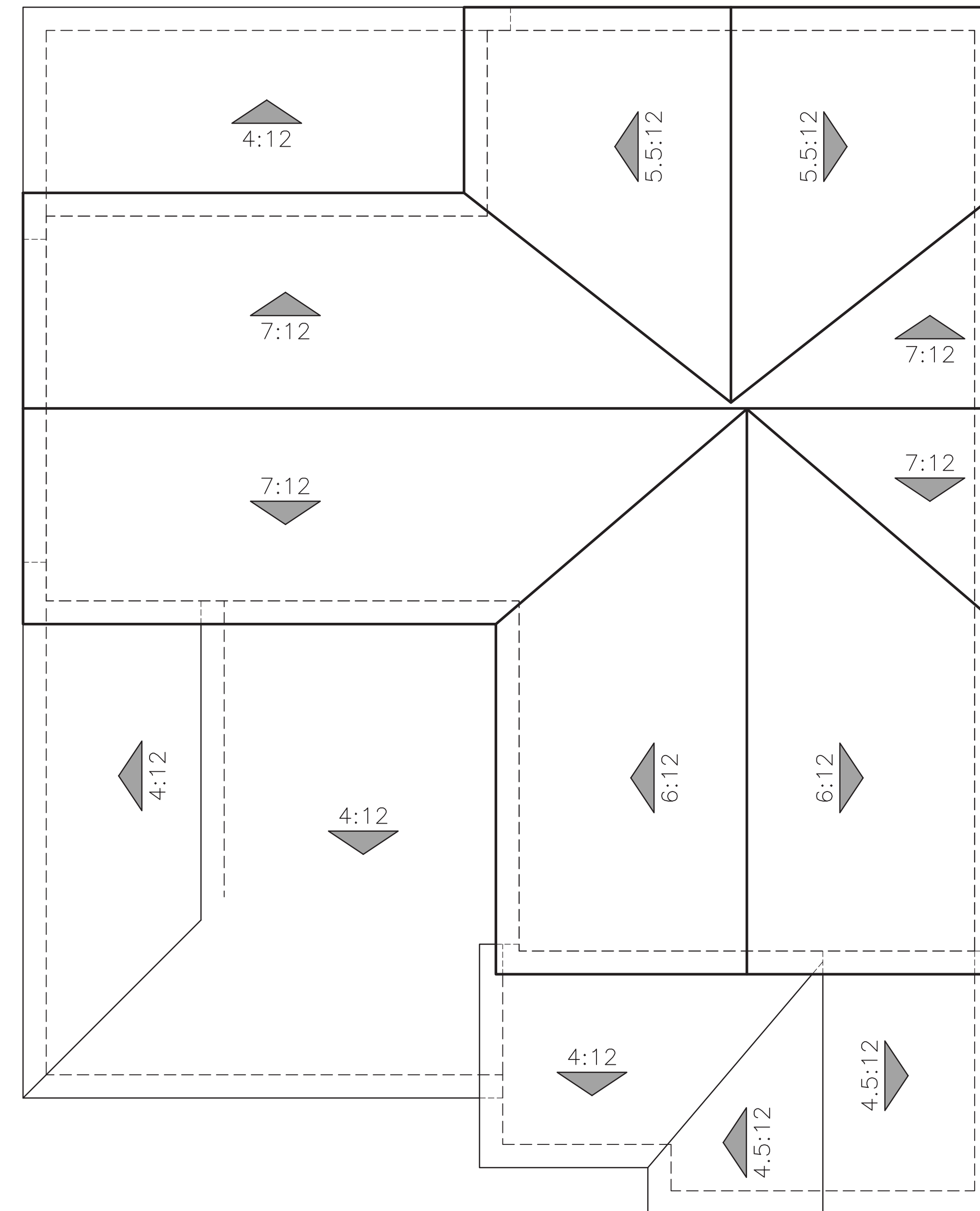
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS PLAN 1 (2307)

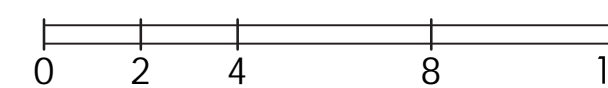
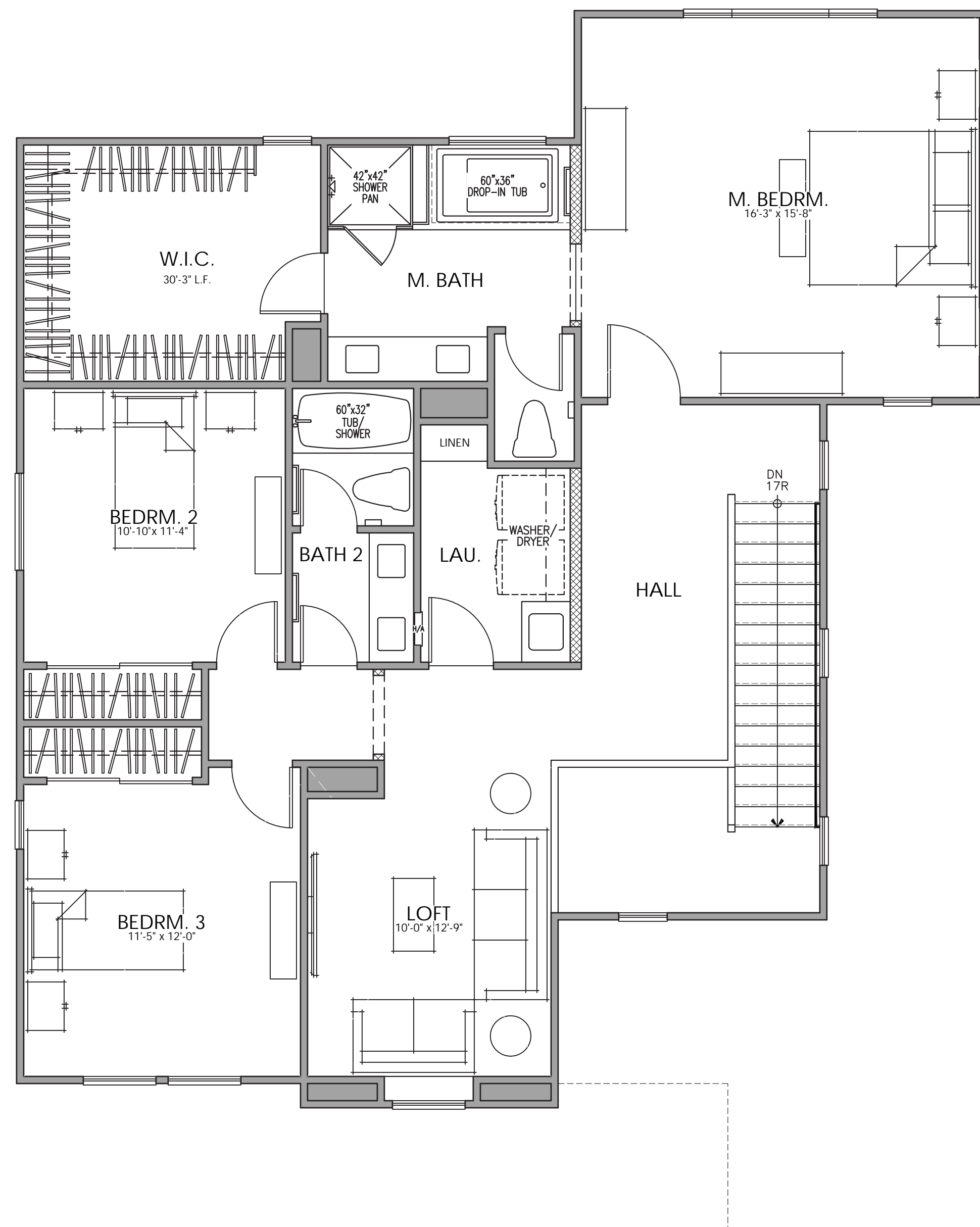
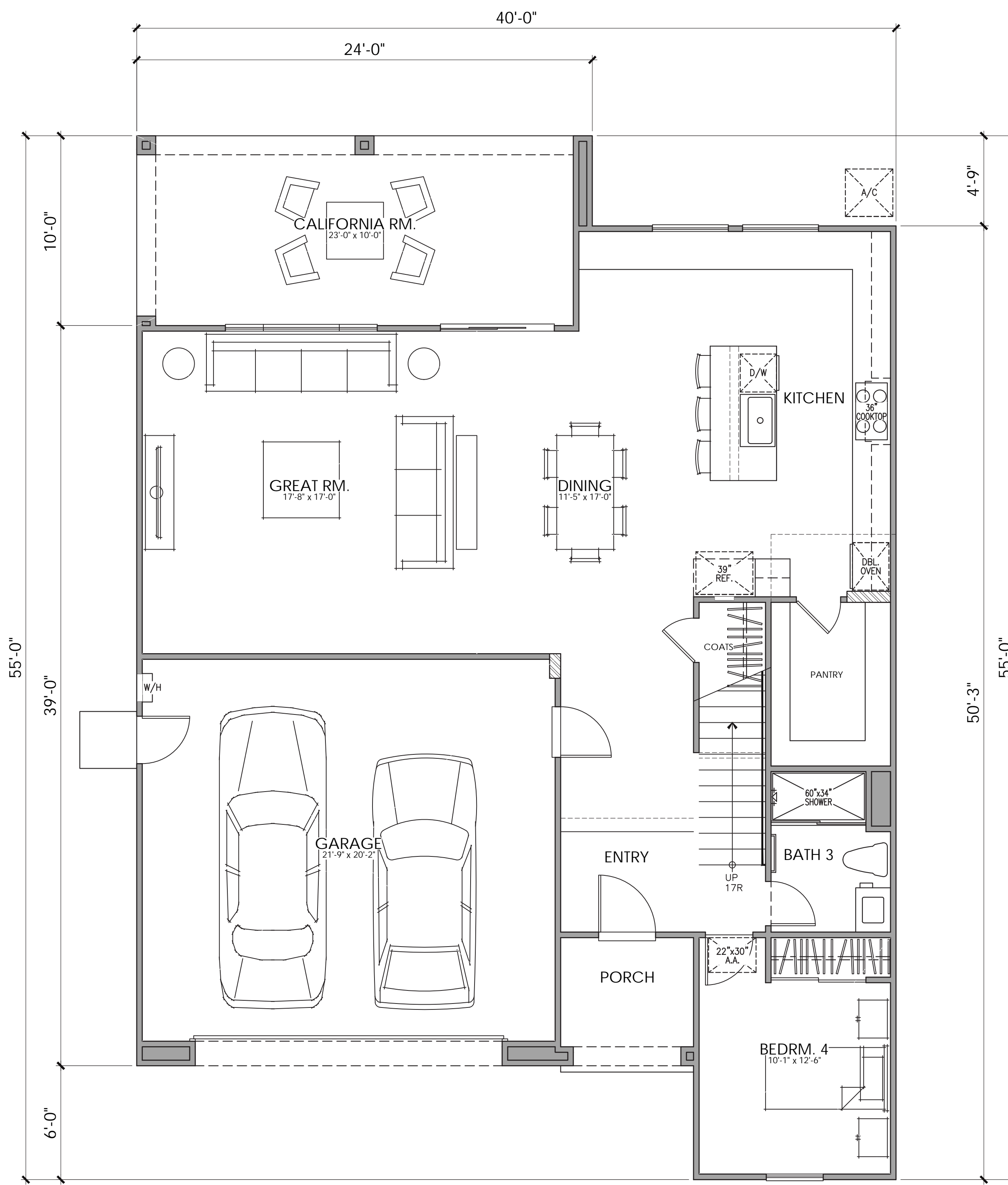


Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 (2469) "A"
 4 BEDROOM, 3.5 BATH, LOFT, OPT. DECK

PLAN 2
 AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,192 SQ. FT.
SECOND FLOOR AREA	1,277 SQ. FT.
TOTAL DWELLING	2,469 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A"	47 SQ. FT.
PORCH "B"	47 SQ. FT.
PORCH "C"	47 SQ. FT.
CALIFORNIA ROOM	230 SQ. FT.
OPT. DECK	230 SQ. FT.

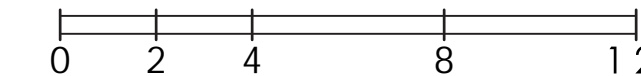


Exhibit B



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

"A" SPANISH



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

"B" EUROPEAN



© 2021 Kevin L. Crook Architect, Inc.

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

"C" TRADITIONAL

PLAN 2 (2469)
FRONT ELEVATIONS

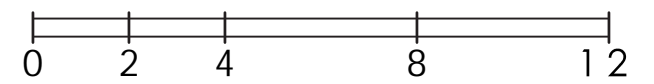


Exhibit B



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

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



FENCE LINE

COLOR SCHEME 3

PLAN 2A (2469 "A")
SPANISH ELEVATION

LEFT



Exhibit B



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

FRONT



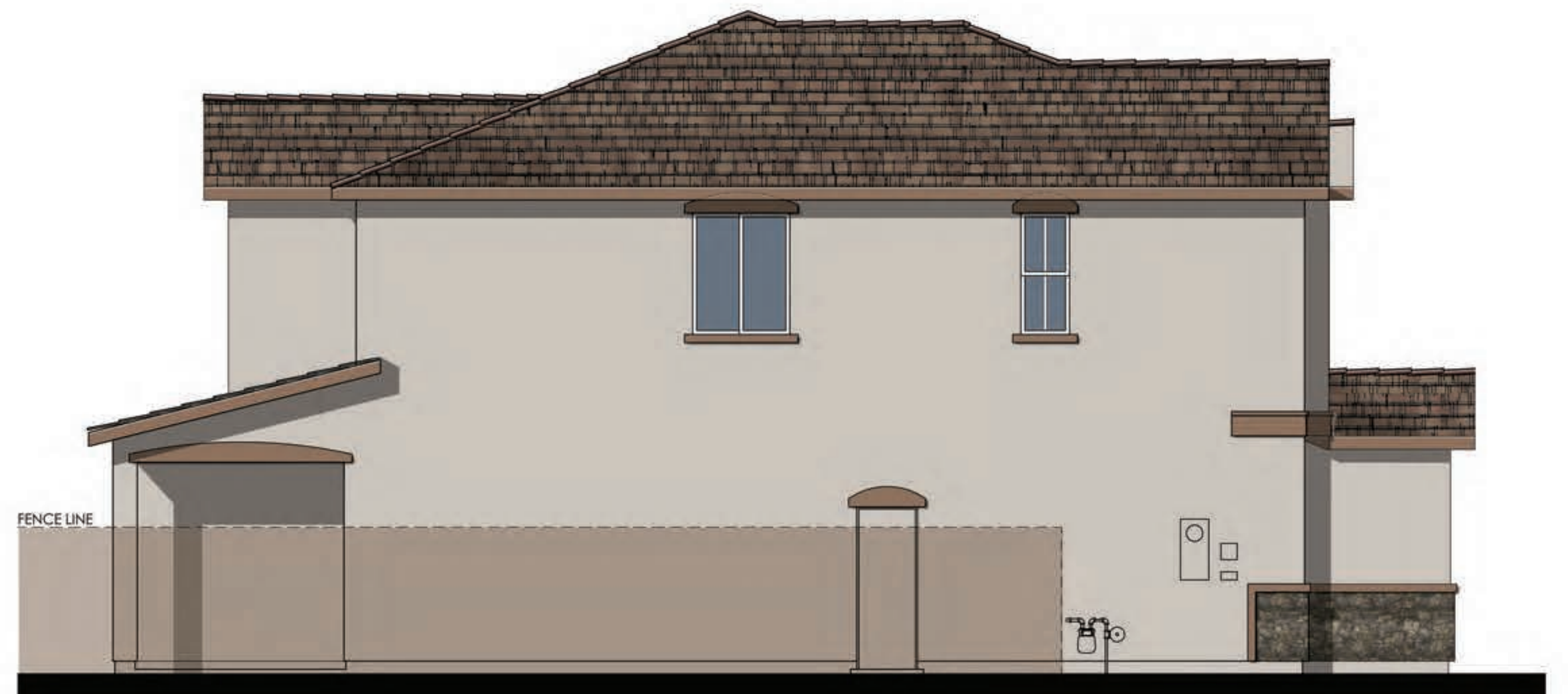
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



FENCE LINE

COLOR SCHEME 6
PLAN 2B (2469 "B")
EUROPEAN ELEVATION

LEFT

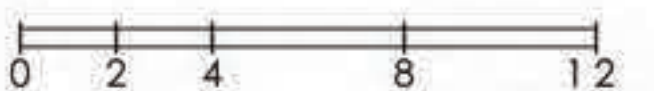


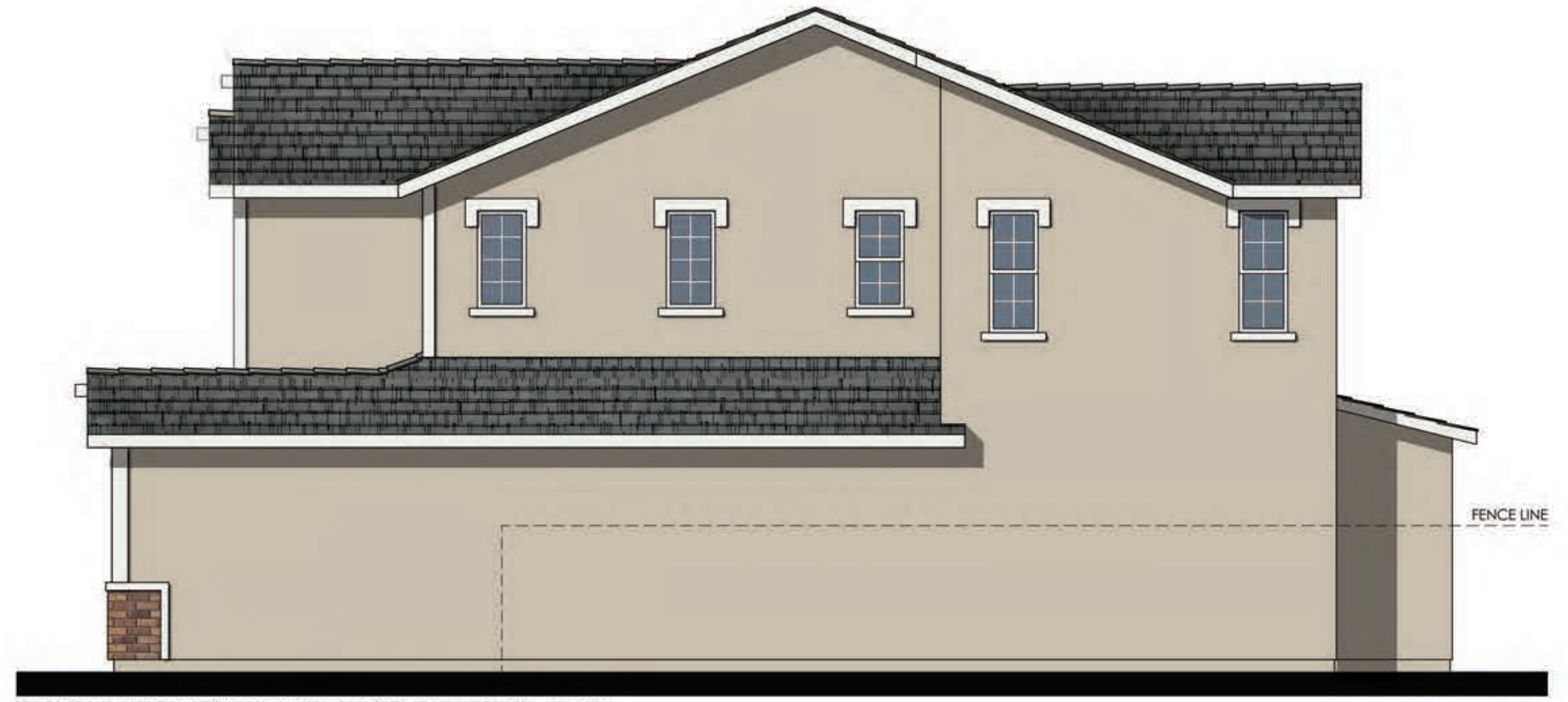
Exhibit B



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

FRONT



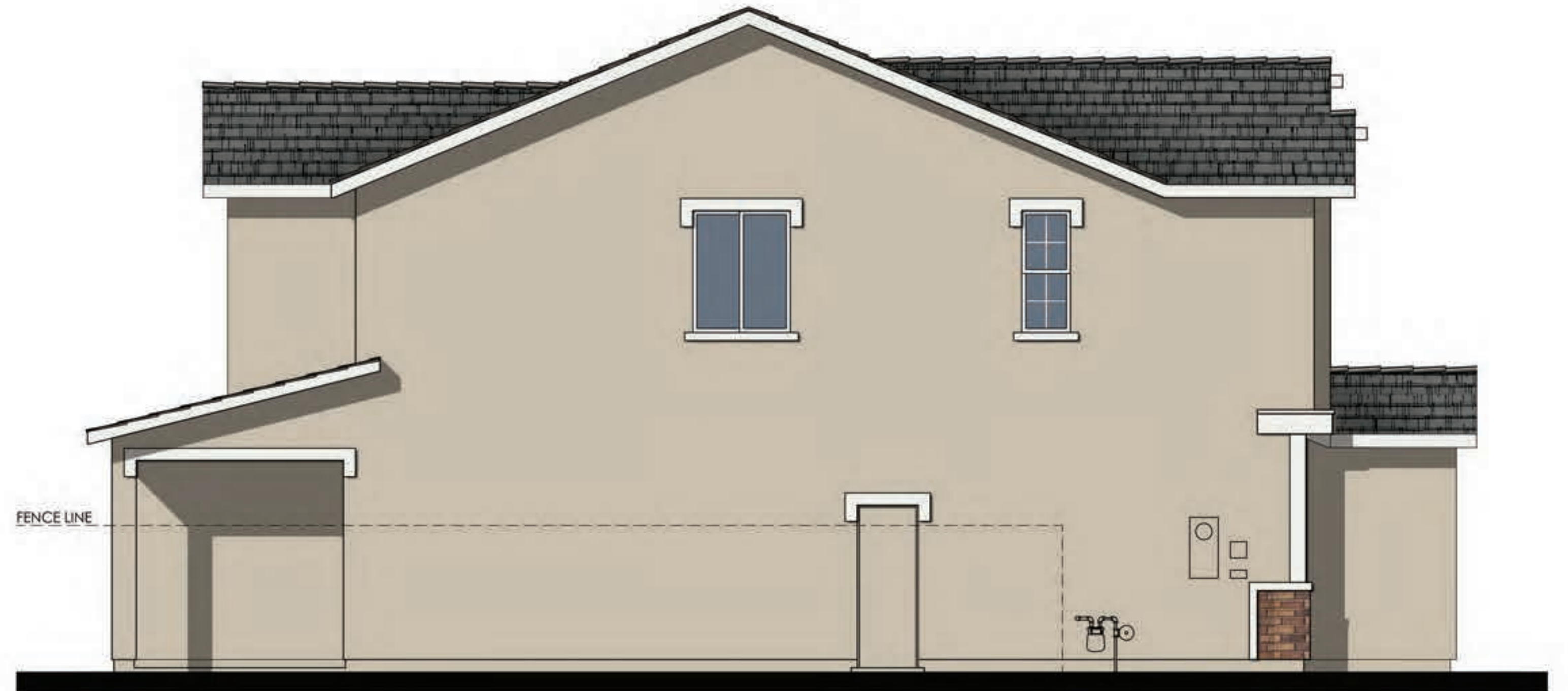
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



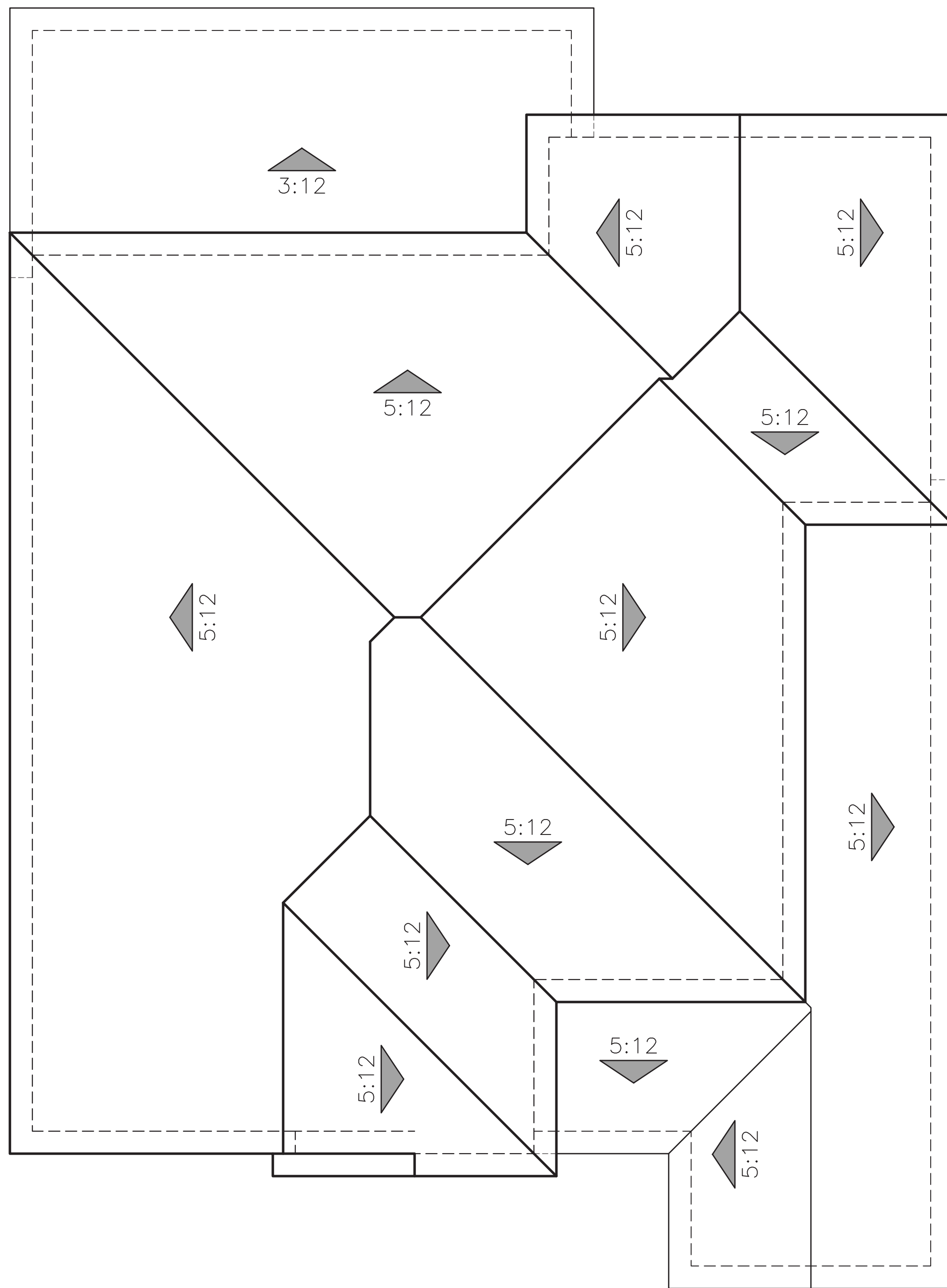
FENCE LINE

LEFT

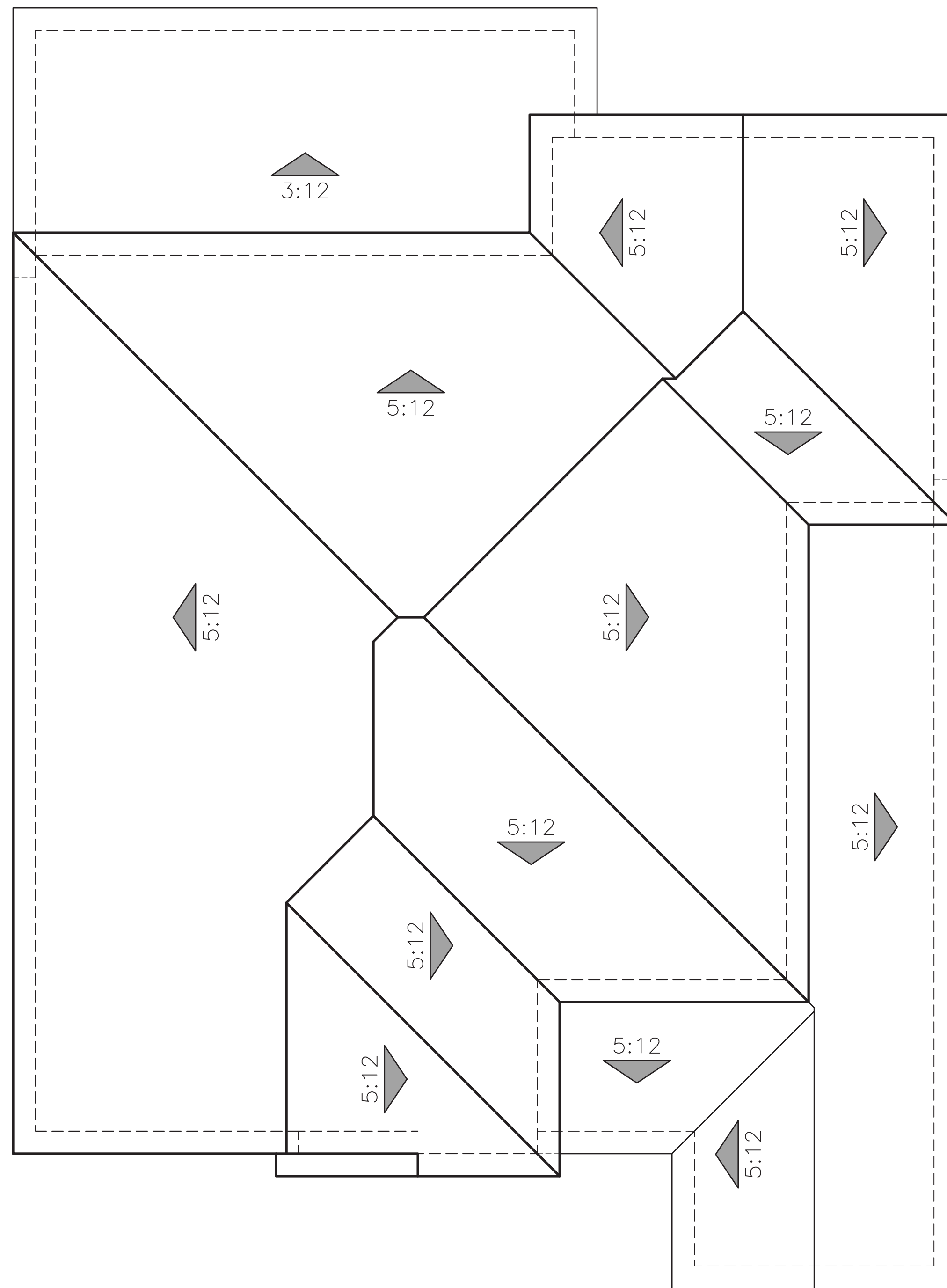
COLOR SCHEME 9
PLAN 2C (2469 "C")
TRADITIONAL ELEVATION



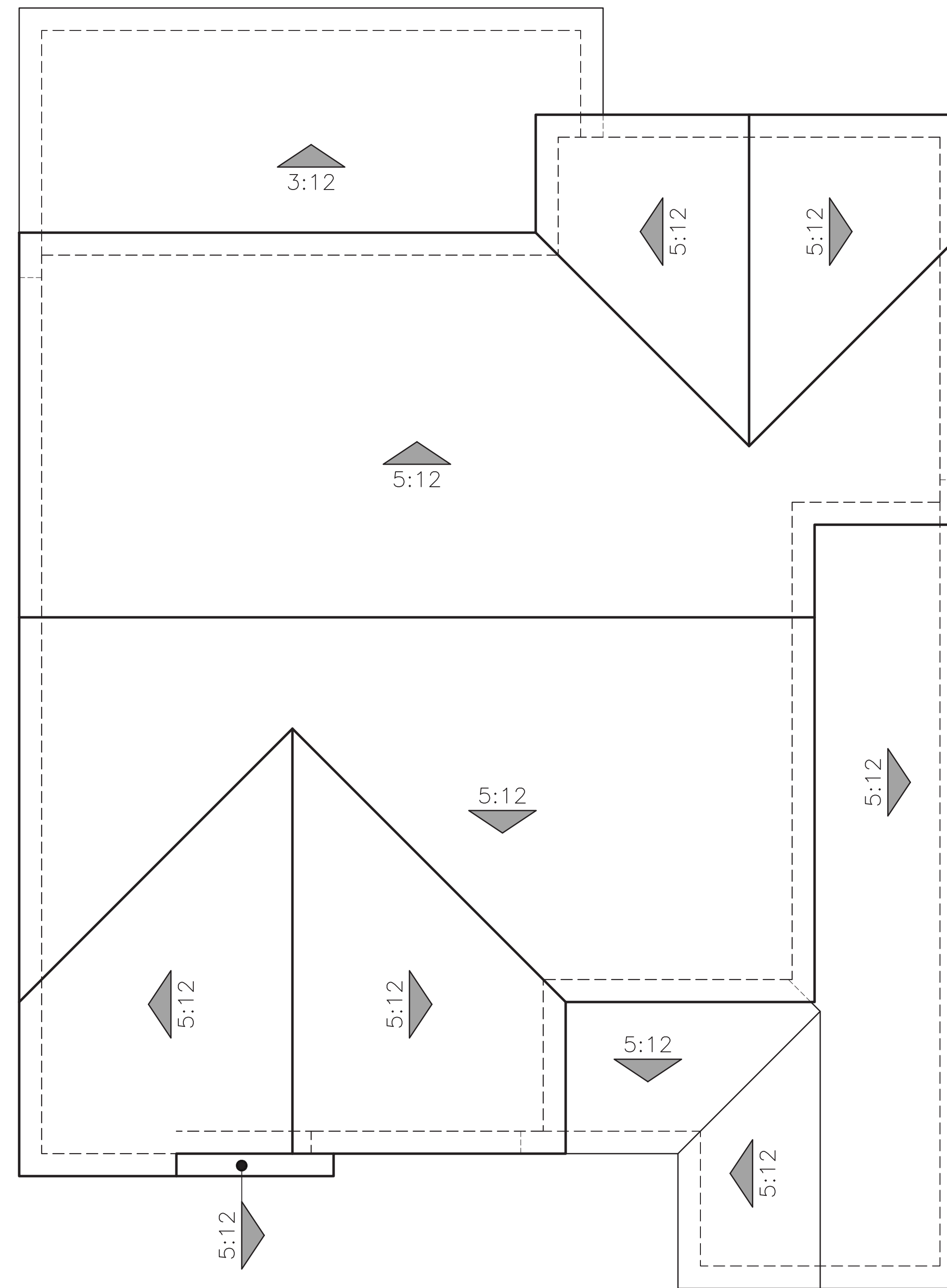
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS
PLAN 2 (2469)

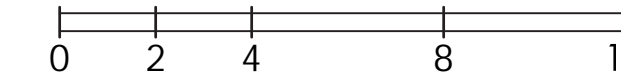


Exhibit B



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

"A" SPANISH



© 2021 Kevin L. Crook Architect, Inc.

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

"B" EUROPEAN



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

"C" TRADITIONAL

PLAN 3 (2704) FRONT ELEVATIONS

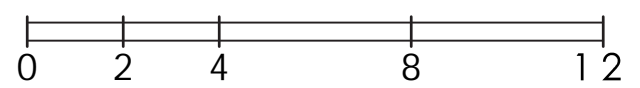
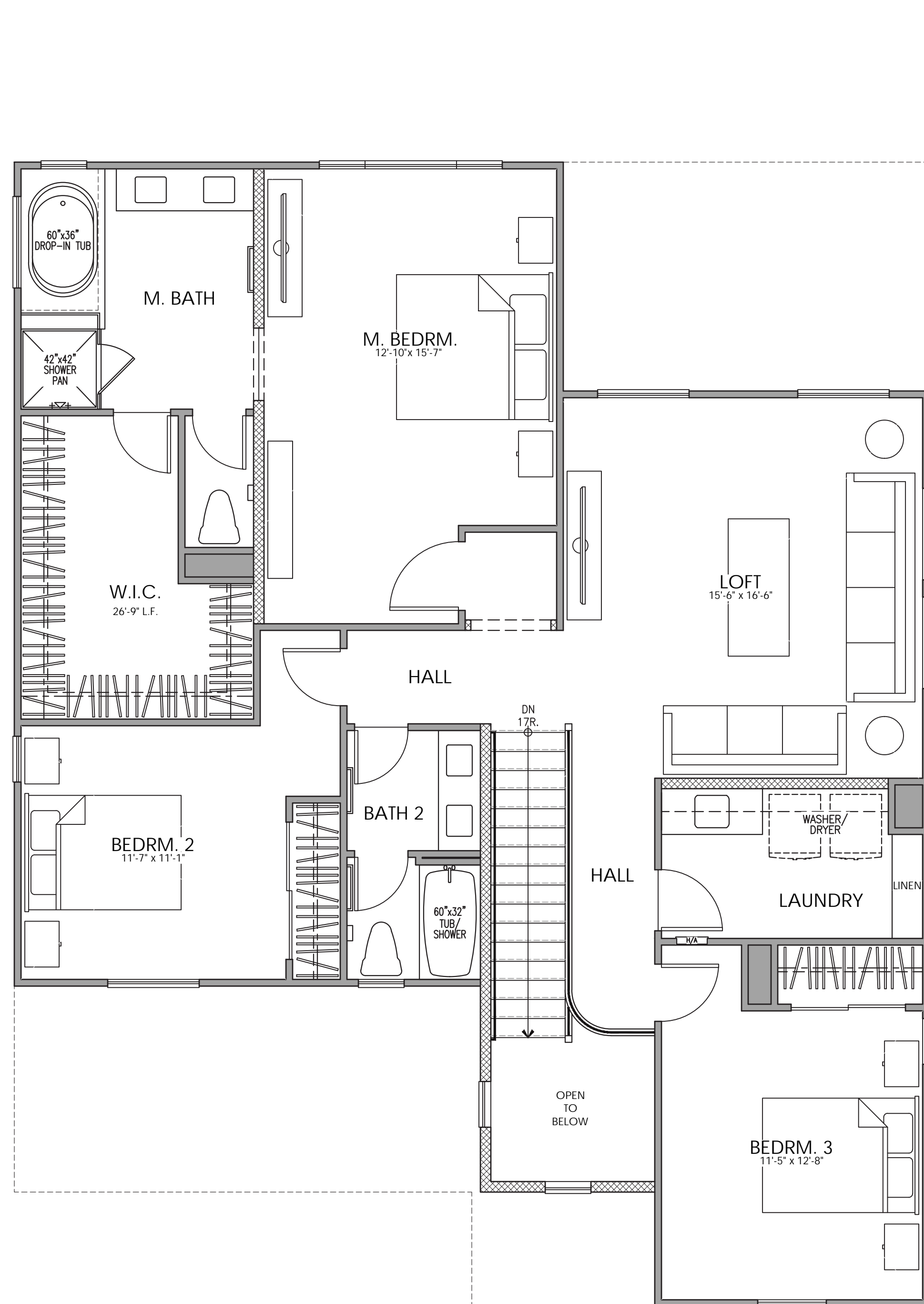
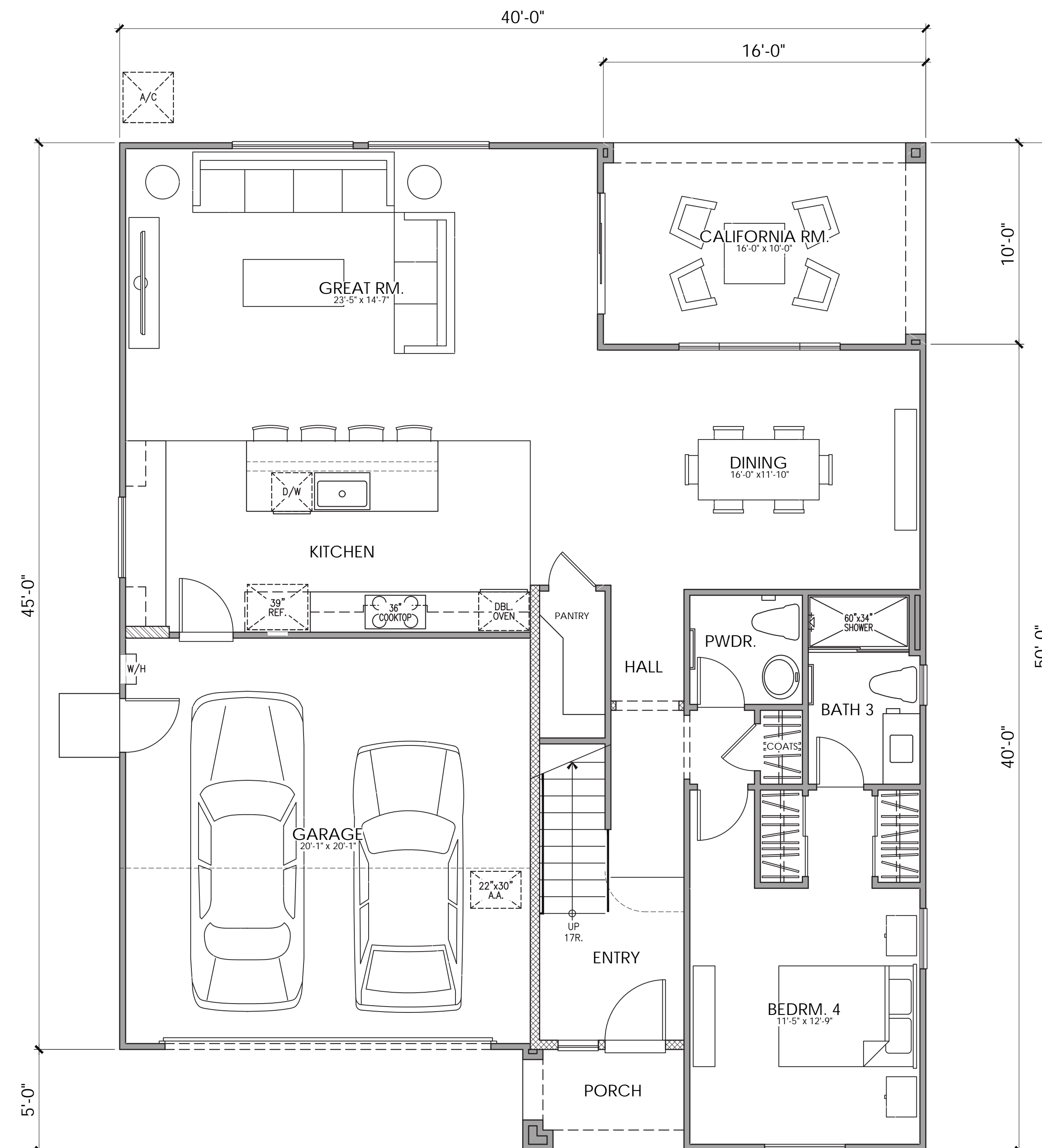


Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 (2704) "A"
4 BEDROOM, 3.5 BATH, LOFT

**PLAN 2
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	1,285 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,704 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	415 SQ. FT.
PORCH "A"	40 SQ. FT.
PORCH "B"	32 SQ. FT.
PORCH "C"	32 SQ. FT.
CALIFORNIA ROOM	160 SQ. FT.

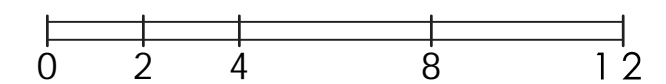


Exhibit B



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

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 2
 PLAN 3A (2704 "A")
 SPANISH ELEVATION

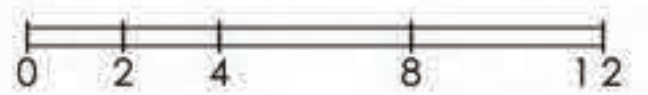


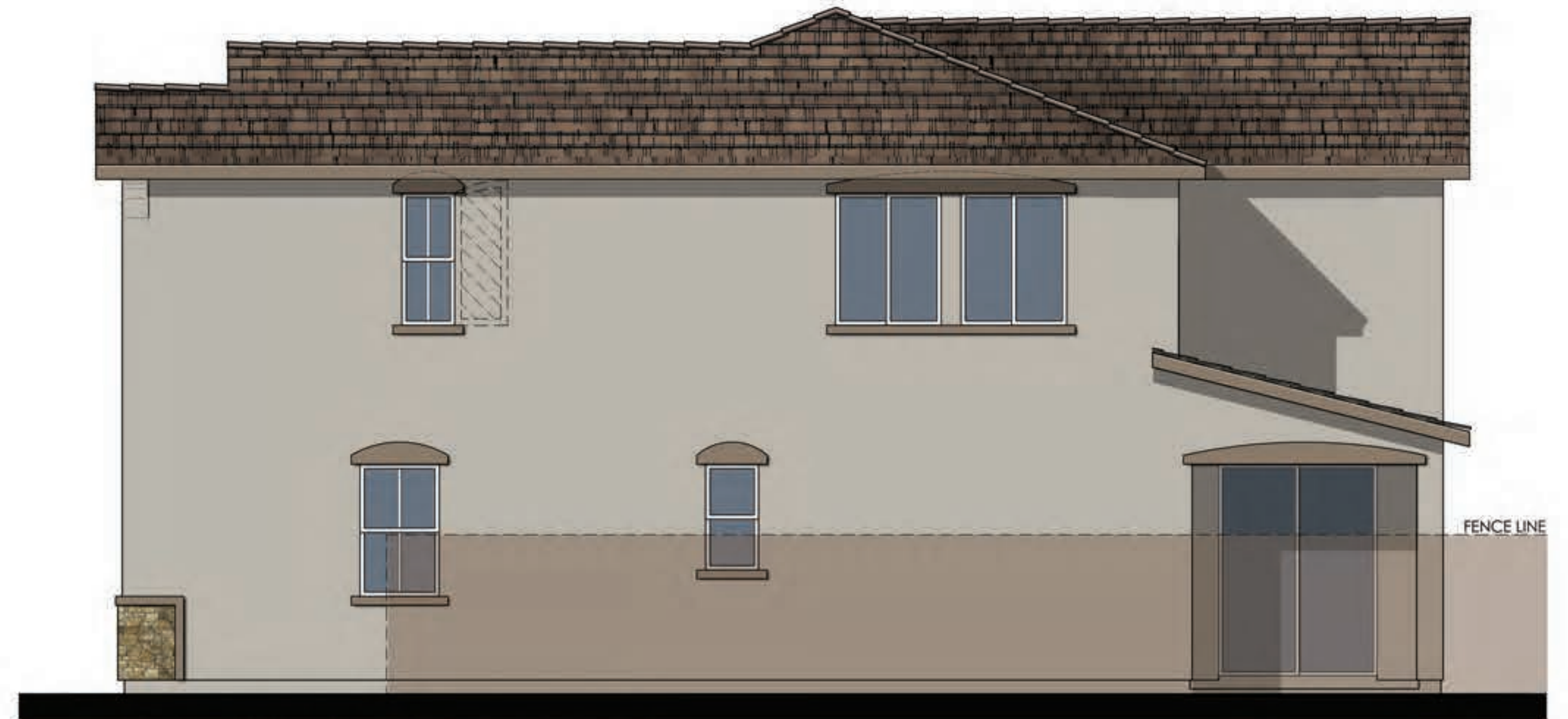
Exhibit B



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

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 5
PLAN 3B (2704 "B")
 EUROPEAN ELEVATION



Exhibit B

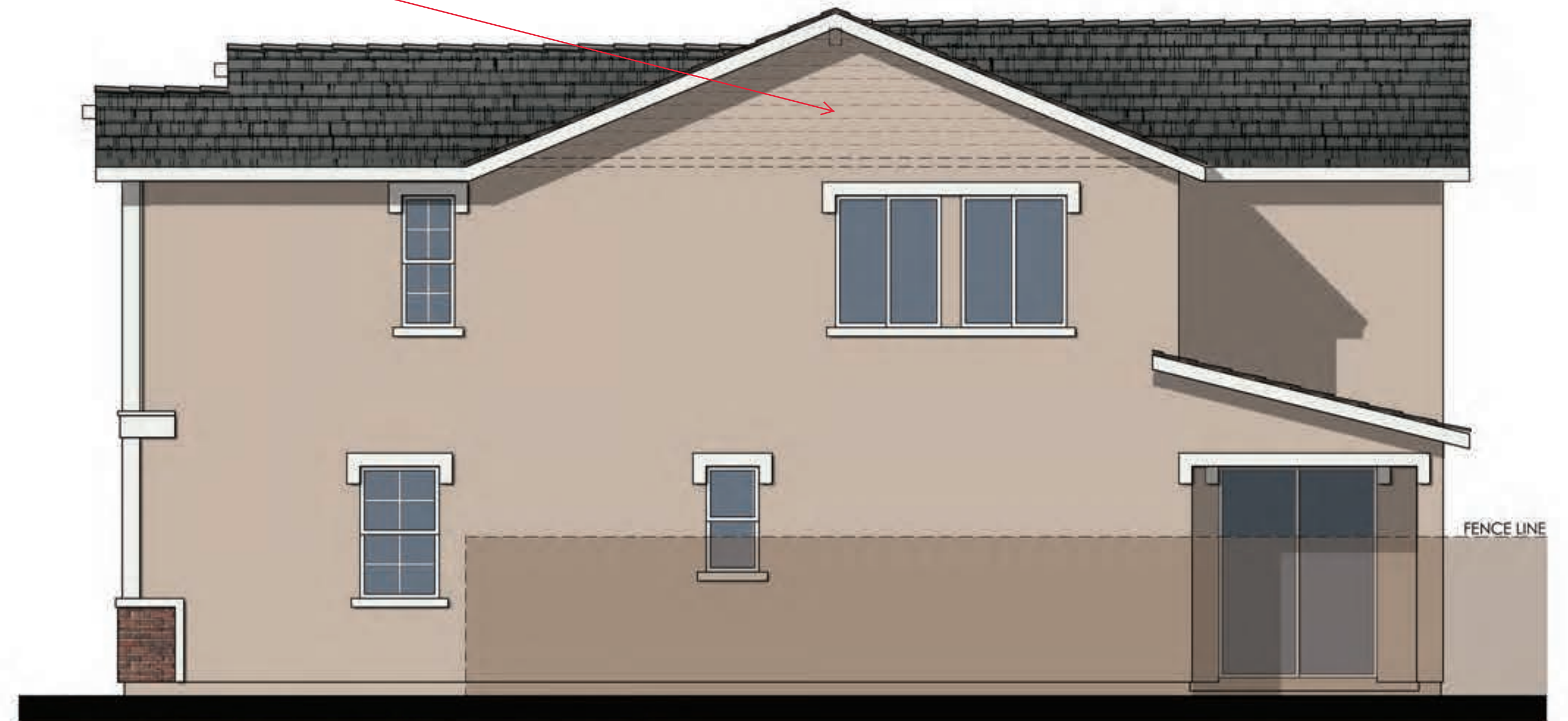
Board and Batten Material



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

FRONT



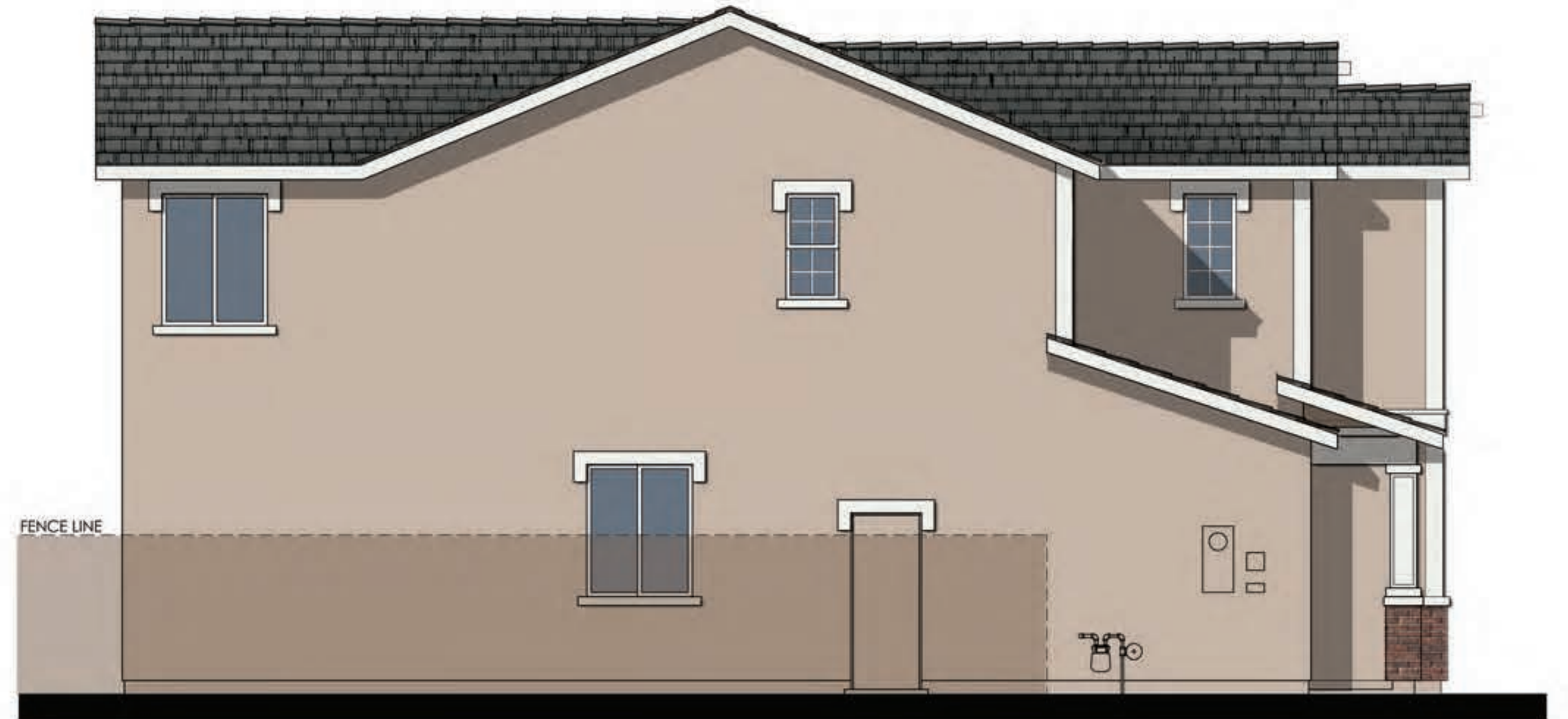
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



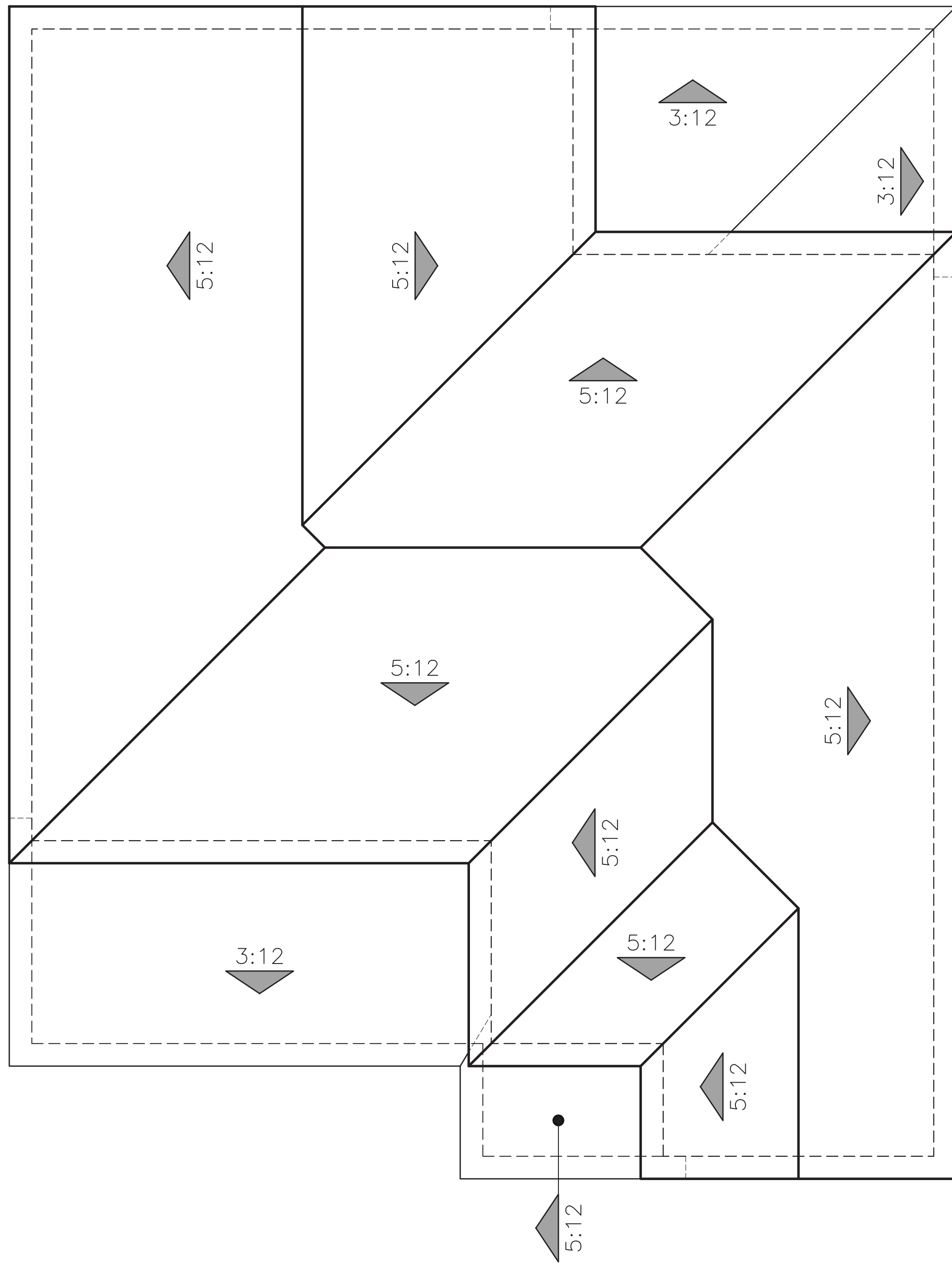
Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

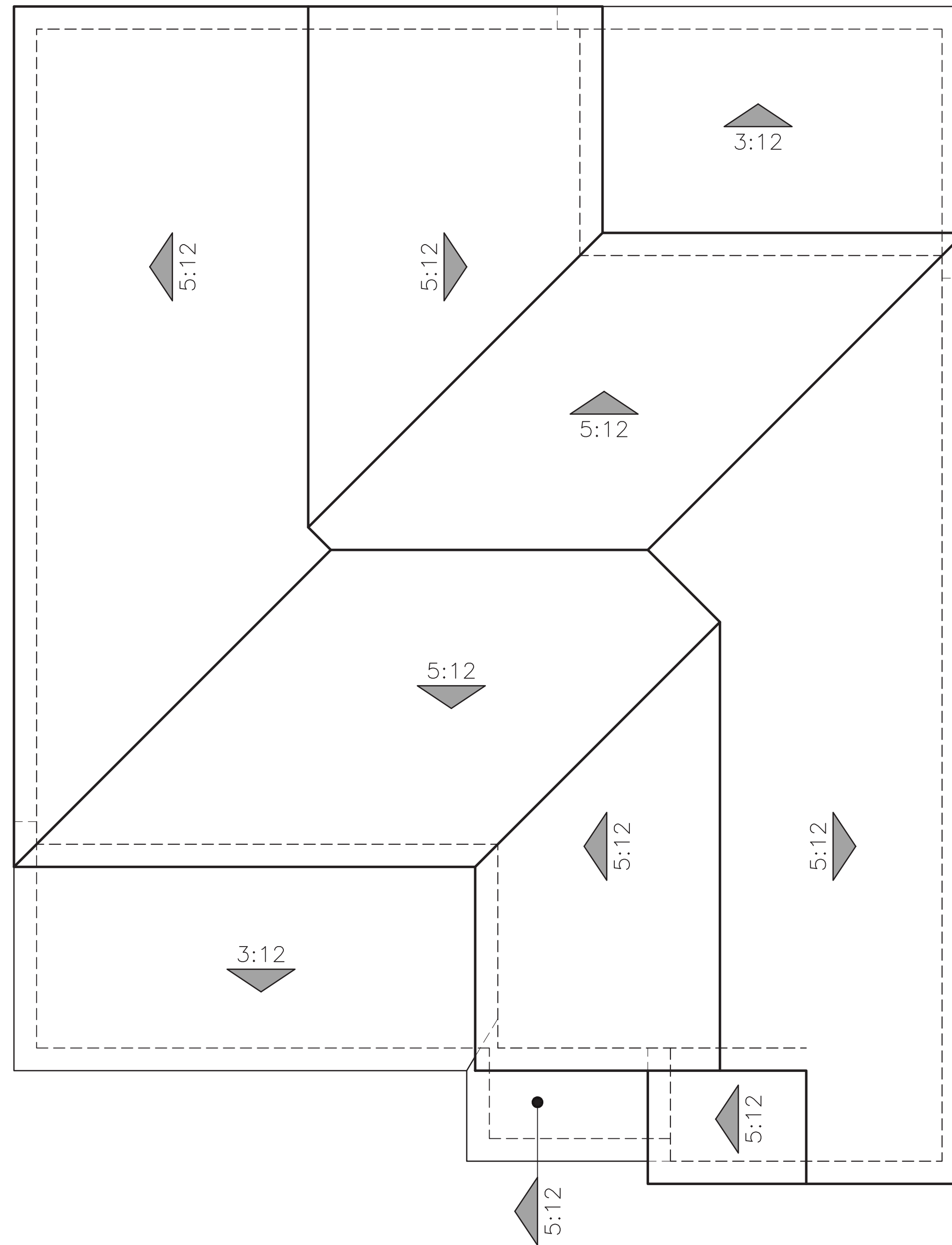
COLOR SCHEME 8
PLAN 3C (2704 "C")
TRADITIONAL ELEVATION



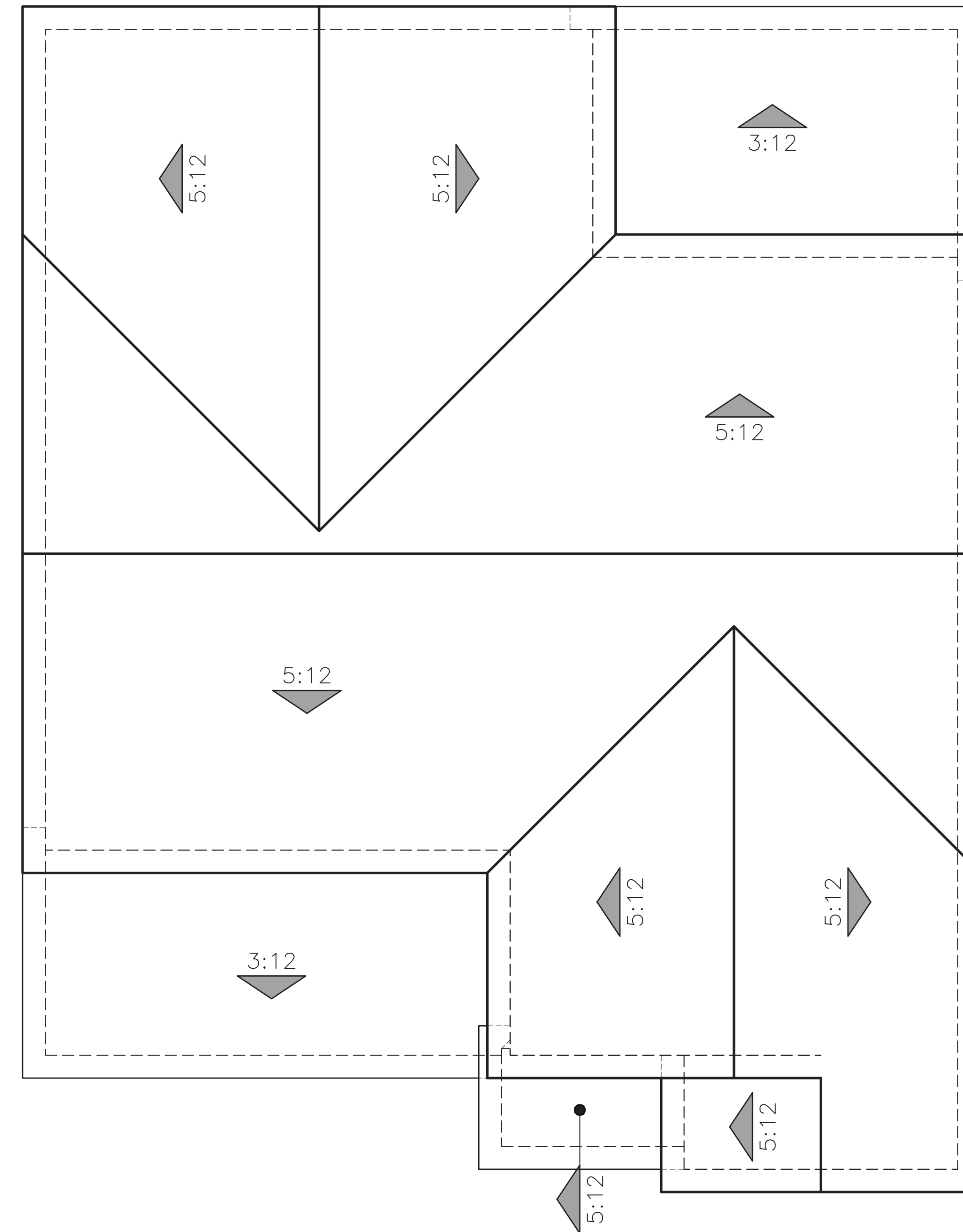
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS
PLAN 3 (2704)

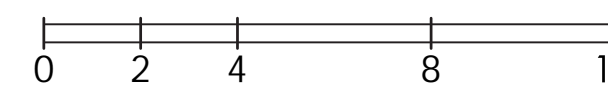


Exhibit B



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

"A" SPANISH



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

"B" EUROPEAN



© 2021 Kevin L. Crook Architect, Inc.

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

"C" TRADITIONAL

PLAN 4 (2804)
FRONT ELEVATIONS

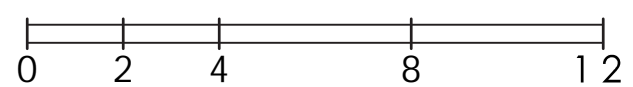
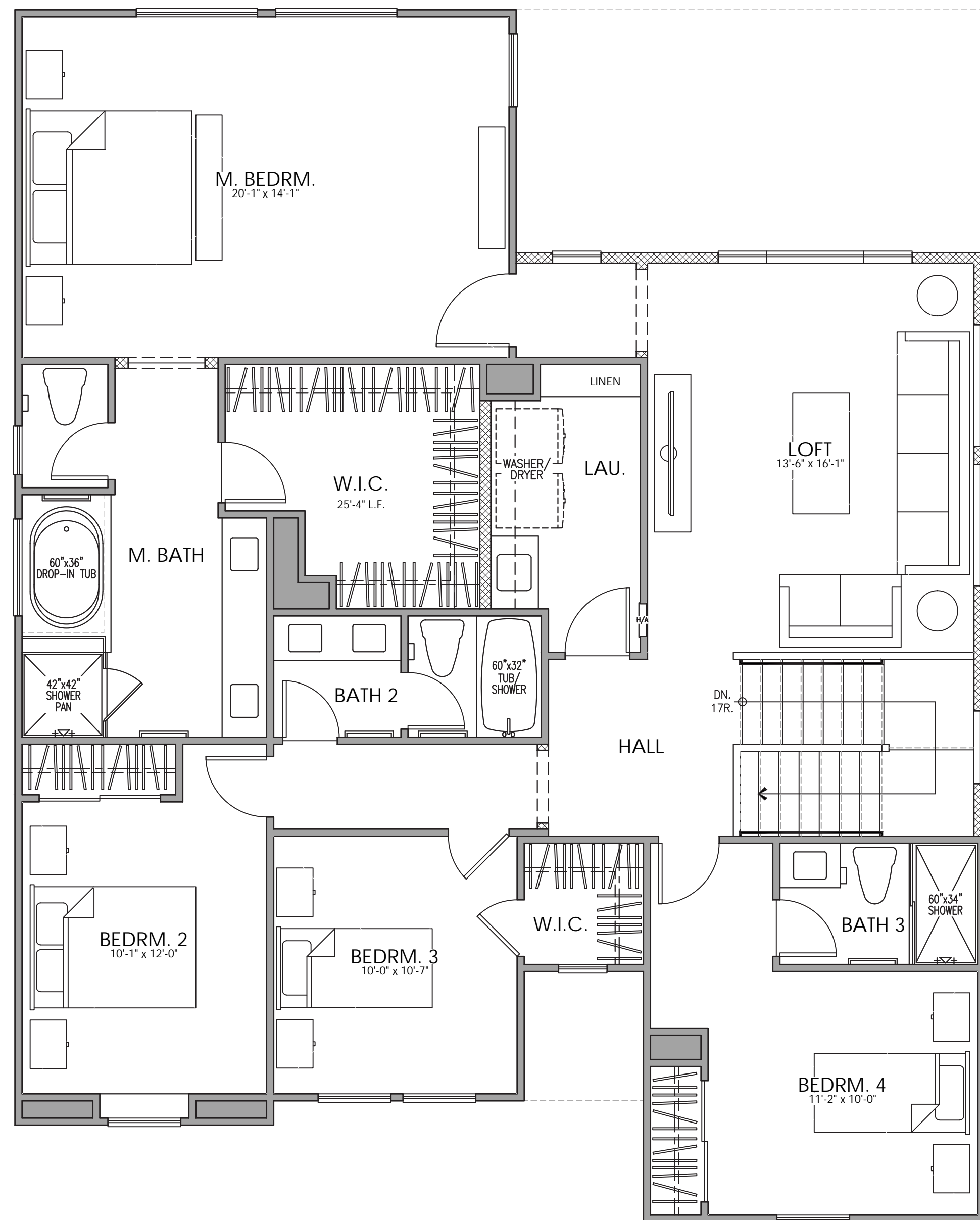
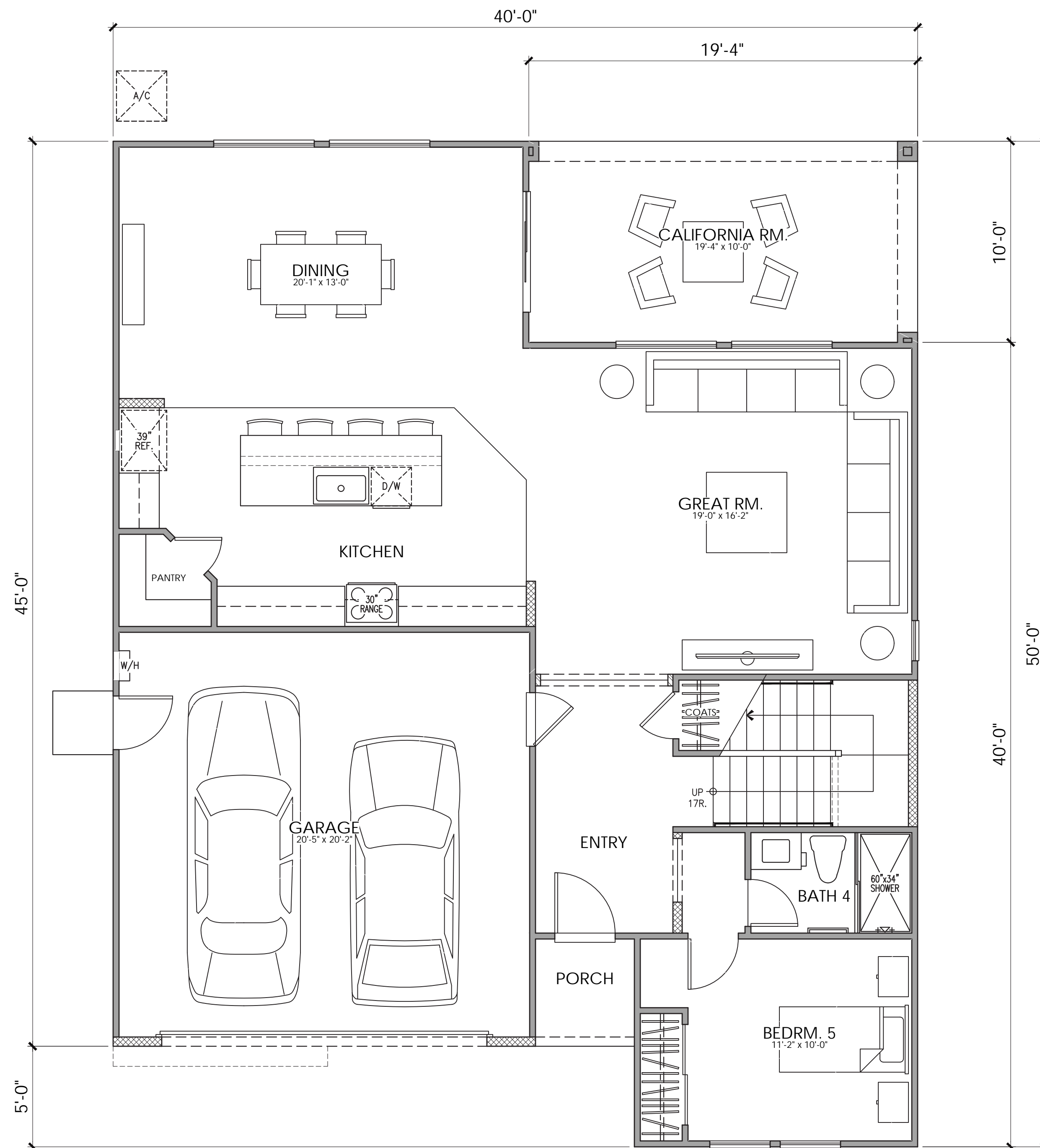


Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4 (2804) "A" 5 BEDROOM, 4 BATH, LOFT

PLAN 3 AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,226 SQ. FT.
SECOND FLOOR AREA	1,578 SQ. FT.
TOTAL DWELLING	2,804 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	424 SQ. FT.
PORCH "A"	26 SQ. FT.
PORCH "B"	26 SQ. FT.
PORCH "C"	26 SQ. FT.
CALIFORNIA ROOM	193 SQ. FT.

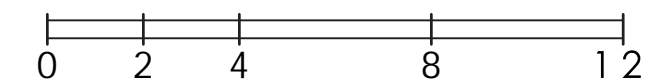


Exhibit B



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

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



FENCE LINE

LEFT

COLOR SCHEME 3
PLAN 4A (2804 "A")
SPANISH ELEVATION



Exhibit B



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

FRONT



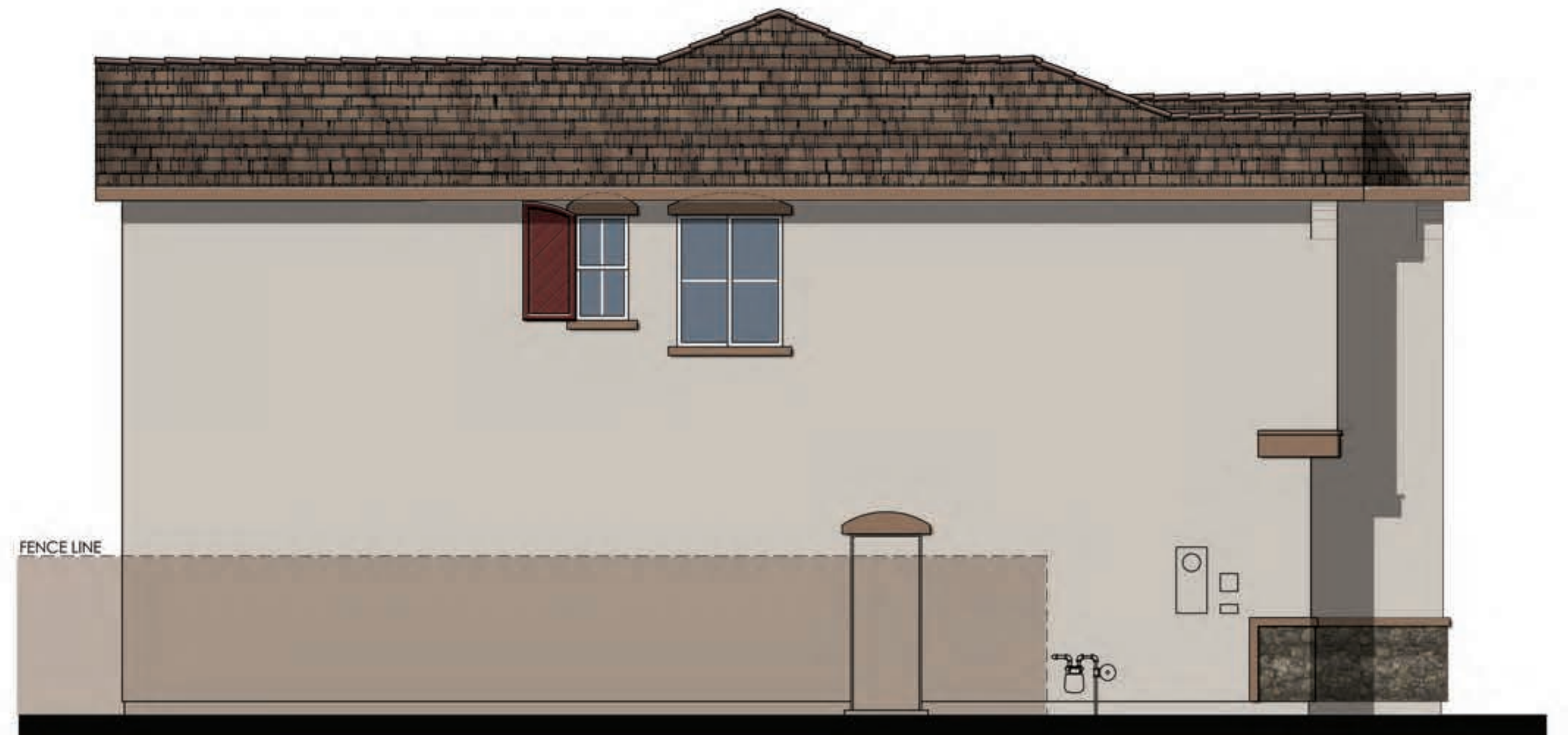
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 6
PLAN 4B (2804 "B")
EUROPEAN ELEVATION



Exhibit B



© 2021 Kevin L. Crook Architect, Inc.

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

FRONT



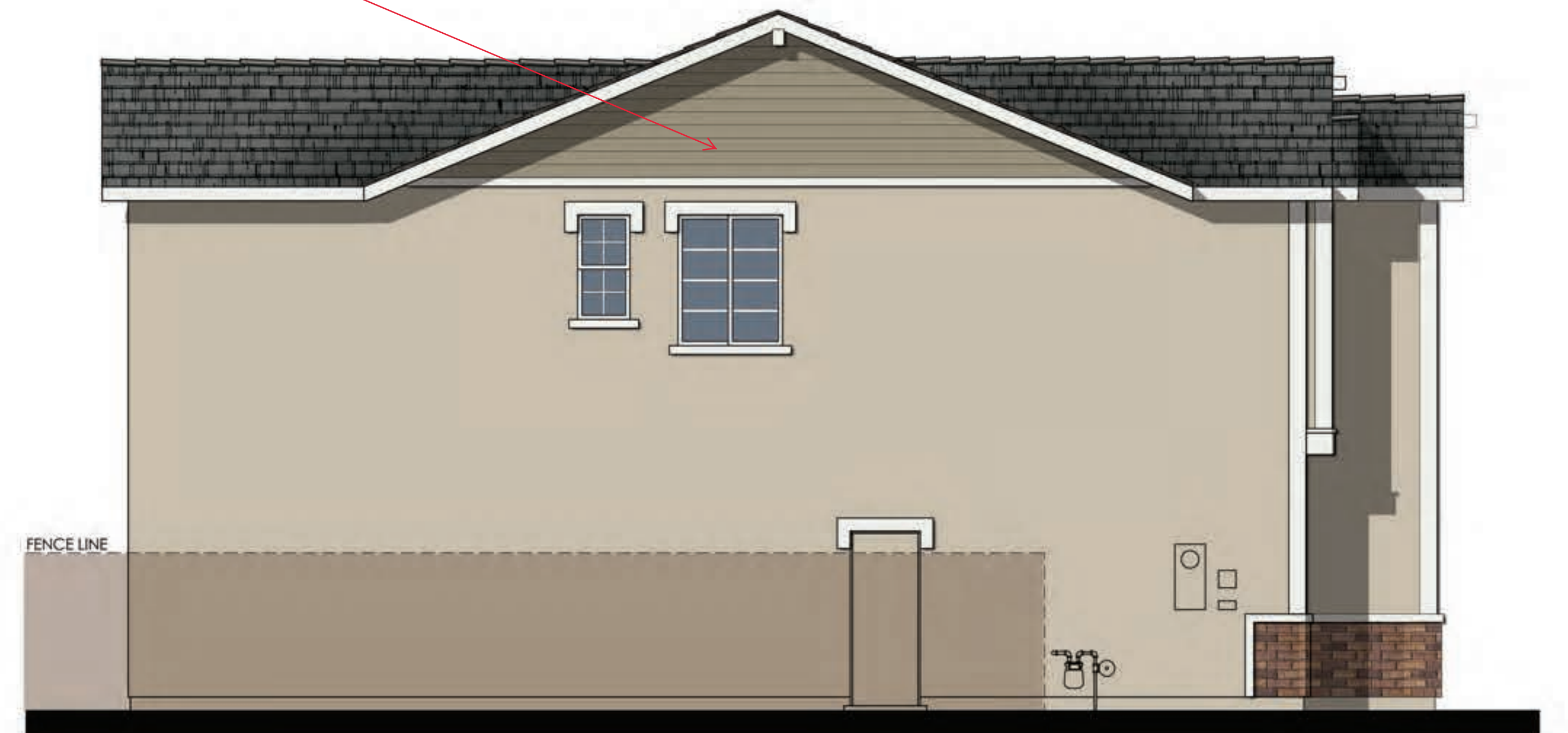
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

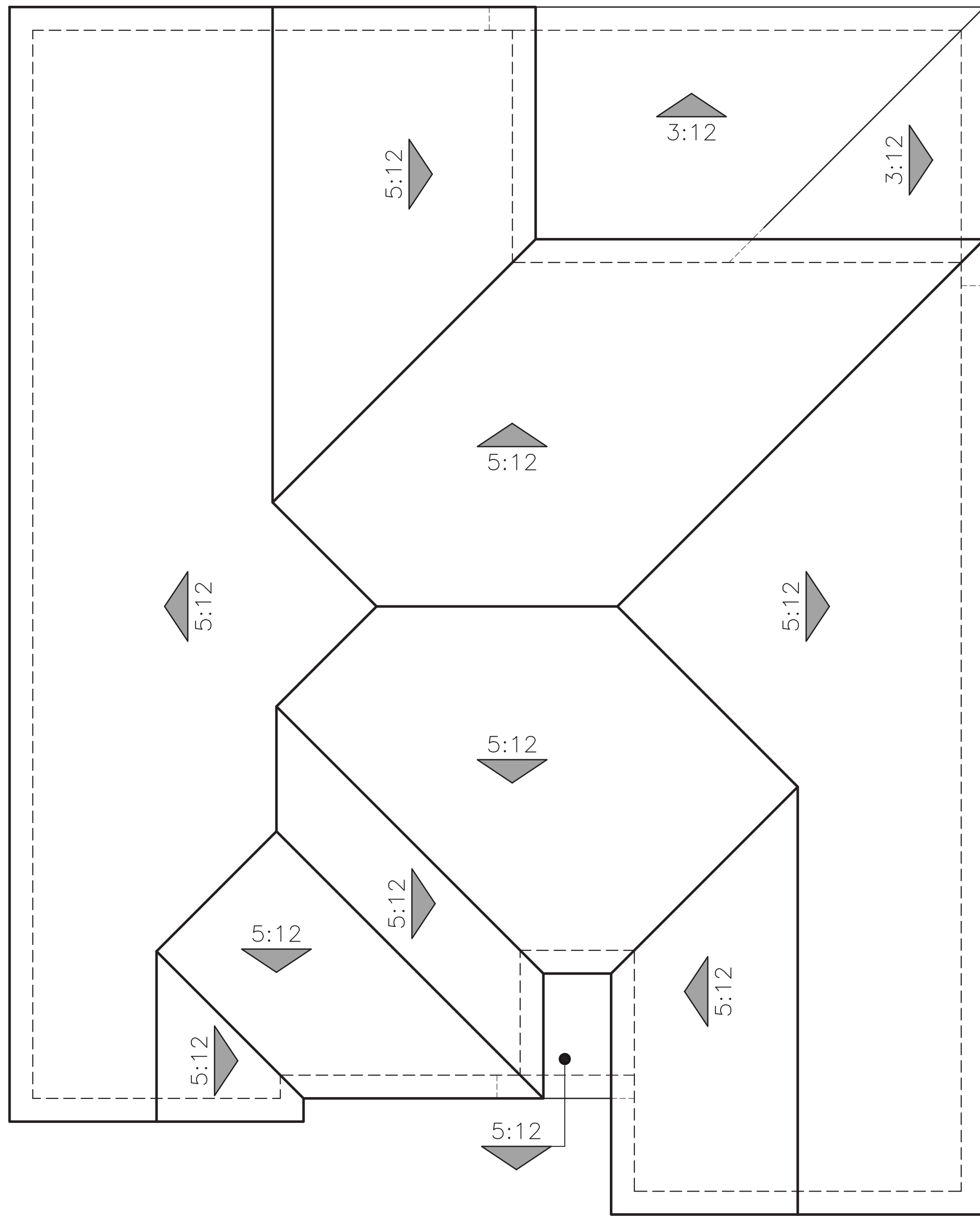


LEFT

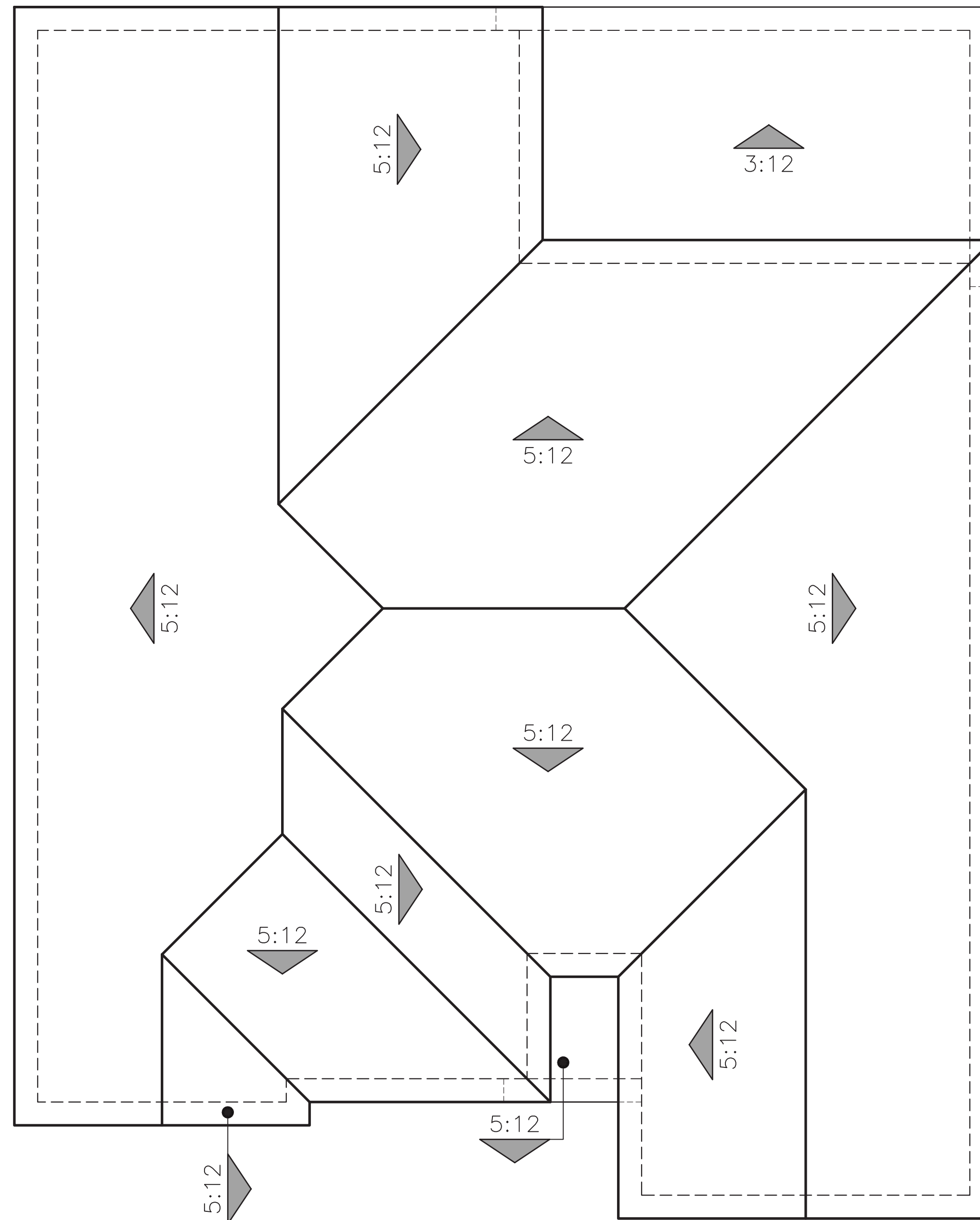
COLOR SCHEME 9
 PLAN 4C (2804 "C")
 TRADITIONAL ELEVATION



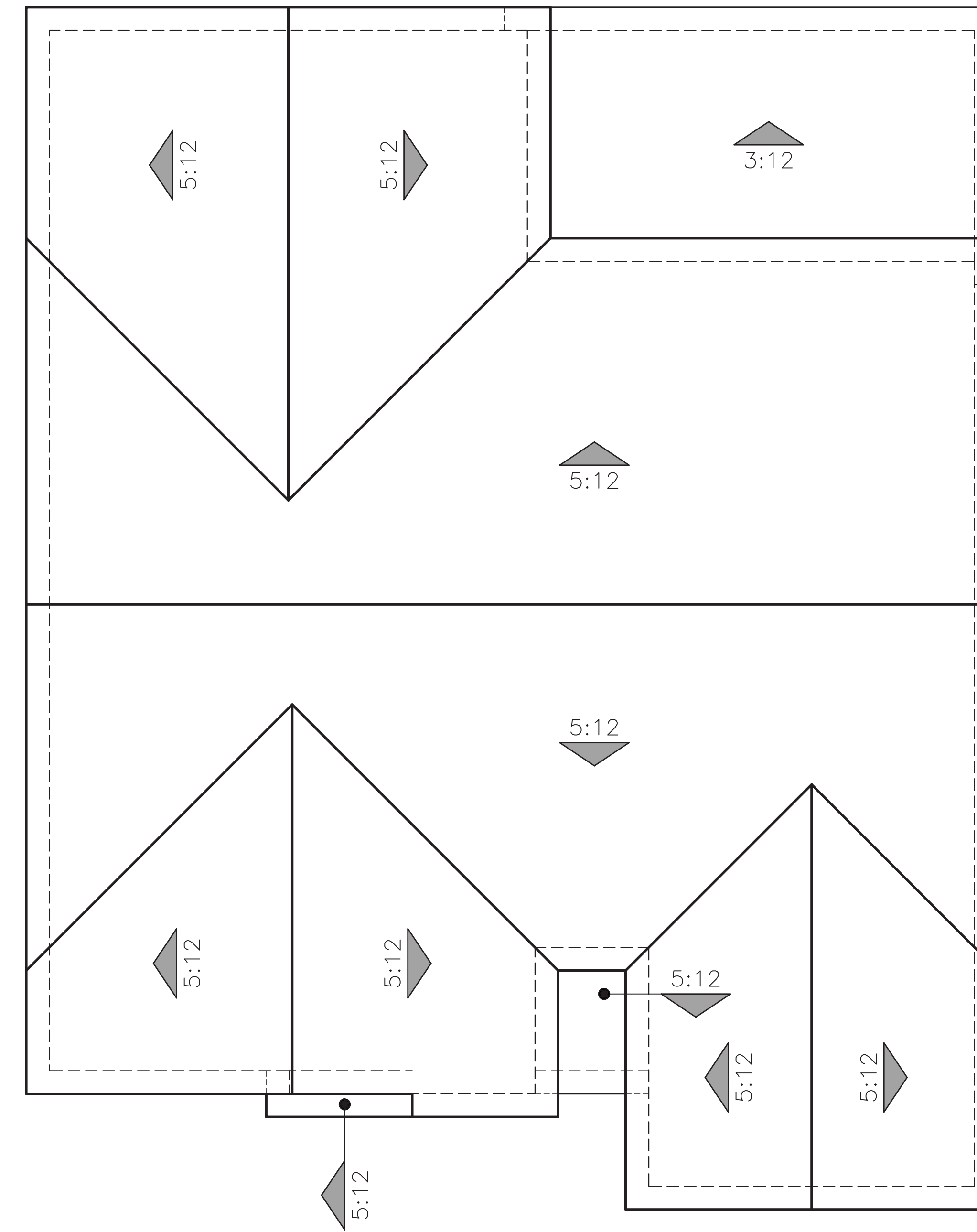
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS
PLAN 4 (2804)

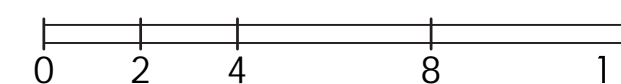


Exhibit B

SIERRA WEST VILLAGE 21B ROSEVILLE, CA

PROJECT # 20089
CREATED 9/22/2020

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW6126 NAVAJO WHITE	SW7516 KESTREL WHITE	SW7626 ZURICH WHITE
FASCIA	SW6104 KAFFEE	SW6090 JAVA	SW6083 SABLE
TRIM/GARAGE	SW 6103 TEA CHEST	SW6089 GROUNDED	SW7509 TIKI HUT
FRONT DOOR / SHUTTERS	SW6202 CAST IRON	SW7592 CRABBY APPLE	SW0032 NEEDLEPOINT NAVY
ROOF: LOW PROF "S" VILLA	1VICS6464 CA MISSION BLD	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

PAINT:	SHERWIN WILLIAMS
STONE:	BORAL
BRICK:	ELDORADO
ROOF:	BORAL

"B" ELEVATIONS EUROPEAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW6003 PROPER GRAY	SW7016 MINDFUL GRAY	SW7022 ALPACA
FASCIA / TRIM / GARAGE DOOR	SW7004 SNOWBOUND	SW7039 VIRTUAL TAUPE	SW6088 NUTHATCH
FRONT DOOR / SHUTTERS	SW6040 LESS BROWN	SW2848 ROYCROFT PEWTER	SW2802 ROOKWOOD RED
ROOF: FLAT SLATE	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD
STONE	CHIANTI ANCIENT VILLA LEDGESTONE	SEVILLA ANCIENT VILLA LEDGESTONE	UMBER CREEK ANCIENT VILLA LEDGESTONE

"C" ELEVATIONS TRADITIONAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW7649 SILVERPLATE	SW9086 COOL BEIGE	SW7542 NATUREL
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
SIDING	SW6249 STORM CLOUD	SW9088 UTAUPEIA	SW2845 BUNGLEHOUSE GRAY
FRONT DOOR / SHUTTERS	SW7674 PEPPERCORN	SW6236 GRAYS HARBOR	SW2851 SAGE GREEN LIGHT
ROOF: FLAT SHAKE	1FBCF1430 CHARCOAL BLEND	1FBCF1430 CHARCOAL BLEND	1FBCF1430 CHARCOAL BLEND
BRICK: TUNDRA	ASHLAND	HARTFORD	RIVERBED



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

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC. SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO

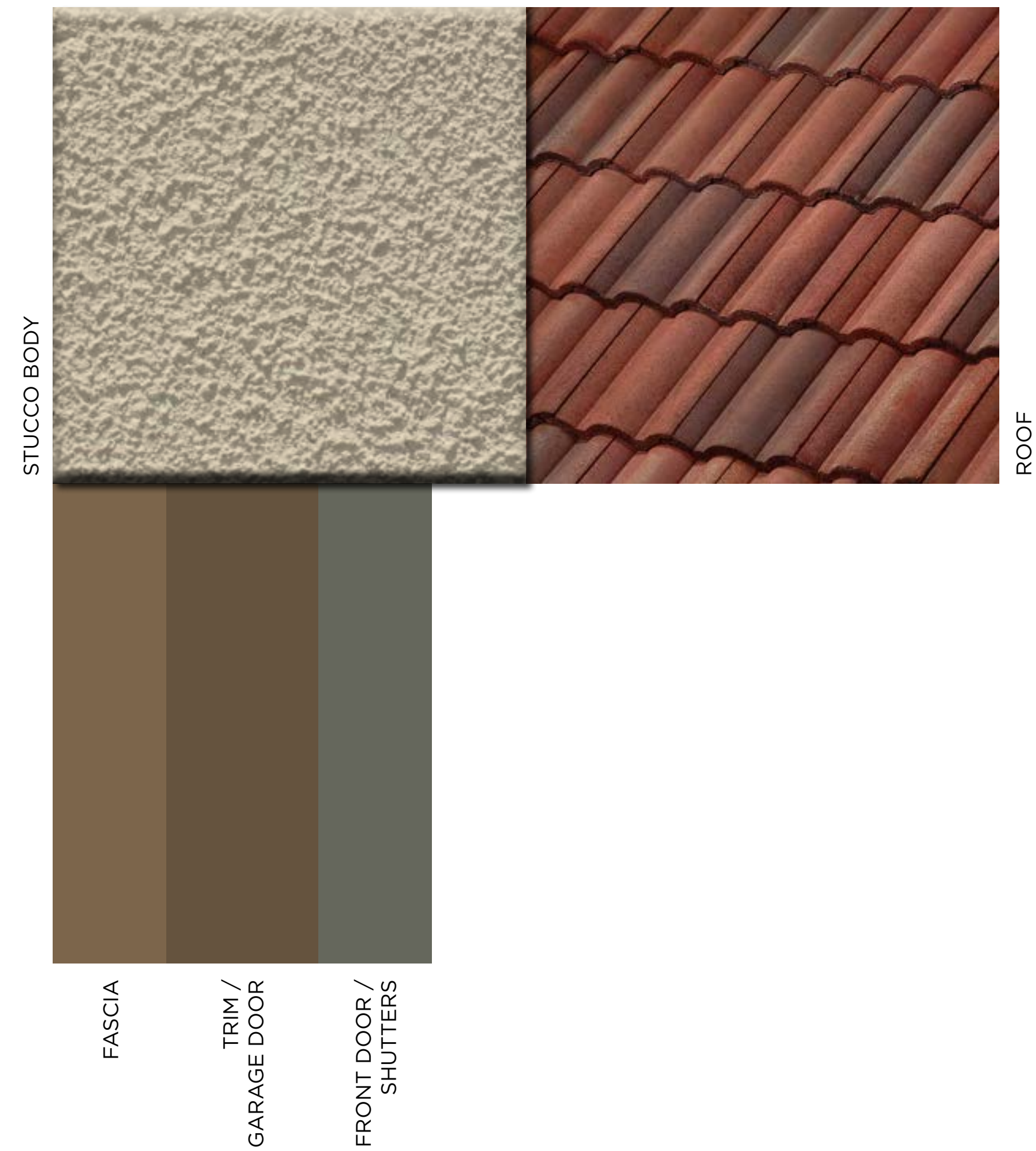
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

Exhibit B

SPANISH SCHEME #1



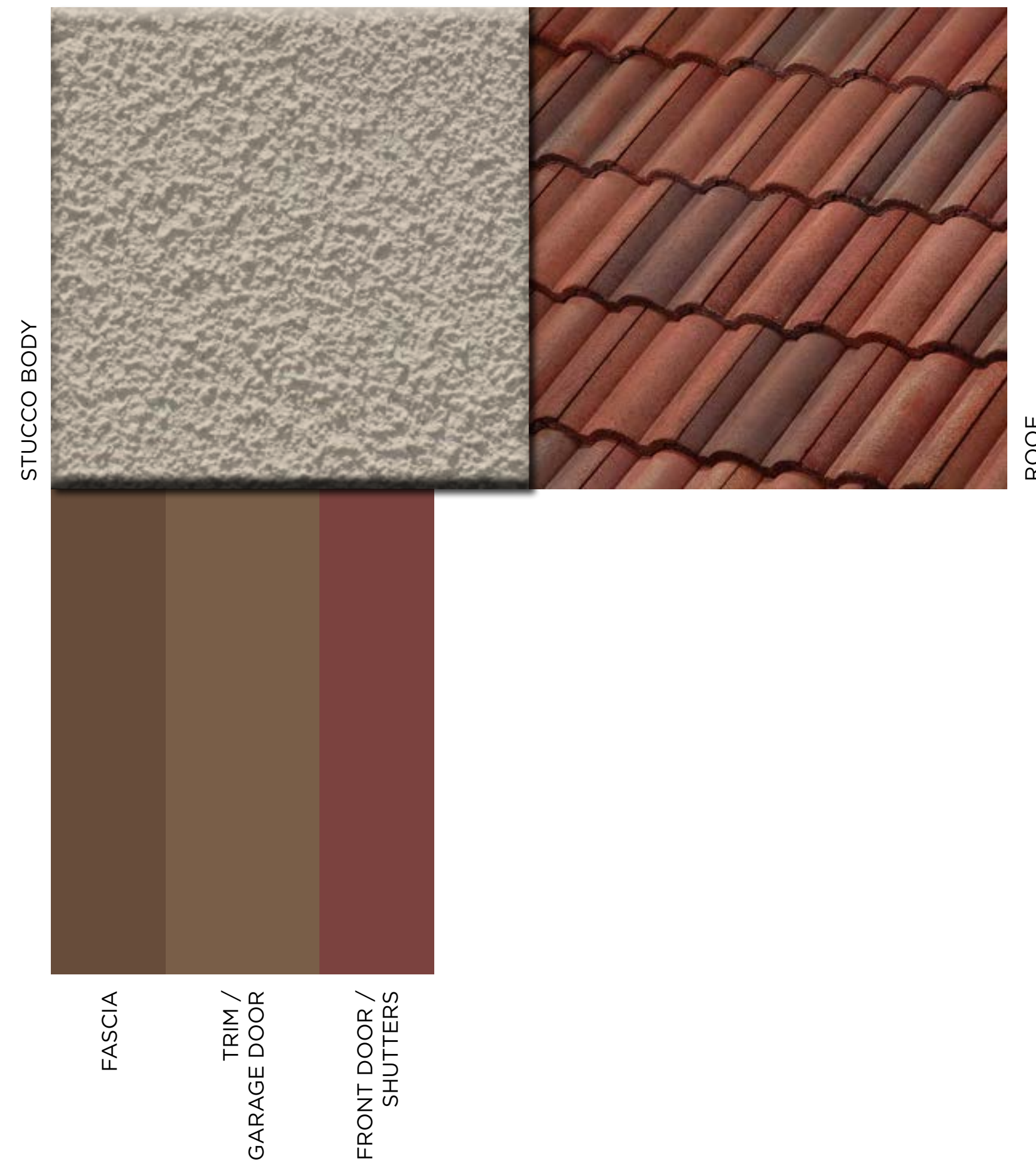
SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#20089
SEPT. 23, 2020

LENNAR

SPANISH SCHEME #2



SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

Kevin L. Crook
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#20089
SEPT. 23, 2020

LENNAR

SPANISH SCHEME #3



SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#20089
SEPT. 23, 2020

LENNAR

COLOR BOARDS - "A" SPANISH

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

Exhibit B

EUROPEAN SCHEME #4



STUCCO BODY

ROOF

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS



STONE

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

Kevin L. Crook
Architect Inc
#20089
SEPT. 23, 2020
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EUROPEAN SCHEME #5



STUCCO BODY

ROOF

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS



STONE

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

Kevin L. Crook
Architect Inc
#20089
SEPT. 23, 2020
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EUROPEAN SCHEME #6



STUCCO BODY

ROOF

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS



STONE

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

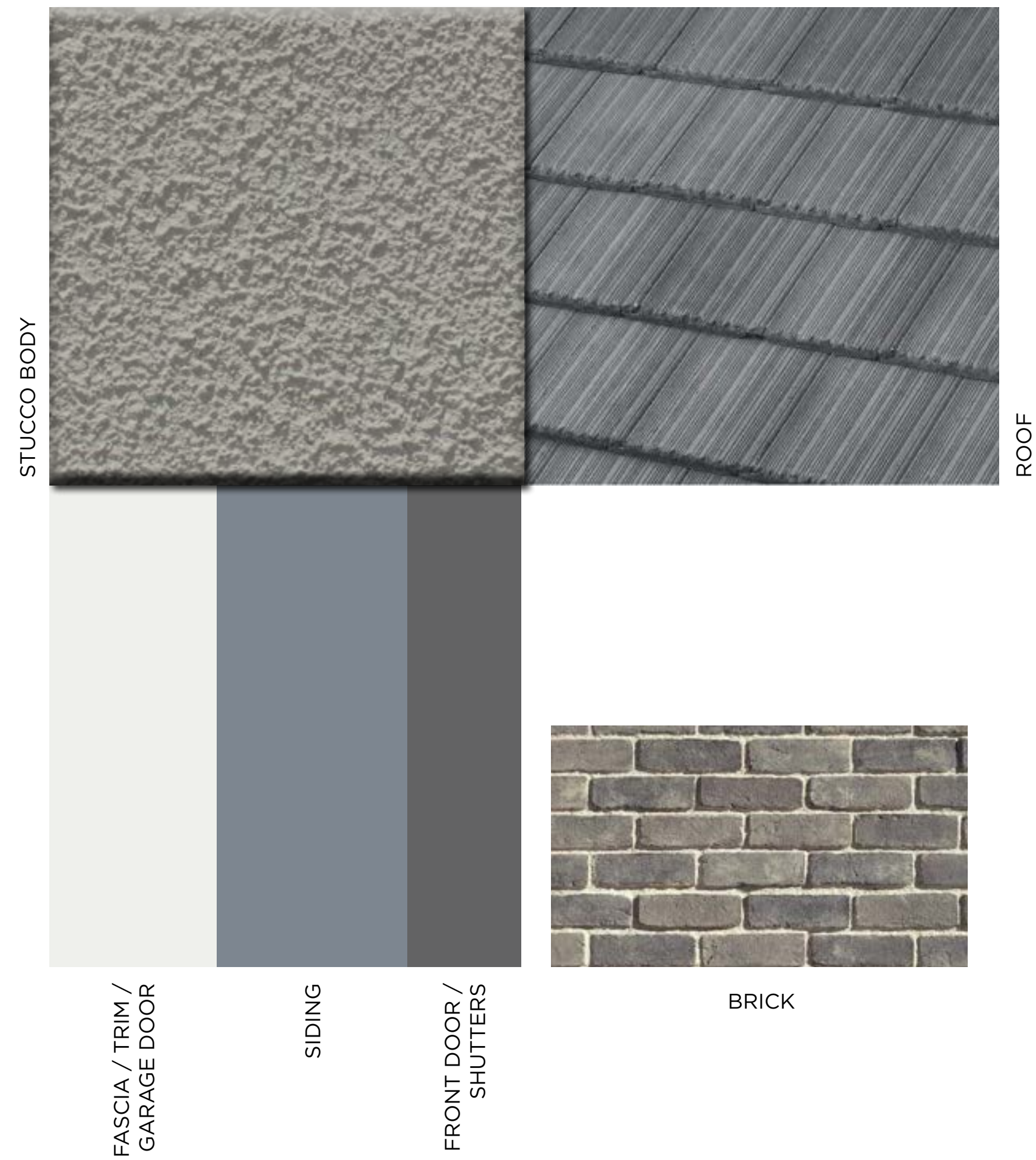
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#20089
SEPT. 23, 2020
PLANNING + ARCHITECTURE

COLOR BOARDS - "B" EUROPEAN

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

Exhibit B

TRADITIONAL
SCHEME #7



SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

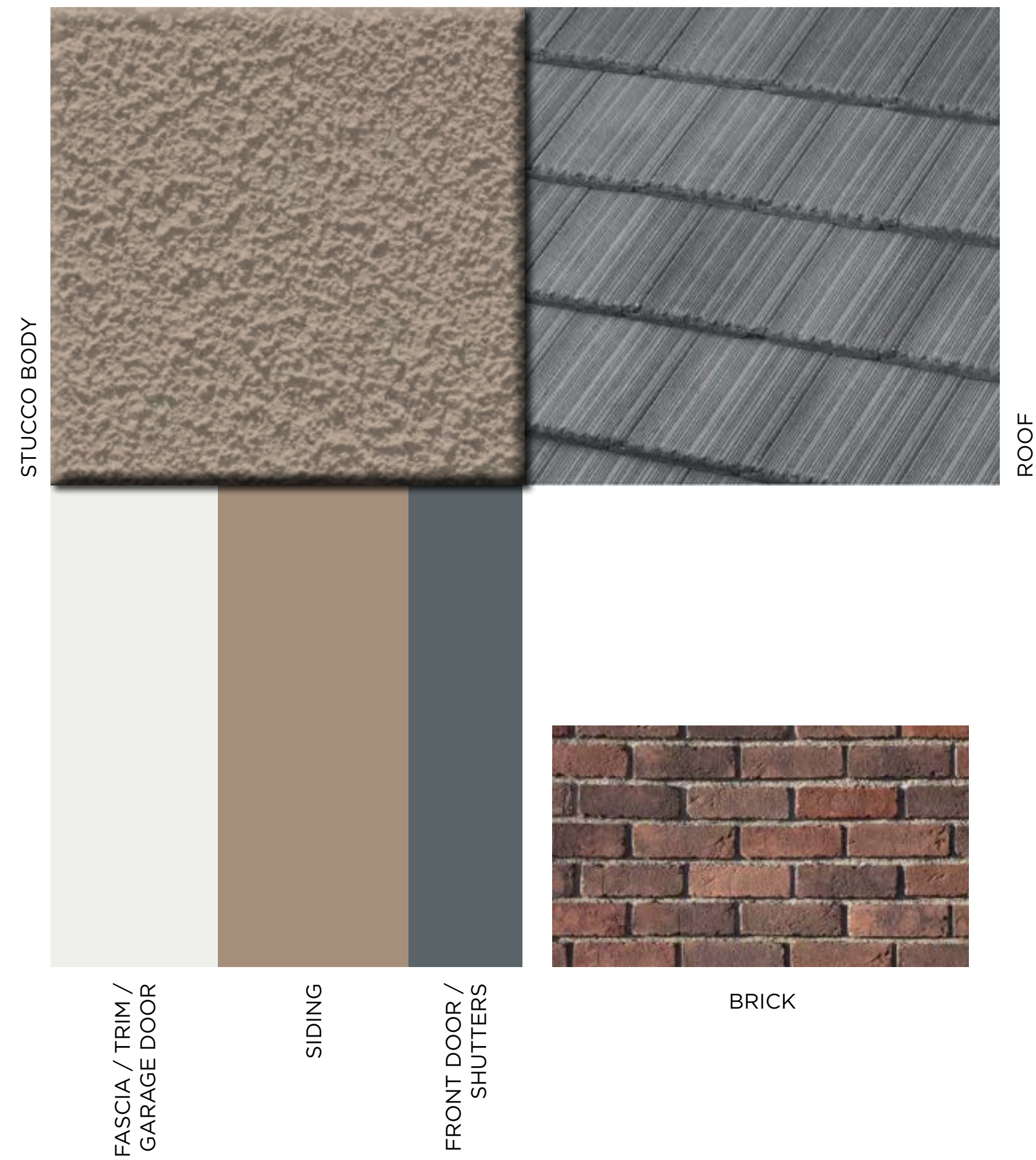


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TRADITIONAL
SCHEME #8



SIERRA WEST VILLAGE 21B
ROSEVILLE, CA



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TRADITIONAL
SCHEME #9



SIERRA WEST VILLAGE 21B
ROSEVILLE, CA



Kevin L. Crook
Architect
Inc

#20089
SEPT. 23, 2020

PLANNING + ARCHITECTURE

COLOR BOARDS - "C" TRADITIONAL

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

Exhibit B

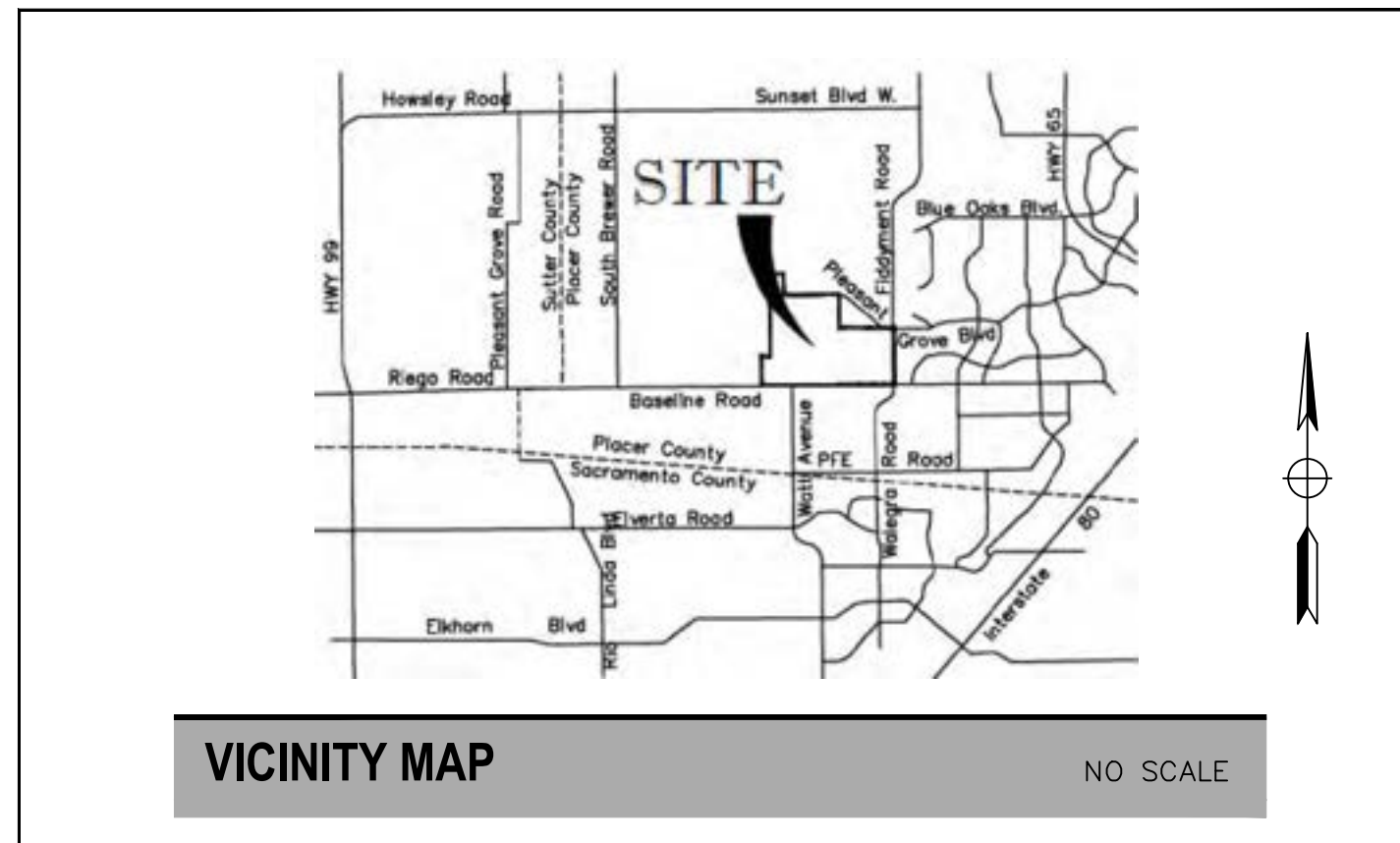
SIERRA WEST

VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2

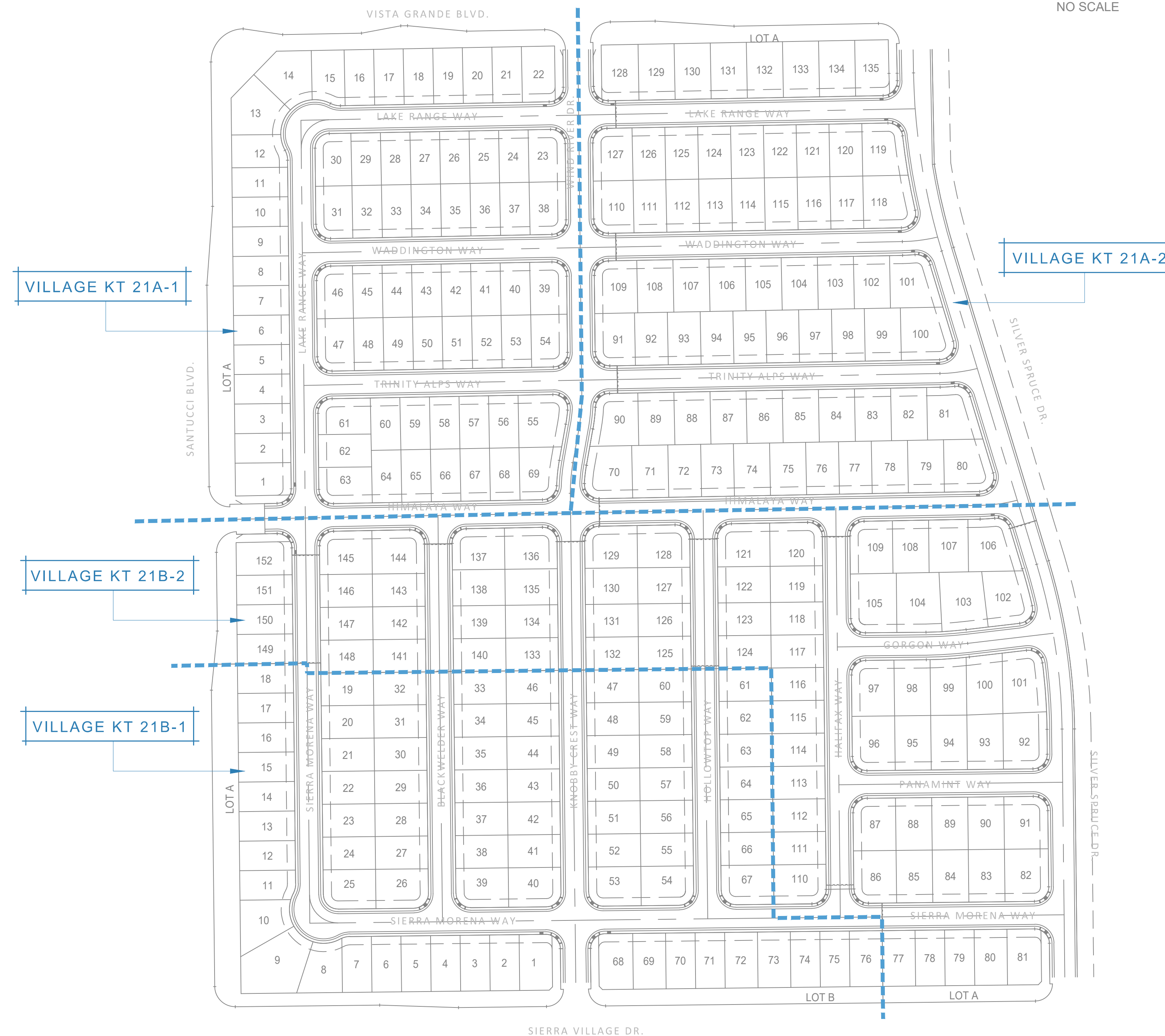
LENNAR HOMES OF NORTHERN CA



CITY OF ROSEVILLE, CA
DECEMBER 1, 2020



TYPICAL LANDSCAPE PLANS AND CONSTRUCTION DOCUMENTS



OWNER / DEVELOPER
Lennar Homes of Northern California
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8520

CIVIL ENGINEER
R.E.Y. Engineers, Inc.
905 Sutter Street - Suite #200
Folsom, CA 95630
(916) 366-3040

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

SHEET INDEX

COVER SHEET	
L1.1	PLANTING LAYOUTS - 45 FOOT LOTS
L1.2	PLANTING LAYOUTS - 50 FOOT LOTS
L1.2.1	PLANTING LAYOUTS - 50 FOOT LOTS
L1.3	PLANTING NOTES
L1.4	PLANT MATRICES & DETAILS
L2.1	TYPICAL IRRIGATION & DRAINAGE SCHEMATICS
L2.2	IRRIGATION NOTES & DETAILS
L2.3	IRRIGATION CALCS

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 moved regularly and fertilized as necessary to maintain vigorous growth and good color.
- GROUND COVER AND FLOWER BED** maintenance shall consist of firming 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.



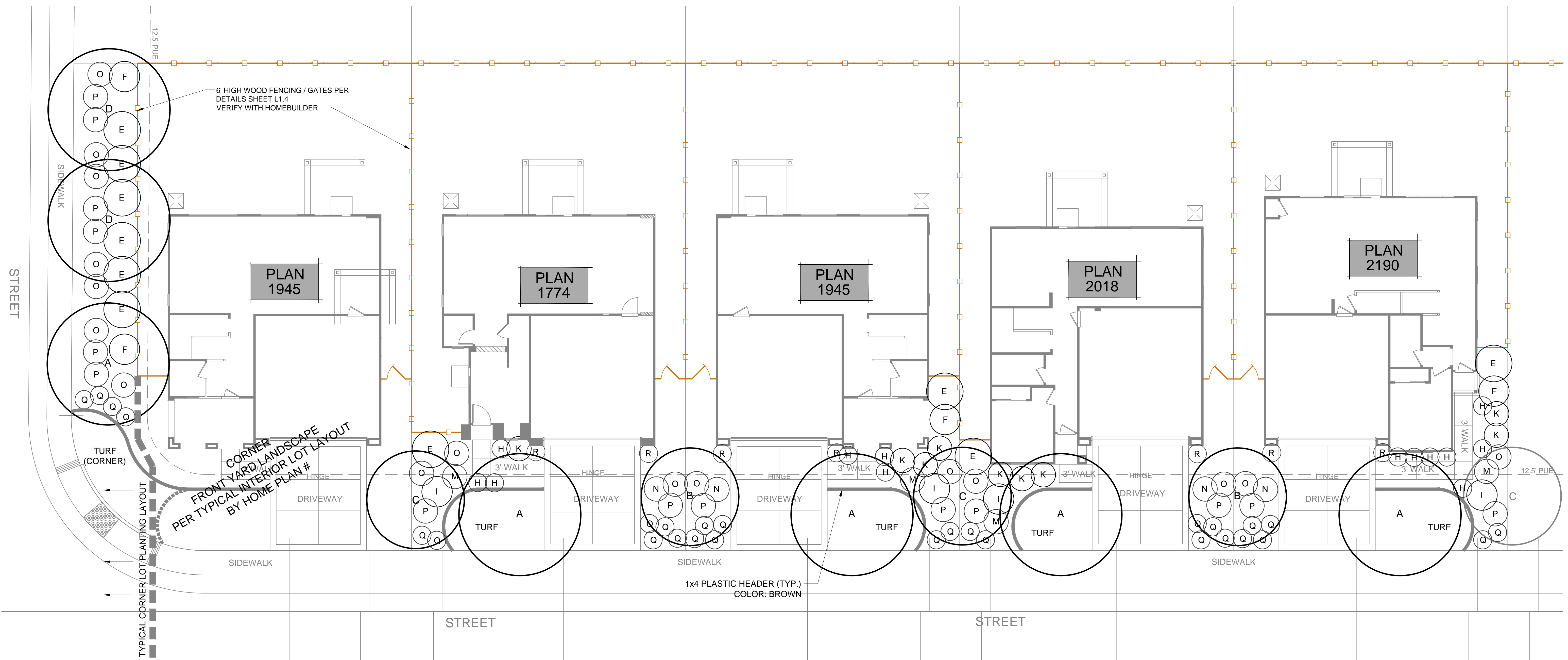
- PROJECT NOTES:**
- Contractor shall reference Improvement Plans by REY Engineers, Inc. for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately 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.
 - Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.
 - The total landscaped area of this project is 183,422 square feet.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT			
CONTACT:	JIM LITTELL - EARTHLINE DESIGN LLC		
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:	Sean MacDiarmid		
Company:	Lennar Homes of CA, Inc.		
Address:	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678		
Phone:	916-746-8520		
Email:	sean.macdiarmid@lennar.com		
PROJECT			
Name:	Sierra West Villages KT 21A-1/KT 21A-2/KT 21B-1/KT 21B-2		
Address:	Roseville, CA 95747		
PROJECT INFORMATION			
Project type:	Typical Front Yard Landscape and Irrigation Work		
Water supply:	1" domestic water service		
Water purveyor:	City of Roseville		
Total Landscape Area:	183,422 square feet		
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: 12-1-2020		

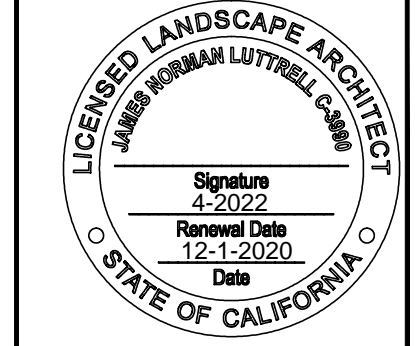
Exhibit B

TYPICAL 45 FOOT LOT WIDTH LAYOUTS
 SEE SHEET L1.3 FOR PLANT LISTS
 SEE SHEET L1.4 FOR STREET TREE MATRIX



SIERRA WEST
 VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
 CITY OF ROSEVILLE, CALIFORNIA

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



Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS
45 FOOT LOTS

Date
 DECEMBER 1, 2020

Drawn By
JL

Scale
 NOTED

Sheet
L1.1

City of Roseville Approval

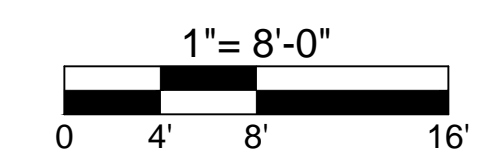
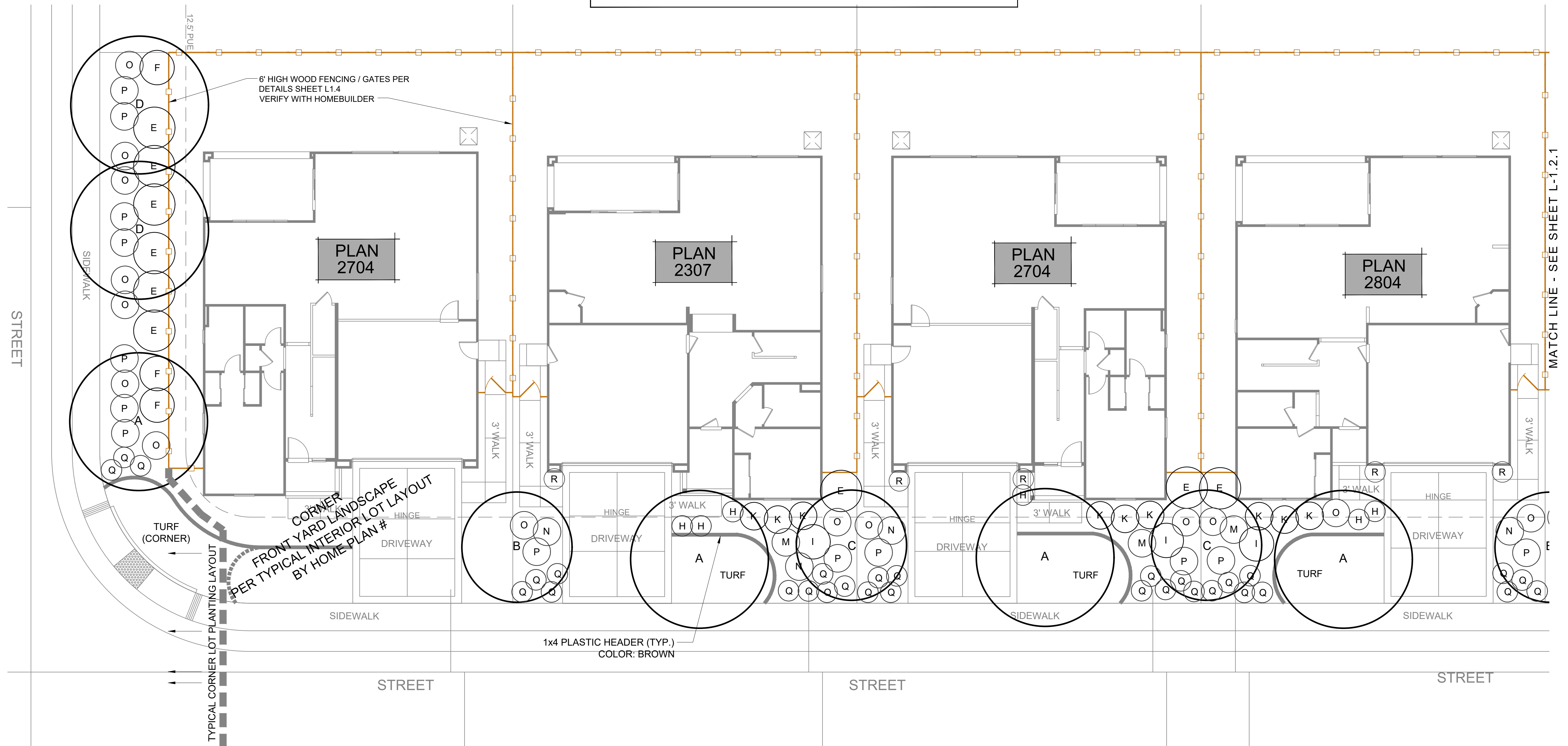


Exhibit B

TYPICAL 50 FOOT LOT WIDTH LAYOUTS
 SEE SHEET L1.3 FOR PLANT LISTS
 SEE SHEET L1.4 FOR STREET TREE MATRIX



SIERRA WEST
 VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
 CITY OF ROSEVILLE, CALIFORNIA

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



Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS 50 FOOT LOTS

Date
 DECEMBER 1, 2020

Drawn By
JL

Scale
 NOTED

Sheet
L1.2

City of Roseville Approval

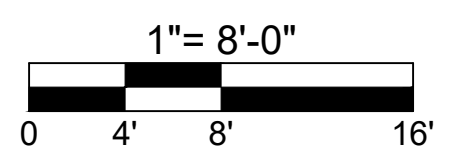
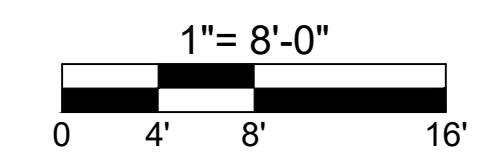
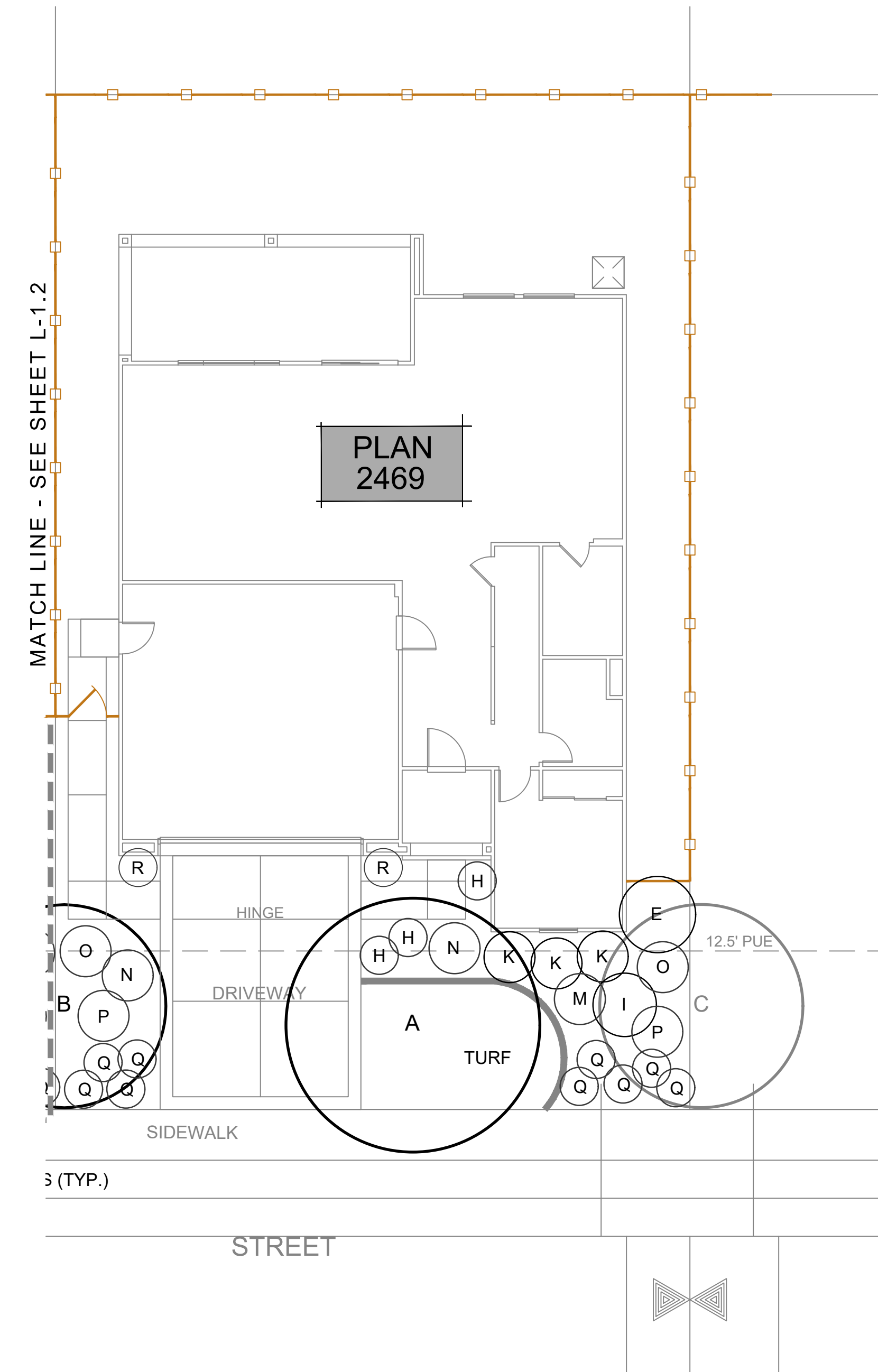


Exhibit B

TYPICAL 50 FOOT LOT WIDTH LAYOUTS
 SEE SHEET L1.3 FOR PLANT LISTS
 SEE SHEET L1.4 FOR STREET TREE MATRIX



SIERRA WEST
 VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
 CITY OF ROSEVILLE, CALIFORNIA

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

LICENSED LANDSCAPE ARCHITECT
 JAMES NORMAN LUTTRELL, C.A.S.
 Signature
 Renewal Date 12-1-2020
 Date
 STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS 50 FOOT LOTS

Date
 DECEMBER 1, 2020

Drawn By
JL

Scale
 NOTED

Sheet
L1.2.1

City of Roseville Approval

Exhibit B



Sunland Analytical
1619 Camino Del Rio North, Suite 100
San Diego, CA 92108
(619) 512-8137

Date Reported 01/09/2020
Date Submitted 01/07/2020

To: Jim Luttrell
Maritime Design Group
P.O. Box 663
Orangevale, CA 95662

From: Gene Olight, Ph.D. / Randy Norrey
General Manager / Lab Manager

The reported analysis was requested for the following:
Location: SIERRA VISTA Site ID: 1-7-20
Thank you for your business.

* For future reference to this analysis please use SUN # 81228-16925.

SOIL ANALYSIS

Parameter	Value	Soil Texture	Clay Loam
Saturation Percent (SP)	57		
pH	7.29		
E.C.	0.28 umho/cm		
Total Dissolved Solids	179.2 ppm		
Filtration Rate (0% Slope)	0.25 in/hr		
% Organic Matter	3.3		
C.E.C.	17.0 meq/100g		
Sodium Adsorption Ratio (SAR)	2.7		
Exchangeable Sodium Percent (ESP)	2.6		
Gypsum Req. (CaSO ₄ ·2H ₂ O)	None Required		
est. Nitrogen Release	3.3 #/1000 sq. ft.		

Element	Value	Soil Texture	Clay Loam
Nitrate	0.25 ppm		
Phosphorus	5.71 ppm		
Potassium	86.48 ppm		
Sulfur	14.07 ppm		
Chloride	No Test		
Carbonates	No Test		
Sodium	122.83 ppm		
Calcium	2416.51 ppm		
Magnesium	316.88 ppm		
Boron	0.16 ppm		
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		



DATE 01/09/2020
SUN NUMBER 16925

Information requested by: Jim Luttrell, Maritime Design Group
Information for: SIERRA VISTA, Sample ID: 1-7-20

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is in a range for normal growth of most plants. No modification is required.

DISSOLVED SALTS (Indicated by E.C. & TD)
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 0.25 to 0.20, 0.15, 0.10, 0.06, 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 soil moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 3 yards of 1000 sq. ft. of ground fir bark that is approximately 78% organic matter (i.e. per 1000 sq. ft. of ground fir bark which also has naturally low salt and boron typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MUELO ordinance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 5%. However, if there is 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 effect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

DATE 01/09/2020
SUN NUMBER 16925

Information requested by: Jim Luttrell, Maritime Design Group
Information for: SIERRA VISTA, Sample ID: 1-7-20

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

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

Standard NPK Fertilizer Preparations	6-20-20	5-20-10	16-16-16	8-16-16	11-3-4	21-0-0	Customer Choice
#/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 trees 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 6-20-20 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-20-20 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-20-20 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

DATE 01/09/2020
SUN NUMBER 16925

Information requested by: Jim Luttrell, Maritime Design Group
Information for: SIERRA VISTA, Sample ID: 1-7-20

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq. Ft.)

Organic Amendment	3	Yd./1000 Sq. Ft. Bulk organic amendment (airfried) or in Calif. if Org. Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Sulfate-Sulfur	2	# Ammonium Sulfate

Maintenance Fertilization
Apply 3 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.

GENERAL PLANTING NOTES:

- 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.
- 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.
- 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.
- SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included in 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 require a 4"-6" layer of hardwood mulch.
- GROUND COVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
- 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.
- 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.
- PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
- 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.
- EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
- TURF:**
All turf areas shown shall be installed using a dwarf fescue / bluegrass blend sod (Bolero Plus as available from Delta Bluegrass Co. / Stockton, CA or equal). In no cases shall turf area exceed 25% of total front yard landscaped area.
NOTE:
Minimum width of turf in any direction shall be 10'-0". Turf shall not be installed on grades that exceed 4:1.
- 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:
Street trees "A" shall be installed at 6'-0" behind back of public sidewalk.
TREE C NOTE:
Install tree shall assure that (1) Tree "C" is installed near the property line as shown on plans between every 2 lots.

TYPICAL PLANTING PALETTES

NOTE:
SEE PLANT PALETTE DISTRIBUTION BY LOT # SHEET L1.4 (LOT NUMBERS SHOWN ON COVER SHEET)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
--------	------	----------------	-------------	--------

PALETTE 1

TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' - STANDARD	FOREST PANSY REDBUD	MOD
C	15 GAL	ARBUTUS UNEDO - STANDARD	STRAWBERRY TREE	LOW
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VBURNUM TNUIS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW
M	1 GAL	LANTANA MONT. 'TRAILING WHITE'	TRAILING WHITE LANTANA	LOW
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

PALETTE 2

TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARES
B	15 GAL	LAURUS NOBILIS 'SARATOGA'	GRECIAN BAY LAUREL	LOW
C	15 GAL	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	MOD
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VBURNUM TNUIS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	EUONYMUS JAP. 'AURO-MARGINATA'	VAREGATED EUONYMUS	LOW
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW
M	1 GAL	ROSA 'MEDLAND RED'	GROUND COVER ROSE	MOD
N	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

PALETTE 3

TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	GRAPE MYRTLE	LOW
C	15 GAL	PYRUS KAWAKAMI	EVERGREEN FLOWERING PEAR	MOD
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VBURNUM TNUIS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	LOROPETALUM CHINENSE (PURPLE LEAF VARIETIES ONLY)	CHINESE FRINGE	MOD
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	YEDDO HAWTHORN	LOW
M	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
N	5 GAL	SALVIA GREGGII 'FUHRMANN'S RED'	AUTUMN SAGE	LOW
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

PALETTE 4

TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARES
B	15 GAL	ACER BUERGERIANUM	TRIDENT MAPLE	MOD
C	15 GAL	MAGNOLIA GRAND. 'LITTLE GEM' - STANDARD	TREE FORM DWARF MAGNOLIA	MOD
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VBURNUM TNUIS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	CALLISTEMO CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW
M	1 GAL	LANTANA MONT. - TRAILING LAVENDAR	TRAILING LANTANA	LOW
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH



LANDSCAPE ARCHITECTURE - SITE DESIGN
EarthLine Design
P.O. BOX 661 - ORANGEVILLE - CA - 95662
716.470.7861 - www.earthlinedesign.com

SIERRA WEST
VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

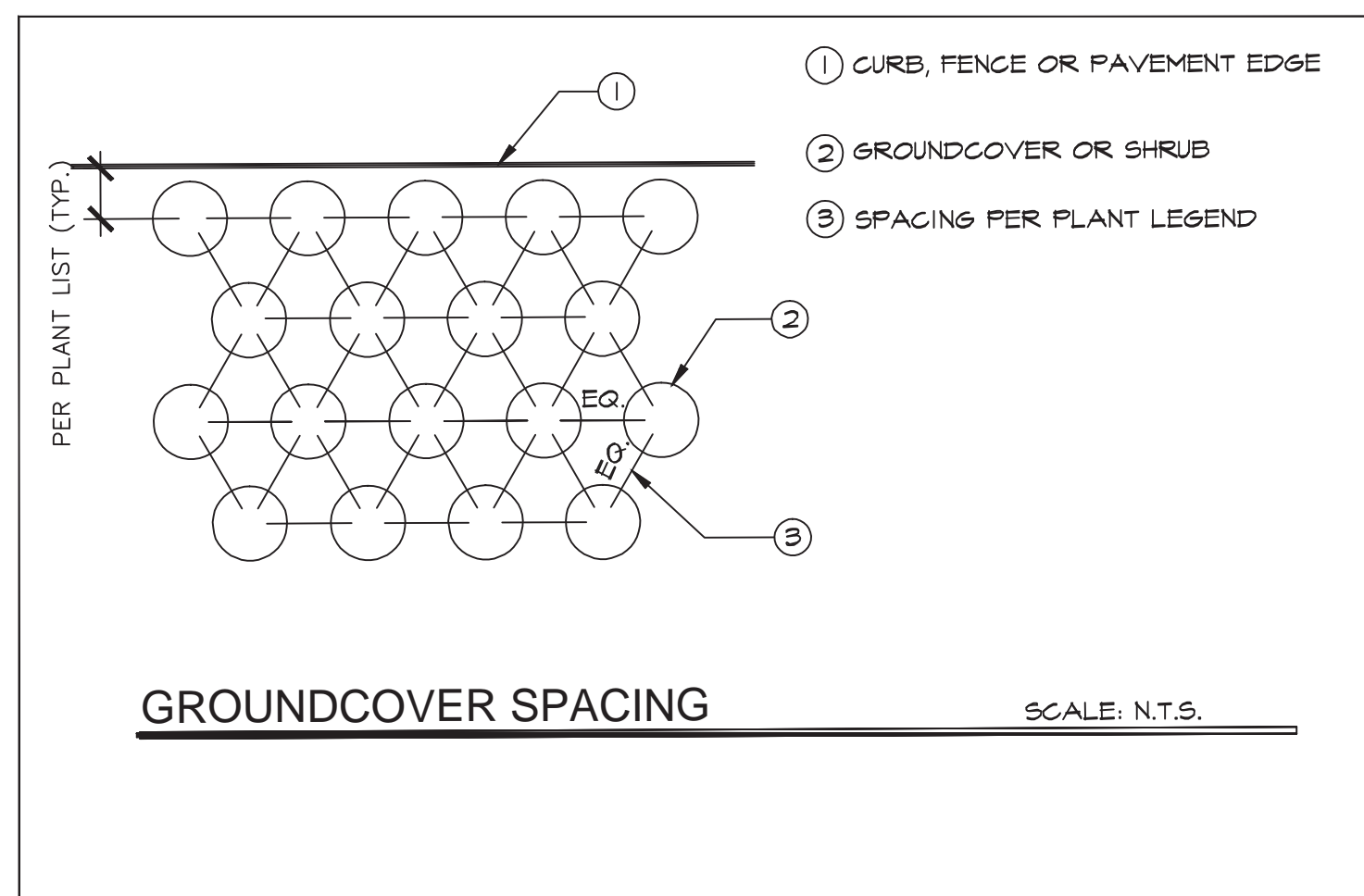
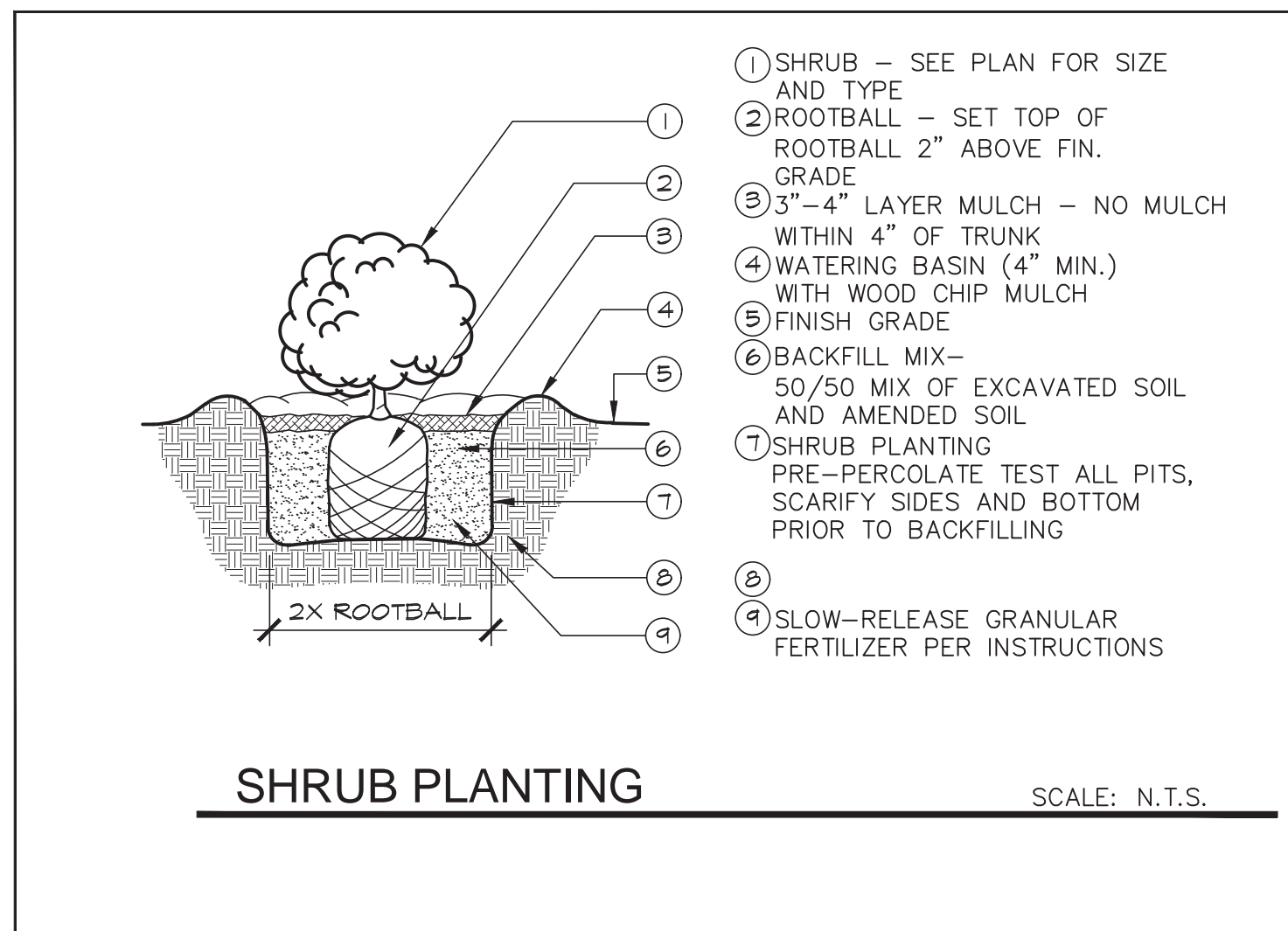
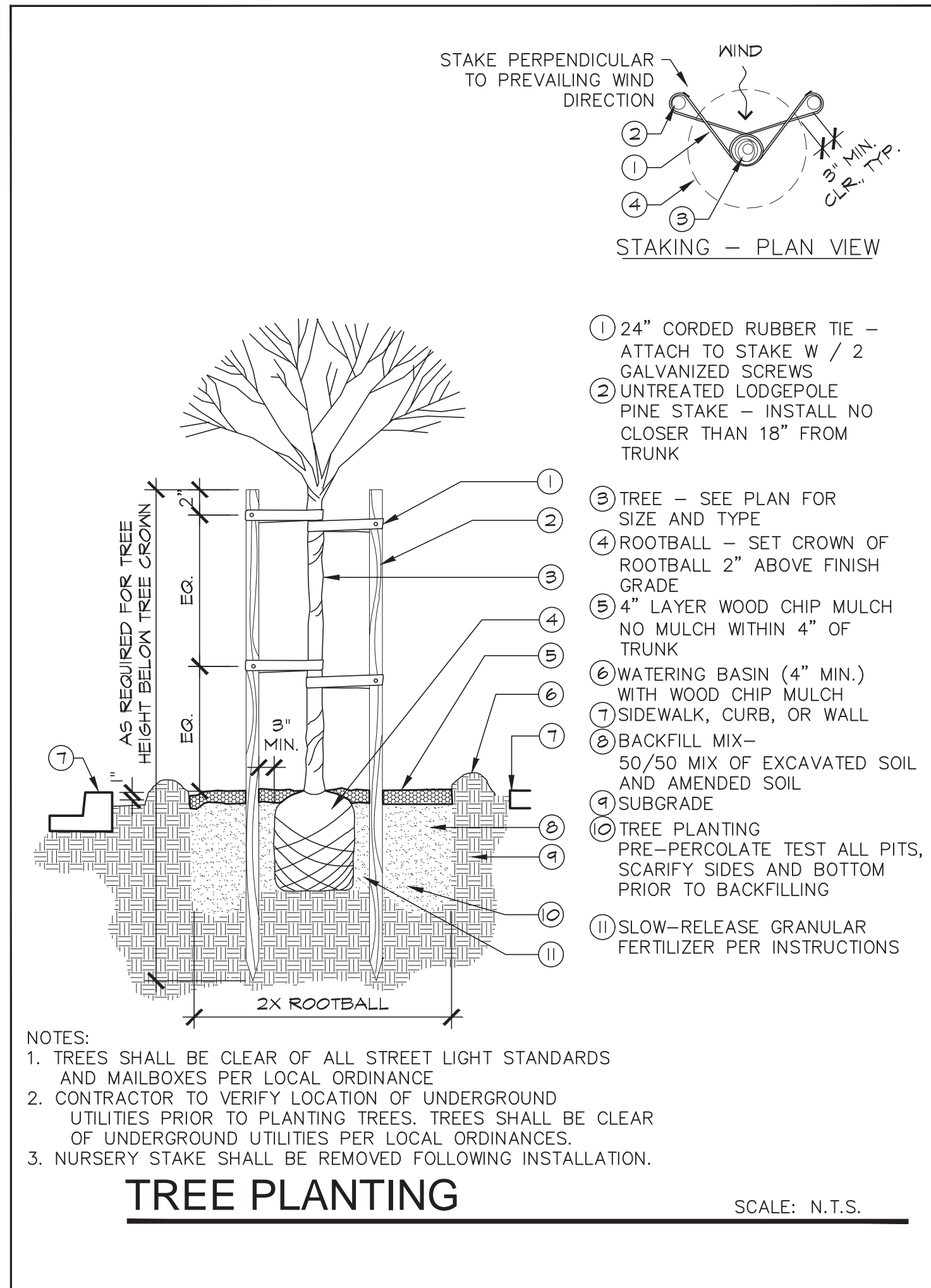
PLANTING NOTES

Date: DECEMBER 1, 2020
Drawn By: JL
Scale: NOTED

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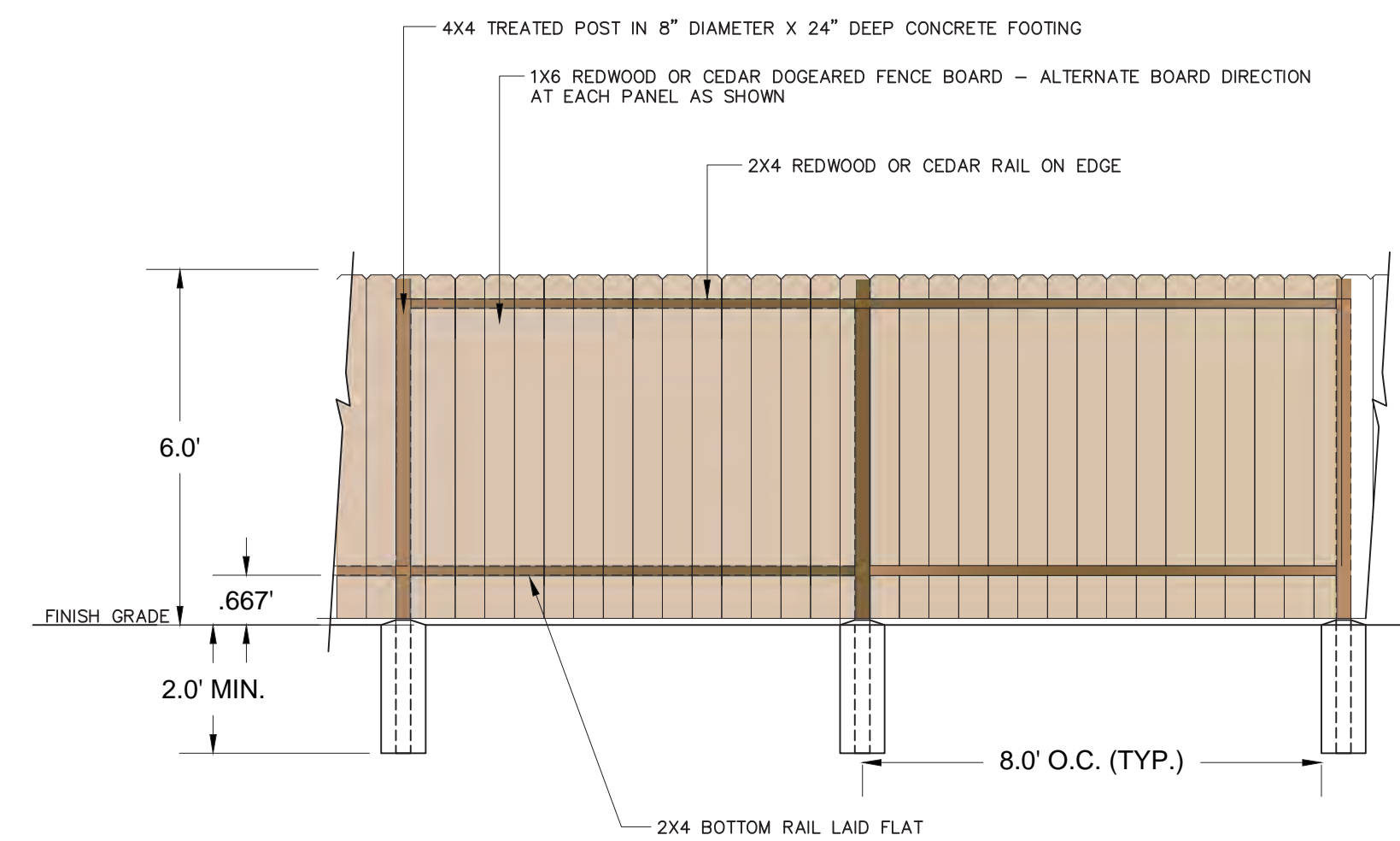
City of Roseville Approval

Exhibit B

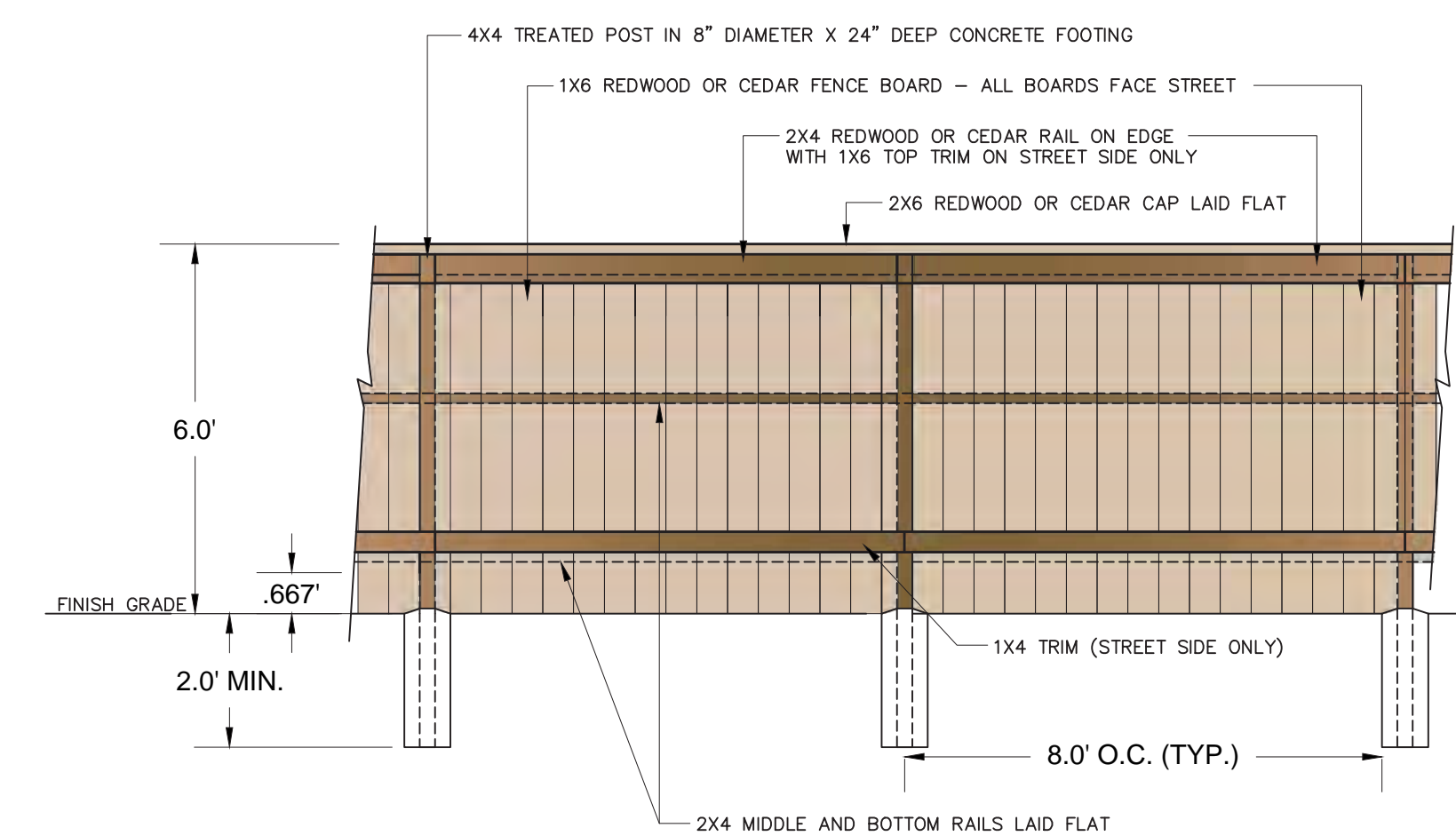


TREE (ALL 15 GAL STANDARD)	WUCOLS	STREETS
Koeleruteria paniculata Goldenrain Tree	Moderate	Lake Range Way / Sierra Moreno Way
Carpinus betulis 'Fastigiata' Columnar European Hornbeam	Moderate	Waddington Way / Blackwelder Way
Pistacia chinensis 'Keith Davey' Chinese Pistache	Low	Halifax Way / Knobby Crest Way
Acer rubrum 'Armstrong' Armstrong Red Maple	MODERATE	Gorgon Way / Trinity Alps Way
Elaeocarpus decipiens Japanese Blueberry	Moderate	Hollowtop Way / Panamint Way

PROPOSED FENCING DETAILS



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



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

PLANTING PALETTE # BY LOT

See Cover Sheet for Lot Numbers

Villages KT 21A-1 + 21A-2

LOT #	PLANT PALETTE #
2	1
3	1
4	1
5	1
6	1
7	2
8	2
9	2
10	2
11	3
12	3
13	3
14	3
15	3
16	4
17	4
18	4
19	4
20	1
21	1
22	1
23	1
24	1
25	2
26	2
27	2
28	2
29	3
30	3
31	3
32	3
33	4
34	4
35	4
36	1
37	1
38	1
39	1
40	1
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48	3
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122	2
123	2
124	2
125	2
126	3
127	3
128	3
129	3
130	4
131	4
132	4
133	4
134	1
135	1

PLANTING PALETTE # BY LOT

See Cover Sheet for Lot Numbers

Villages KT 21B-1 + 21B-2

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	1
6	2
7	2
8	2
9	2
10	2
11	2
12	3
13	3
14	3
15	3
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150	1
151	1
152	1



SIERRA WEST
VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

Sym.	Revision	Date

Drawing Title
PLANT MATRICES + DETAILS

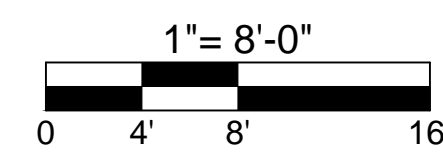
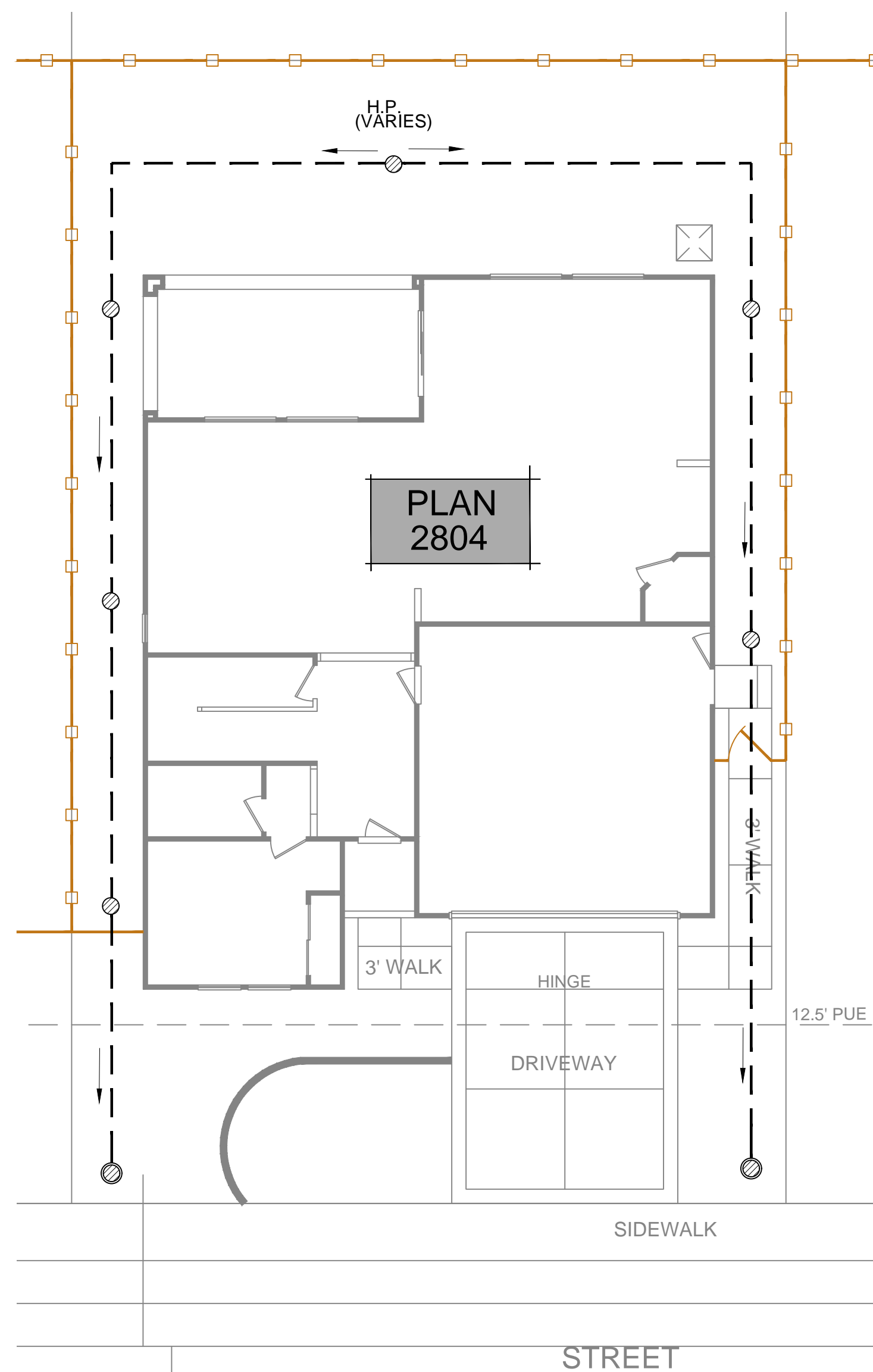
Date
DECEMBER 1, 2020
Drawn By
JL
Scale
NOTED

Sheet
L1.4

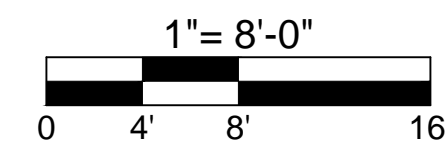
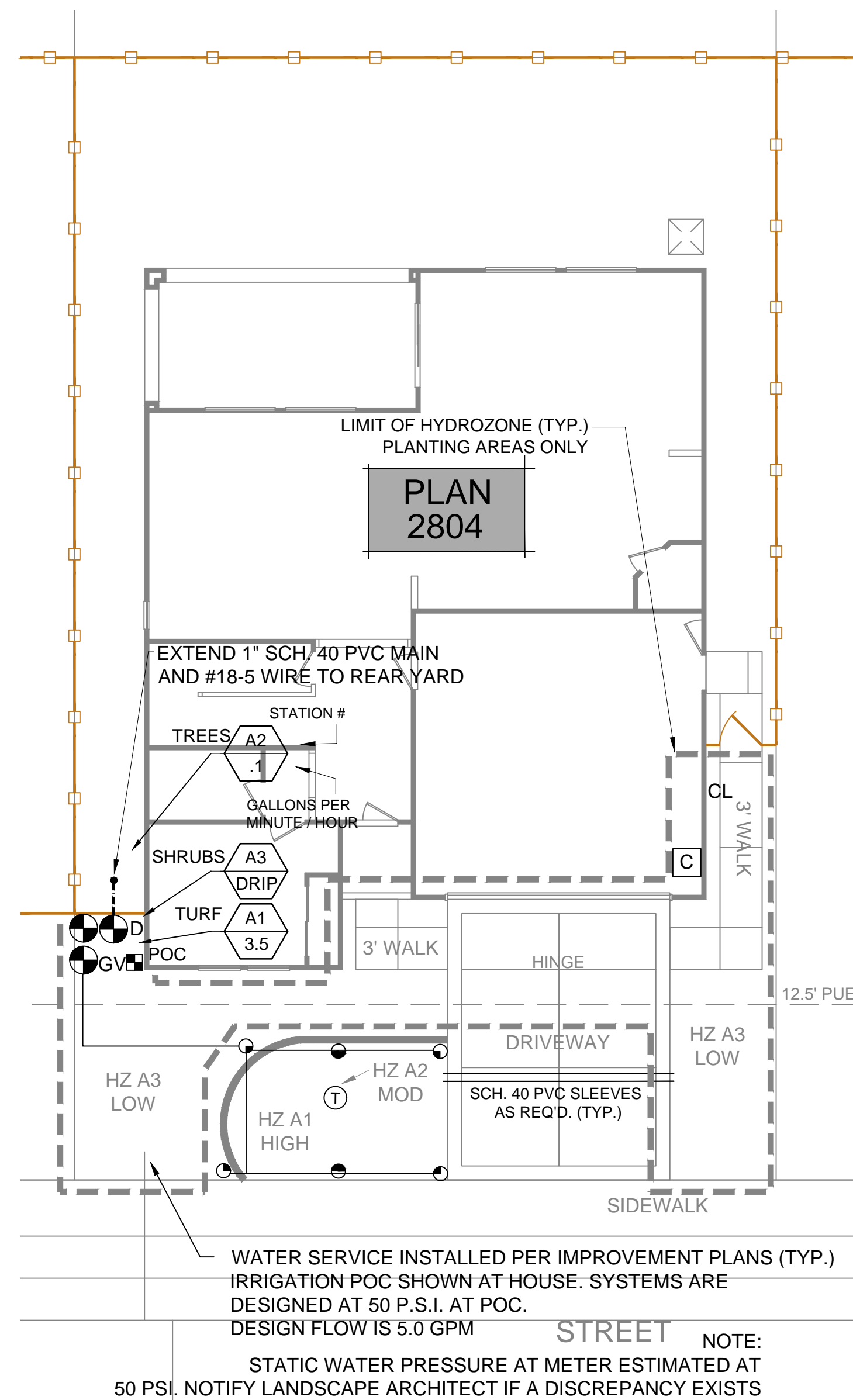
City of Roseville Approval

Exhibit B

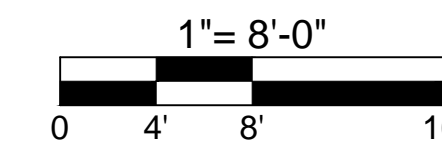
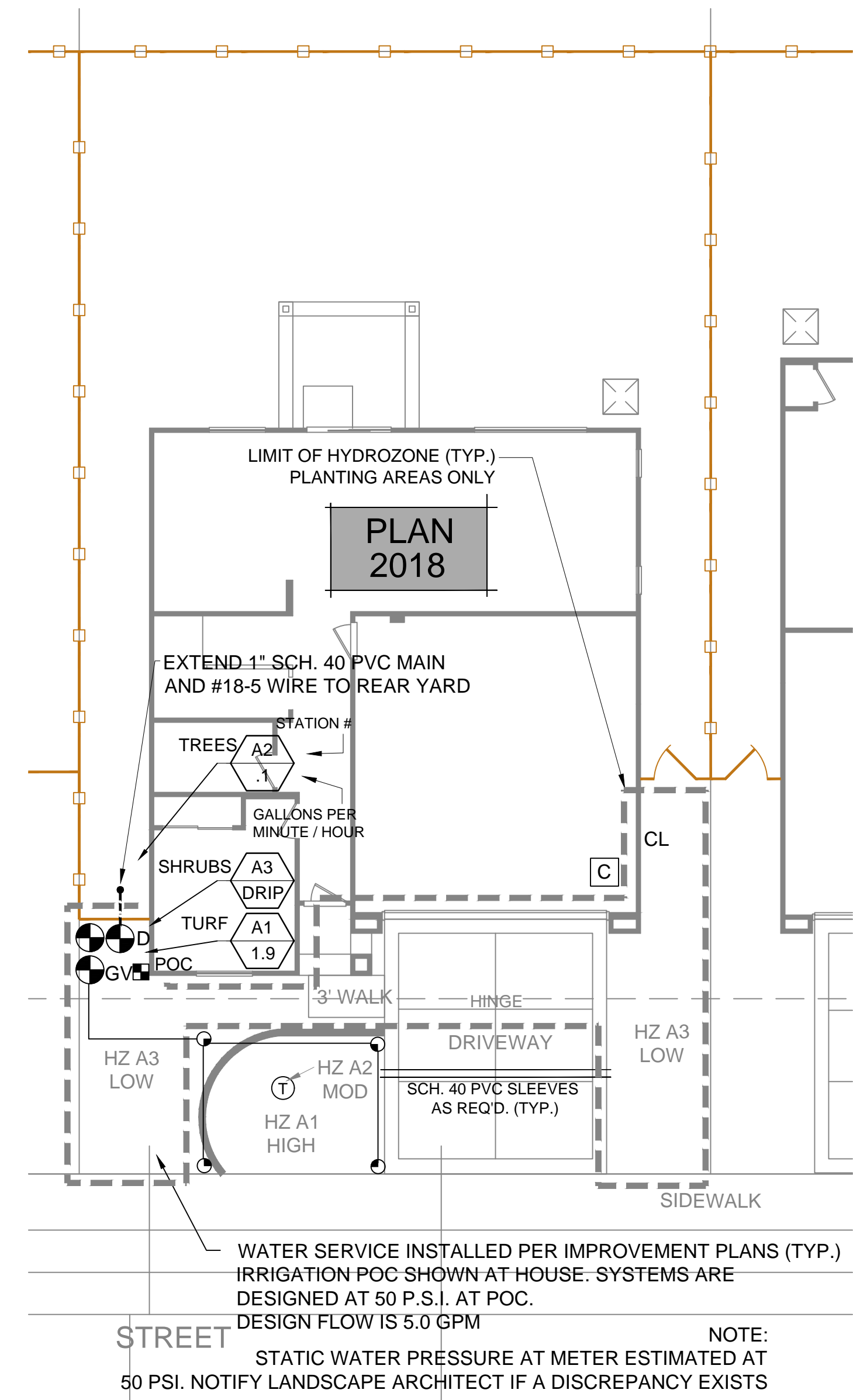
TYPICAL DRAINAGE SCHEMATIC
ALL LOTS (PLAN 2804 SHOWN)



TYPICAL IRRIGATION SCHEMATIC
50 FOOT LOTS (PLAN 2804 SHOWN)



TYPICAL IRRIGATION SCHEMATIC
45 FOOT LOTS (PLAN 2018 SHOWN)



- DRAINAGE NOTES:**
- PLAN NOTE:**
The drainage schematic shown is general in scope, and meant to demonstrate the primary drain pipe and flow patterns. Additional inlets, fittings, and offset locations will vary based on the landscape layout of each lot. Contractor shall be responsible for installing these additional elements as required in order to comply with note #5 below.
- Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by MSA Engineering, Inc.
 - Contractors shall confirm rough grading specifications and responsibilities prior to construction.
 - All finish grades shall slope at 2% minimum throughout.
 - Finish grades shall be established at 2" below hardscape.
 - 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.
 - Contractor shall coordinate drain line installation under hardscape with other trades as required.
 - 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.
 - Do not install any drainage lines or other equipment on any offsite landscape lots.
 - 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.
 - 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.

SYM	DESCRIPTION
---	3" DIAMETER SDR 35 PVC PERFORATED DRAIN LINE - HOLES DOWN (WITH FILTER FABRIC SOCK) SLOPE AT 1% MINIMUM
→	FLOW DIRECTION OF PIPE (1% MINIMUM)
○	NDS INLET (SIZE, CONFIGURATION AS REQUIRED) (ATRUM GRATES IN PLANTER AREAS)
⊙	3" NDS 90 AT OUTLET POINT ADD 12" DIAMETER APRON OF 1.5" DRAIN ROCK AROUND OUTLET

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: 12-1-2020

James Luttrell - CA Landscape Architect #3990



SIERRA WEST
VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

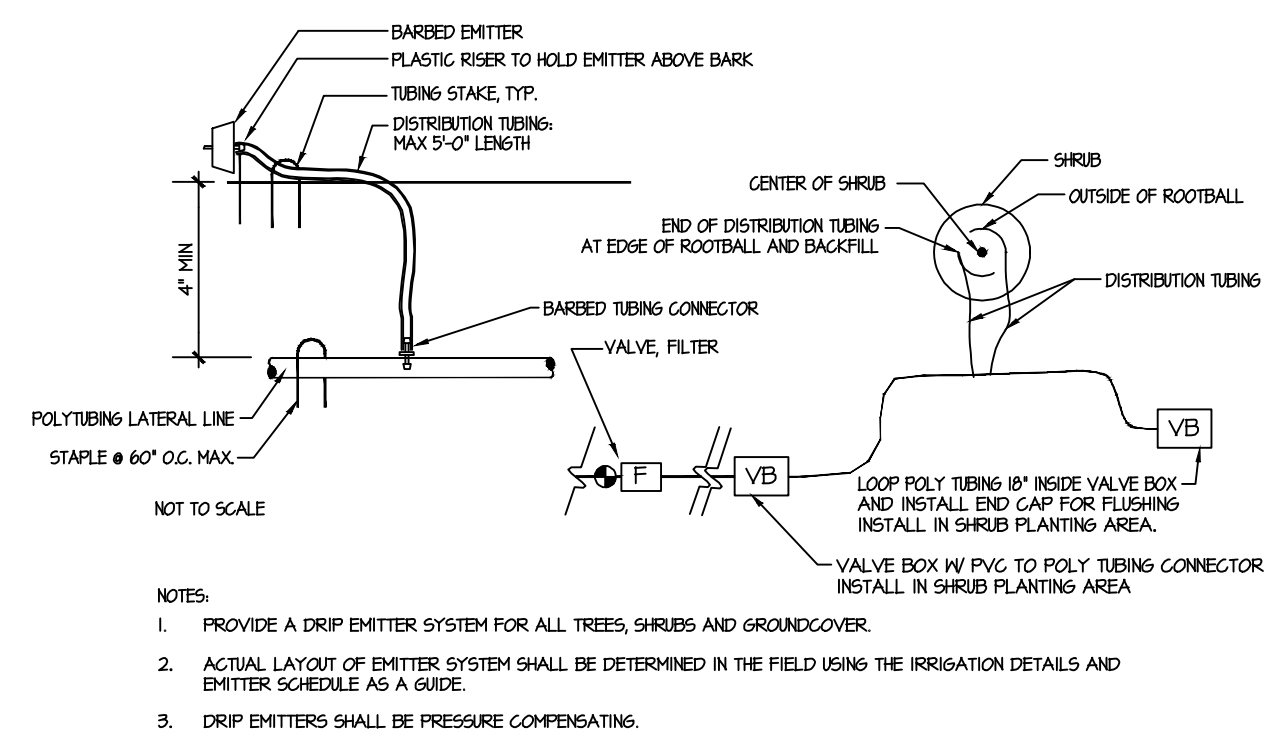
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TYPICAL IRRIGATION & DRAINAGE SCHEMATICS

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Drawn By: JL
Scale: NOTED

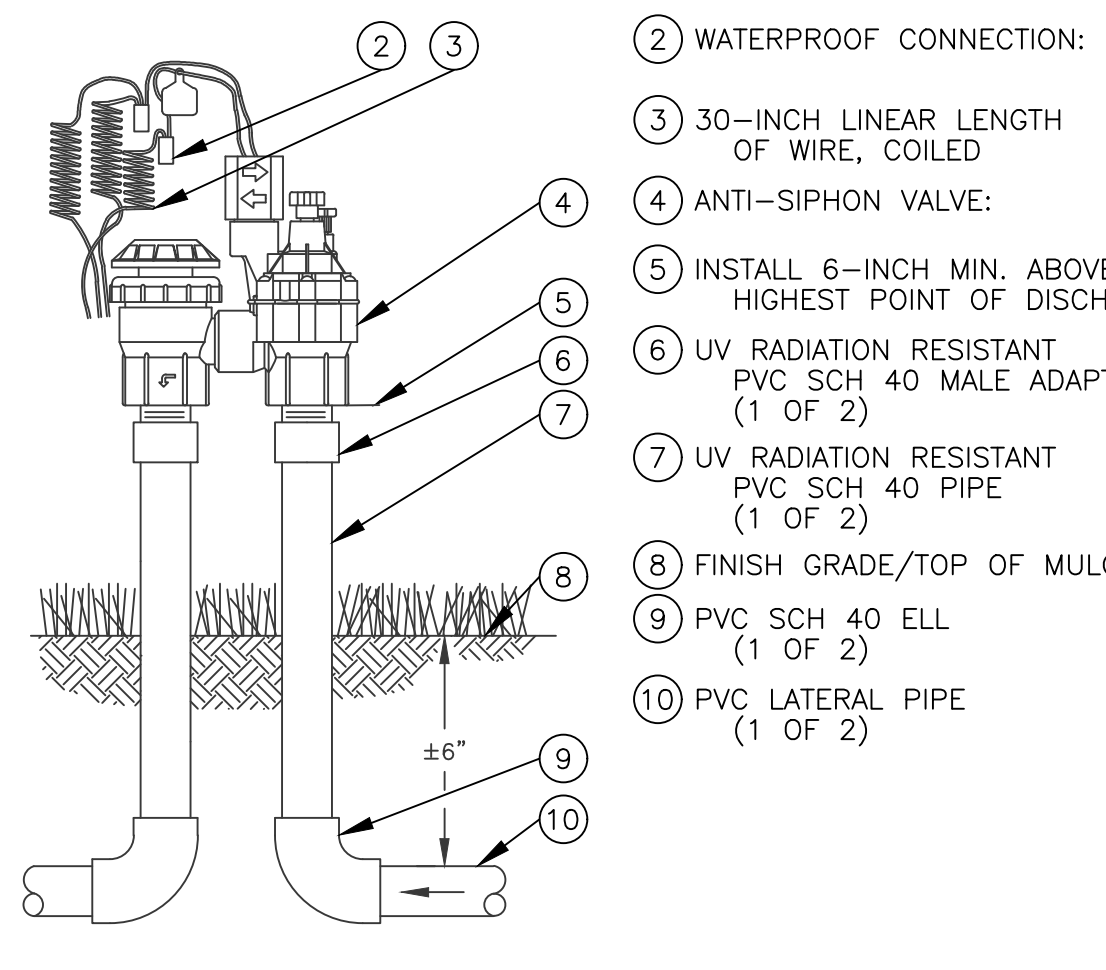
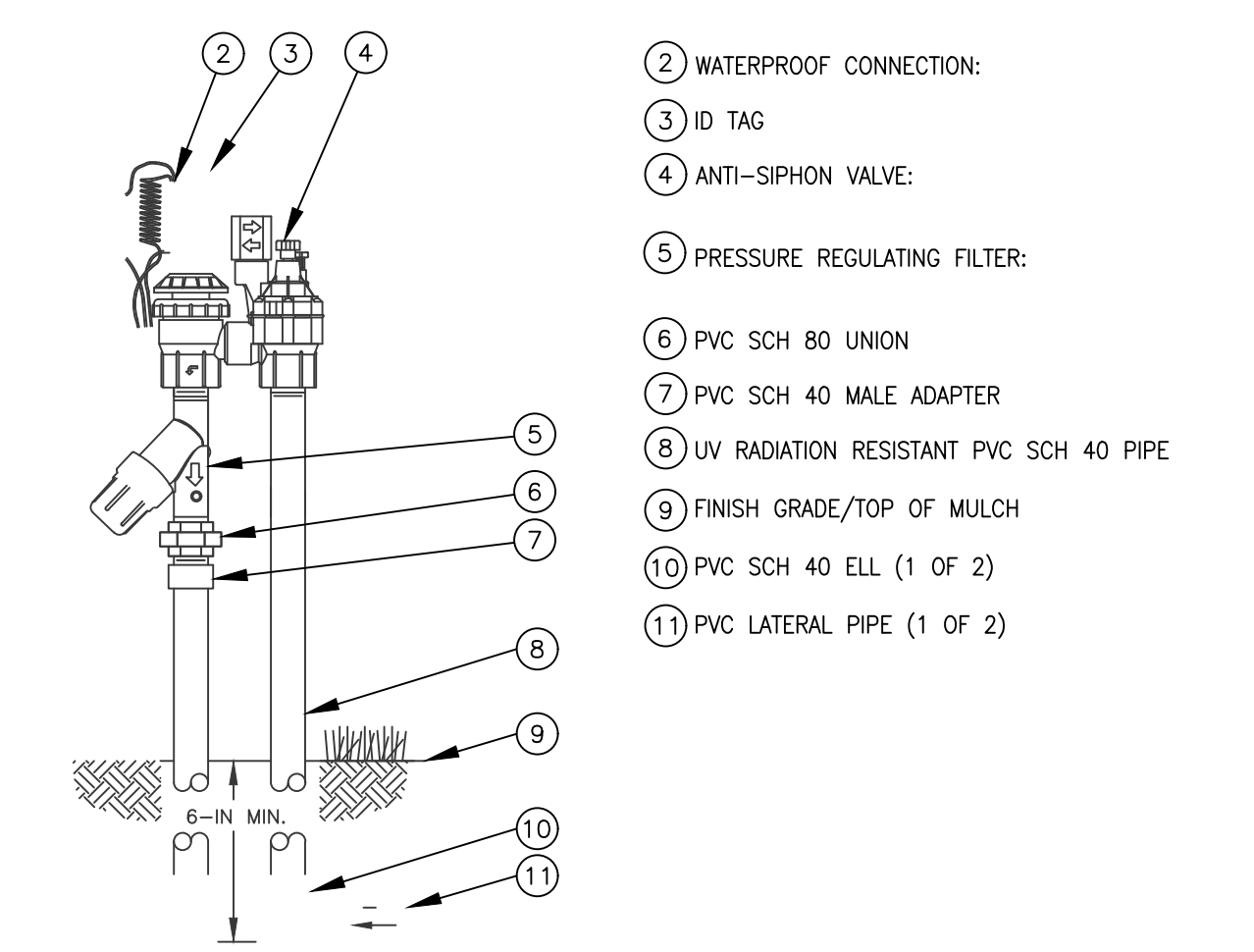
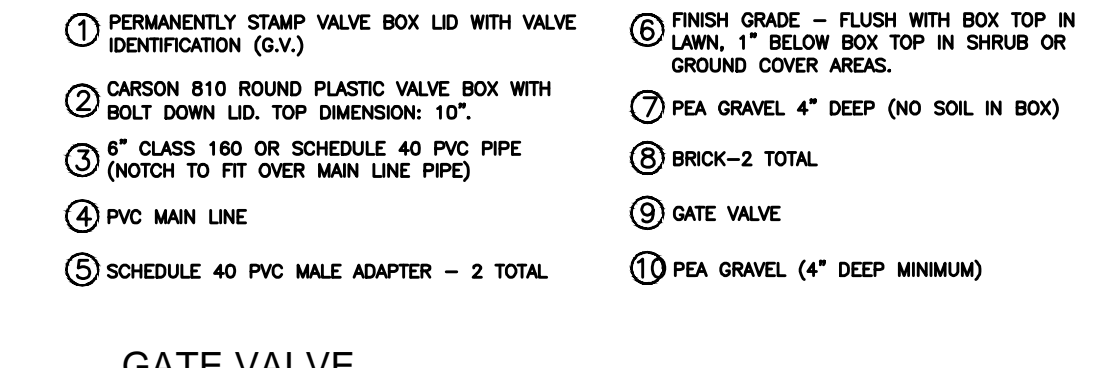
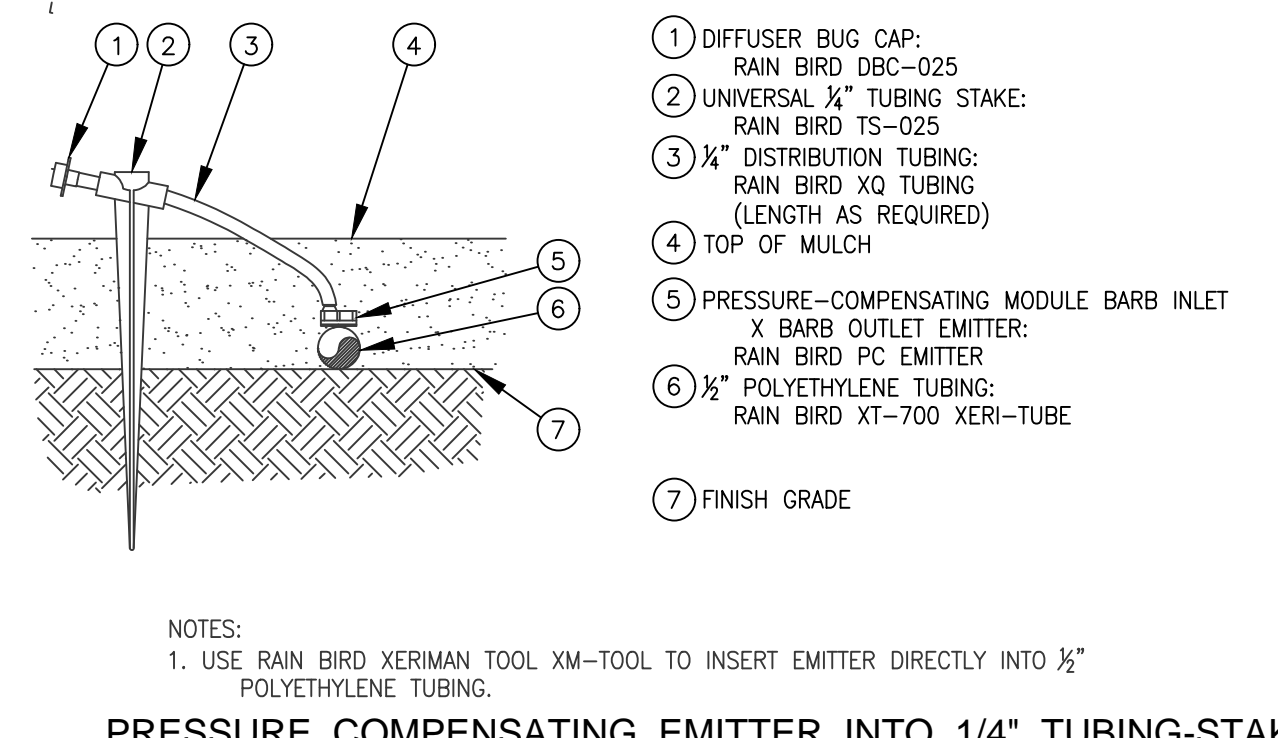
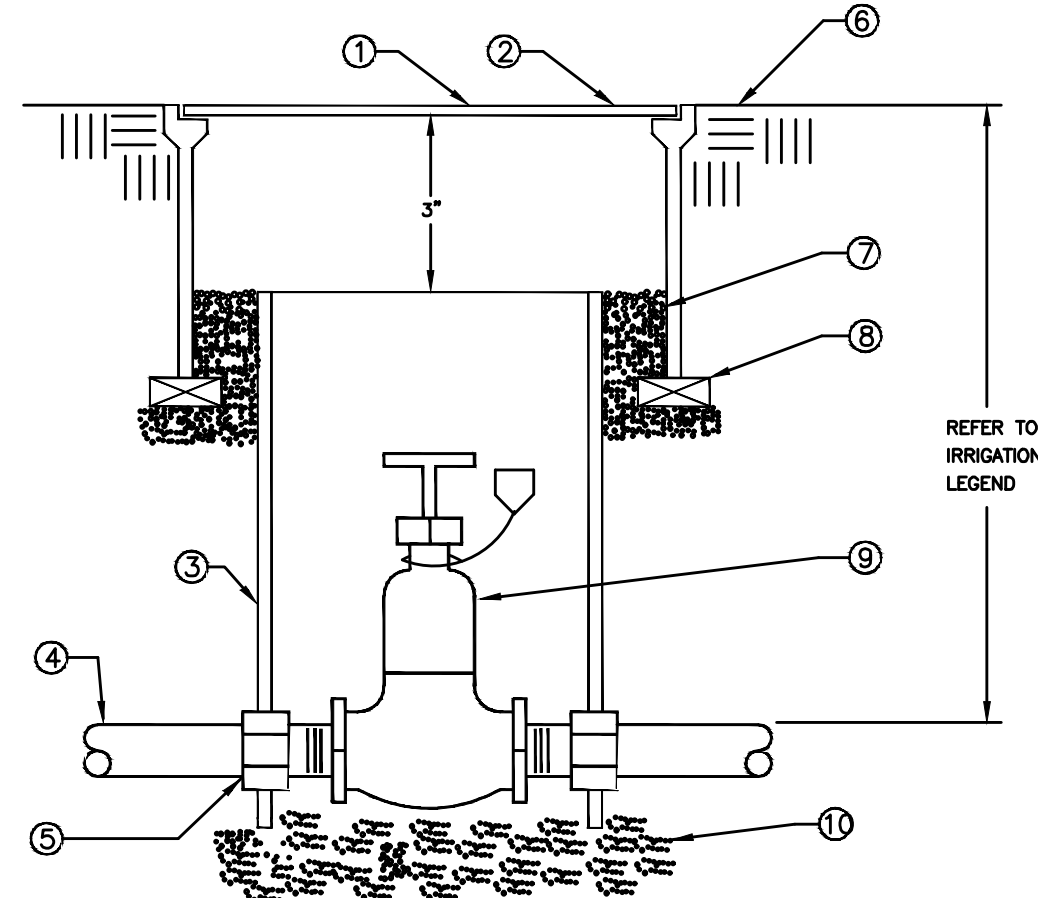
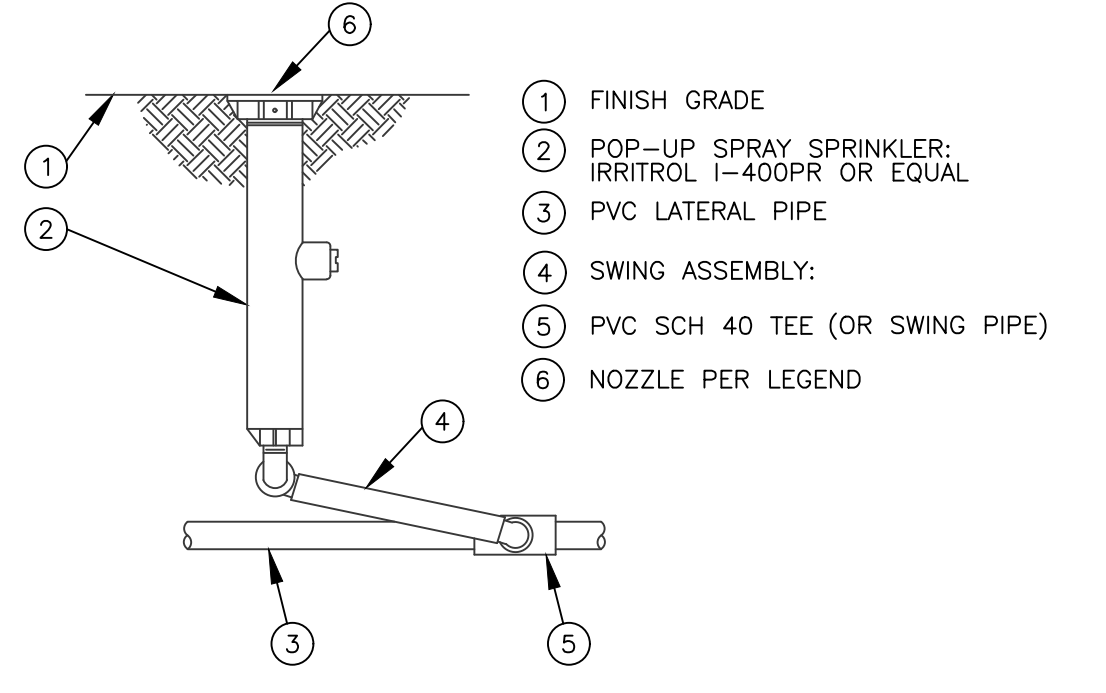
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Exhibit B



DRIP DETAILS



IRRIGATION LEGEND					
Symbol	Manufacturer	Model	Description	PSI	GPM
●	TORO	PRECISION SERIES SPRAY NOZZLES	PRECISION SPRAY NOZZLE ON 4" POP-UP BODY (IRRITROL I-PRO400-PR). ADD CHECK VALVE OPTION WHERE LOW HEAD DRAINAGE MAY OCCUR.	40	.46/.70/1.35
⊕			ROOT ZONE WATERING SYSTEM (3 EMITTERS PER TREE) CONTRACTOR TO INSTALL (3) 2 GPH EMITTERS INTO THE HOLES OF A 3" CAPPED PERFORATED PVC PIPE (18" LENGTH). PLACE PIPE AT EDGE OF ROOTBALL. FILL PIPE WITH 3/4" CRUSHED GRAVEL	20	6 GPH 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	KD9-INT	9-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	2711APDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
---	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
---	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

- GENERAL IRRIGATION NOTES:**
- Irrigation systems are designed based on a static water pressure of 60 P.S.I. at the point of connection. Irrigation systems are designed at a minimum operating pressure of 20 PSI at each valve. The design flow for this project is 5.0 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.
 - Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is City of Roseville (Sean Bigley - 916-774-5750)
 - Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
 - Prior to final project acceptance by the County, a disinterested 3rd party water audit must be performed and submitted to County for approval.
 - 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 slabwork.
 - 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.
 - 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.
 - Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
 - All control wires shall be multi-strand #18 irrigation control wire.
 - 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.
 - Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
 - All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.
 - All overhead spray irrigation systems shall be operated between the hours of 8PM and 10AM only.

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

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

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

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

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

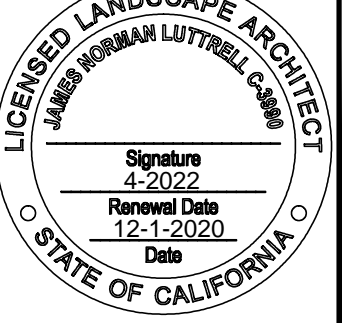
CERTIFICATE OF COMPLETION:

- 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.



SIERRA WEST
 VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
 CITY OF ROSEVILLE, CALIFORNIA

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



Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES & DETAILS

Date
 DECEMBER 1, 2020

Drawn By
 JL

Scale
 NOTED

Sheet
L2.2

City of Roseville Approval

Exhibit B

WATER USE CALCS 45 FOOT LOTS

WATER USE CALCS 50 FOOT LOTS

TYPICAL IRRIGATION SCHEDULE ALL LOTS - PLAN 2804 SHOWN

California Water Efficient Landscape Worksheet - Sierra West - Plan 1774									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	136	127	4108		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	404	150	4974		
					Totals	544	279	9014.61	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	9014.61	
							Maximum Allowed Water Allowance (MAWA)²	9683.31	
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					279				
Total Area					544				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					279				
Total Area					544				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 1945									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	145	135	4380		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	436	162	5268		
					Totals	587	300	9694.02	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	9694.02	
							Maximum Allowed Water Allowance (MAWA)²	10448.72	
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					300				
Total Area					587				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					300				
Total Area					587				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 2018									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	125	117	3778		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	375	139	4495		
					Totals	504	258	8334.73	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	8334.73	
							Maximum Allowed Water Allowance (MAWA)²	8971.30	
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					258				
Total Area					504				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					258				
Total Area					504				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 2190									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	145	135	4380		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	441	163	5286		
					Totals	590	301	9729.98	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	9729.98	
							Maximum Allowed Water Allowance (MAWA)²	10502.12	
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					301				
Total Area					590				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					301				
Total Area					590				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 2307									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	135	126	4078		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	415	154	4974		
					Totals	554	282	9116.26	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	9116.26	
							Maximum Allowed Water Allowance (MAWA)²	9861.31	
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					282				
Total Area					554				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					282				
Total Area					554				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 2704									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	135	126	4078		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	405	150	4855		
					Totals	544	278	8996.39	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	8996.39	
							Maximum Allowed Water Allowance (MAWA)²	9683.31	
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					278				
Total Area					544				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					278				
Total Area					544				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 2804									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	145	135	4380		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	442	164	5298		
					Totals	591	301	9741.96	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	9741.96	
							Maximum Allowed Water Allowance (MAWA)²	10519.92	
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					301				
Total Area					591				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					301				
Total Area					591				
Average ETAF					0.51				

California Water Efficient Landscape Worksheet - Sierra West - Plan 2469									
Reference Evapotranspiration (ET _r)	52.2	Project Type	Residential	ETAF x Area	Estimated Total Water Use (ETWU) ¹				
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) ¹		
Regular Landscape Areas									
A1 TURF	0.7	Overhead	0.75	0.93	143	133	4320		
A2 TREES	0.4	Drip	0.81	0.49	4	2	64		
A3 DRIP	0.3	Drip	0.81	0.37	432	160	5178		
					Totals	579	295	9561.68	
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
					Totals	0	0	0	
							ETWU Total	9561.68	
							Maximum Allowed Water Allowance (MAWA)²	10306.32	
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					295				
Total Area					579				
Average ETAF					0.51				
All Landscape Areas									
Total ETAF x Area					295				
Total Area					579				
Average ETAF					0.51				

IRRIGATION SCHEDULES - SIERRA WEST 21A_21B TYPICAL LANDSCAPE (PLAN 2804 SHOWN)																				
VALVE / HZ # (typical)	HYDROZONE AREA (SF)	WATER USE	IE	PR	Kc	Water days per Week	ESTABLISHMENT PERIOD (60 DAYS)													
							Run Time (min. per week)													
							Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		
A1 TURF	145	HIGH	0.75	0.53	0.7	2	37	67	120	176	239	288	314	269	202	138	64	34		
A2 TREES	4	MOD	0.81	0.8	0.4	2	11	20	36	52	71	86	93	80	60	41	19	10		
A3 DRIP	442	LOW	0.81	0.8	0.3	2	8	15	27	39	53	64	70	60	45	31	14	8		
TOTAL	591																			
ESTABLISHED LANDSCAPE																				
Monthly ETO																				
Run Time (min. per week)																				
VALVE / HZ #	HYDROZONE AREA (SF)	WATER USE	IE	PR	Kc	Water days per Week	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	MAWA (gal./yr.)	ETWU (gal./yr.)
A1 TURF	145	HIGH	0.75	0.53	0.7	2	29	52	92	135										