



2 AERIAL PERSPECTIVE FROM SOUTHWEST



1 PERSPECTIVE FROM WEST

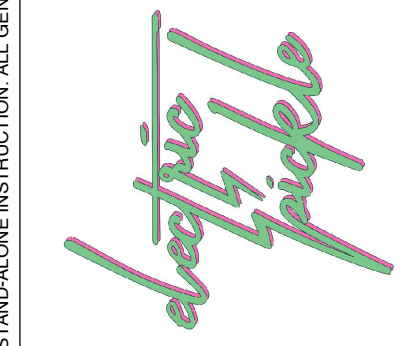
TRACKING #:  
**BRICK & WEST**  
 DESIGN

CONSULTANTS:

PLAN CHECK #:

CERTIFICATION:

PROGRESS DRAWINGS  
 NOT FOR CONSTRUCTION



**ELECTRIC PICKLE ROSEVILLE**

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Date: 2023/06/18  
 Project No: 10503  
 Drawn By: MWR  
 Checked By: JED

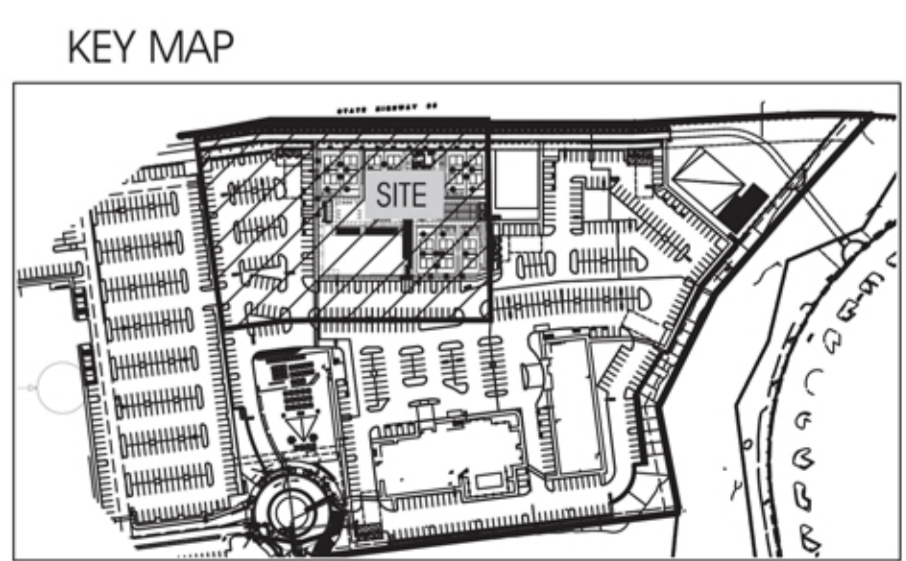
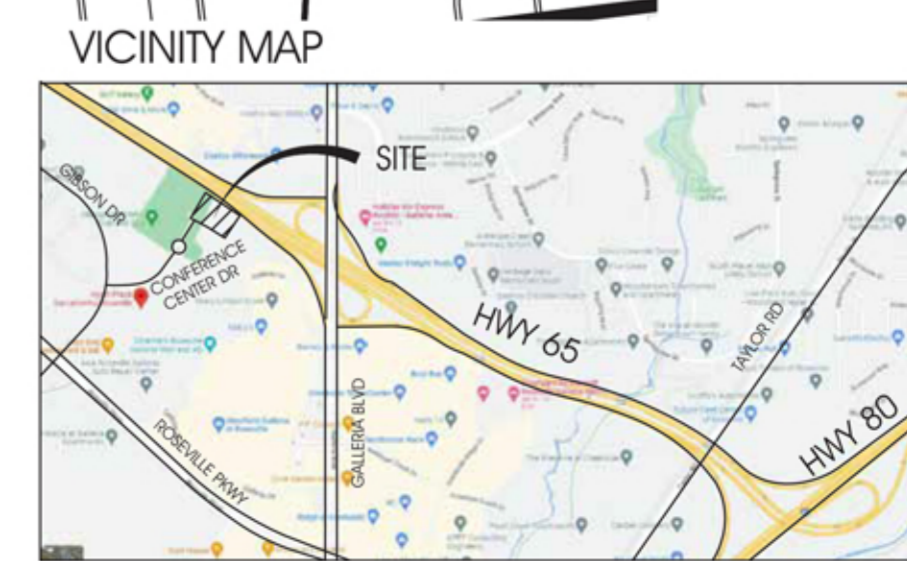
Revision	Date
DR Comments 01	8/18/23

A922

EXTERIOR PERSPECTIVES

THIS DRAWING IS PART OF A SET OF WORKING DRAWINGS. THE INFORMATION CONTAINED ON THIS DRAWING MUST BE COORDINATED WITH THE BALANCE OF THE DRAWINGS, AND CANNOT BE TAKEN AS A STAND-ALONE INSTRUCTION. ALL GENERAL NOTES AND SPECIFICATIONS APPLY TO EVERY SHEET IN THIS SET.





# Exhibit A

(SUNSET ZONE 9B)  
Symbol Botanical Name Common Name Region 2



Acer palmatum Japanese Maple  
Acer rubrum 'Red Sunset' Red Sunset Maple  
Arbutus u. marina Strawberry Tree  
Persea americana Avocado  
Pistacia c. 'Keith Davey' Chinese Pistache  
Malus 'Prairiefire' Prairiefire Crabapple  
Citrus l. 'Meyer Improved' Improved Meyer Lemon  
Pyrus c. 'Redspire' Redspire Pear

### EDIBLE PLANTS



Allium unifolium Single Leaf Onion  
Arctostaphylos u. 'Wood's Compact' Wood's Compact Bearberry  
Carissa macrocarpa Natal Plum  
Chamaemelum nobile Creeping Chamomile  
Clinopodium douglasii Yerba Buena  
Frangula c. 'Eve Case' Eve Case Coffeeberry  
Fragaria vesca California Strawberry  
Heteromeles arbutifolia Toyon  
Juniperus c. 'Kaizuka' Hollywood Juniper  
Lavandula angustifolia English Lavender



Monardella villosa Coyote Mint  
Punica granatum 'Nana' Dwarf Pomegranate  
Ribes malvaceum Chaparral Currant  
Rosemarinus o. Chef's Rosemary  
Salvia c. Mexican Blue Sage  
Salvia clevelandii Cleveland Sage  
Salvia spathacea Hummingbird Sage  
Thymus x citriodorus Lemon Thyme

### PERIMETER SCREEN PLANTS AND VINES



Cotoneaster d. 'Lowfast' Bearberry Cotoneaster  
Dodonaea v. 'Purpurea' Purple-leaved Hop-bush  
Mascagnia illacina Blue Orchid Vine  
Macfadyena unguis-cati Cat's Claw Vine  
Myrsine africana African Boxwood  
Parthenocissus f. Boston Ivy  
Wisteria sinensis Chinese Wisteria  
Westringia 'Blue Gem' Blue Gem Coast Rosemary  
Westringia fruticosa Coast Rosemary  
Xylosma c. 'Compacta' Compact Xylosma

### SHRUB AND GROUNDCOVER



Achillea m. 'Paprika' Paprika Yarrow  
Agave 'Blue Glow' Blue Glow Agave  
Arbutus unedo 'Compacta' Dwarf Strawberry tree  
Arctostaphylos x 'Emerald Carpet' Emerald Carpet Manzanita  
Bulbine frutescens Orange Stalked Bulbine  
Bougainvillea g. 'Yani's Delight' Yani's Delight Bougainvillea  
Callistemon v. 'Better John' Dwarf Weeping Bottle Brush  
Clematis spp. Clematis  
Cleome isomeris Bladderpod  
Cotoneaster lacteus Red Cluster Cotoneaster  
Cotyledon orbiculata Round-leaved Navel-wort



Cistus x pulverulentus 'Sunset' Sunset Rockrose  
Dianella r. 'Little Rev' Little Rev Flax Lily  
Dianella revoluta 'Big Red' Dianella  
Dietes iridioides Fortnight Lily  
Grevillea 'Pink Midget' Pink Midget Grevillea  
Hesperaloe parvifolia Red Yucca  
Ilex crenata 'Stokes' Japanese Holly  
Keckiella breviflora Gaping Keckiella  
Lavandula vars. Lavender  
Leonotis leonurus Lion's Tail Plant



Leymus c. 'Canyon Prince' Canyon Prince Wild Rye  
Lonicera Japonica Japanese honeysuckle  
Muhlenbergia r. 'Pink Mulhy' Pink Mulhy Grass  
Olea e. 'Little Ollie' tm Little Ollie Olive  
Pellaea a. Coffee Cliffbrake  
Penstemon h. 'Margarita Bop' Margarita Bop penstemon  
Pittosporum Tobira 'Variegata' Variegated Mock Orange  
Portulacaria afra Elephant Bush  
Salvia l. 'Santa Barbara' Mexican Bush Sage  
Sansevieria trifasciata Snake Plant  
Vitis spp. Grape  
Yucca f. 'Color Guard' Adam's Needle

Symbol	Botanical Name	Common Name	WUCOLS	Size
	Acer palmatum	Japanese Maple	Mod	36" Box
	Acer rubrum 'Red Sunset'	Red Sunset Maple	Mod	24" Box
	Arbutus u. Marina	Strawberry Tree	Low	36" Box
	Citrus l. 'Meyer Improved'	Meyer Improved Lemon	Mod	36" Box
	Malus 'Prairiefire'	Prairiefire Crabapple	Mod	48" Box
	Persea americana	Avocado Tree	Mod	60" Box
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	Low	24" Box
	Pyrus calleryana 'Redspire'	Redspire Pear	Mod	36" Box

Symbol	Botanical Name	Common Name	WUCOLS	Size
	Achillea m. 'Paprika'	Paprika Yarrow	Low	1 gal.
	Agave 'Blue Glow'	Blue Glow Agave	Low	5 gal.
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	Low	15 gal.
	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	Low	5 gal.
	Bulbine frutescens	Orange Stalked Bulbine	Low	1 gal.
	Bougainvillea g. 'Yani's Delight'	Yani's Delight Bougainvillea	Low	5 gal.
	Callistemon viminalis 'Better John'	Dwarf Weeping Bottle Brush	Low	1 gal.
	Clematis spp.	Clematis	Low	5 gal.
	Cleome isomeris	Bladderpod	Low	5 gal.
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	Low	5 gal.
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	Low	5 gal.
	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	Low	1 gal.
	Cotyledon orbiculata var.	Round-leaved Navel-wort	Low	5 gal.
	Dianella revoluta 'Big Red'	Dianella	Low	1 gal.
	Dianella r. 'Little Rev'	Little Rev Flax Lily	Low	1 gal.
	Dietes iridioides	Fortnight Lily	Low	1 gal.
	Dietes vegeta	African Iris	Low	1 gal.
	Grevillea 'Pink Midget'	Pink Midget Grevillea	Low	5 gal.
	Hesperaloe parvifolia	Red Yucca	Low	5 gal.
	Ilex crenata 'Stokes'	Japanese Holly	Low	5 gal.
	Keckiella breviflora	Gaping Keckiella	Low	5 gal.
	Lavandula vars.	Lavender	Low	5 gal.
	Leonotis leonurus	Lion's Tail Plant	Low	5 gal.
	Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	Low	1 gal.
	Lonicera Japonica	Japanese honeysuckle	Mod	15 gal.
	Mascagnia illacina	Blue Orchid Vine	Mod	15 gal.
	Macfadyena unguis-cati	Cat's Claw Vine	Low	15 gal.
	Muhlenbergia r. 'Pink Mulhy'	Pink Mulhy Grass	Low	5 gal.
	Olea europaea 'Little Ollie' tm	Little Ollie Olive	Low	5 gal.
	Olea europaea 'Little Ollie' tm	Little Ollie Olive	Low	15 gal.
	Parthenocissus f.	Boston Ivy	Mod	15 gal.
	Pellaea aandromedifolia	Coffee Fern	Mod	1 gal.
	Penstemon h. 'Margarita Bop'	Margarita Bob penstemon	Low	5 gal.
	Pittosporum Tobira 'Variegata'	Variegated Mock Orange	Low	15 gal.
	Portulacaria afra	Elephant Bush	Low	5 gal.
	Salvia l. 'Santa Barbara'	Mexican Bush Sage	Low	5 gal.
	Sansevieria trifasciata	Snake Plant	Low	5 gal.
	Vitis spp.	Grape	Low	5 gal.
	Wisteria sinensis	Chinese Wisteria	Mod	15 gal.
	Yucca filamentosa 'Color Guard'	Adams Needle	Low	1 gal.

Symbol	Botanical Name	Common Name	WUCOLS	Size
	Cotoneaster lacteus	Red Cluster Cotoneaster	Mod	15 gal.
	Dodonaea v. 'Purpurea'	Purple-leaved Hop-bush	Low	5 gal.
	Myrsine africana	African boxwood	Low	5 gal.
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	Low	5 gal.
	Westringia fruticosa	Coast Rosemary	Low	5 gal.
	Xylosma congestum 'Compacta'	Compact Xylosma	Mod	15 gal.

Symbol	Botanical Name	Common Name	WUCOLS	Size
	Allium unifolium	Single Leaf Onion	Low	1 gal.
	Arctostaphylos u. 'Wood's Compact'	Wood's Compact Bearberry	Low	5 gal.
	Carissa macrocarpa	Natal Plum	Mod	5 gal.
	Chamaemelum nobile	Creeping Chamomile	Mod	1 gal.
	Clinopodium douglasii	Yerba Buena	Mod	1 gal.
	Frangula c. 'Eve Case'	Eve Case Coffeeberry	Low	5 gal.
	Fragaria vesca	California Strawberry	Mod	1 gal.
	Heteromeles arbutifolia	Toyon	Low	5 gal.
	Juniperus c. 'Kaizuka'	Hollywood Juniper	Low	5 gal.
	Lavandula angustifolia	English Lavender	Low	5 gal.
	Monardella villosa	Coyote Mint	Low	1 gal.
	Punica granatum 'Nana'	Dwarf Pomegranate	Low	15 gal.
	Ribes malvaceum	Chaparral Currant	Low	5 gal.
	Rosemarinus o. 'Chef's Choice'	Chef's Choice Rosemary	Low	5 gal.
	Salvia chamaedryoides	Mexican Blue Sage	Low	5 gal.
	Salvia clevelandii	Cleveland Sage	Low	5 gal.
	Salvia spathacea	Hummingbird sage	Low	5 gal.
	Thymus x citriodorus	Lemon Thyme	Mod	5 gal.

NOTES:  
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.  
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.  
ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.  
ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

**AMENITIES**



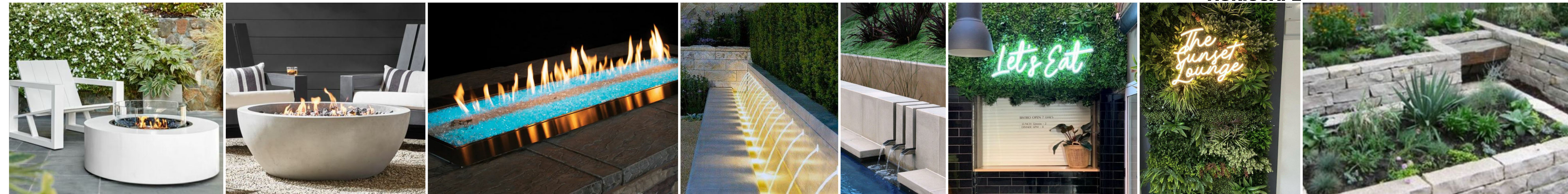
Metal/ Wood Structures

Alternate Game

Corn Toss

Multi-purpose Lawn Area

**AGRISCAPE**



Overhead Metal Structure Round Fire Pits

Linear Fire Pit

Wall Fountain

Signage

Agriscape Stone Planters

**FURNISHINGS**



Hanging Chair

Hanging Day Bed

Lounge Soft Seating

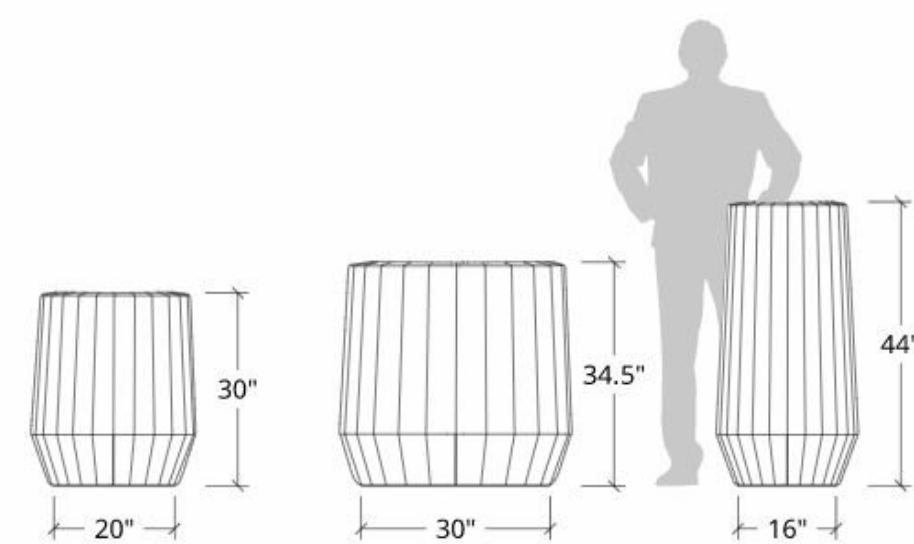
Bistro Dining



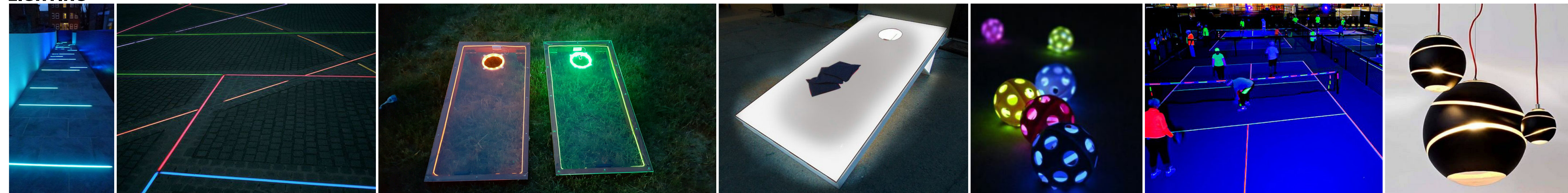
Accent Pots



Konegay Cirque Pottery



**LIGHTING**



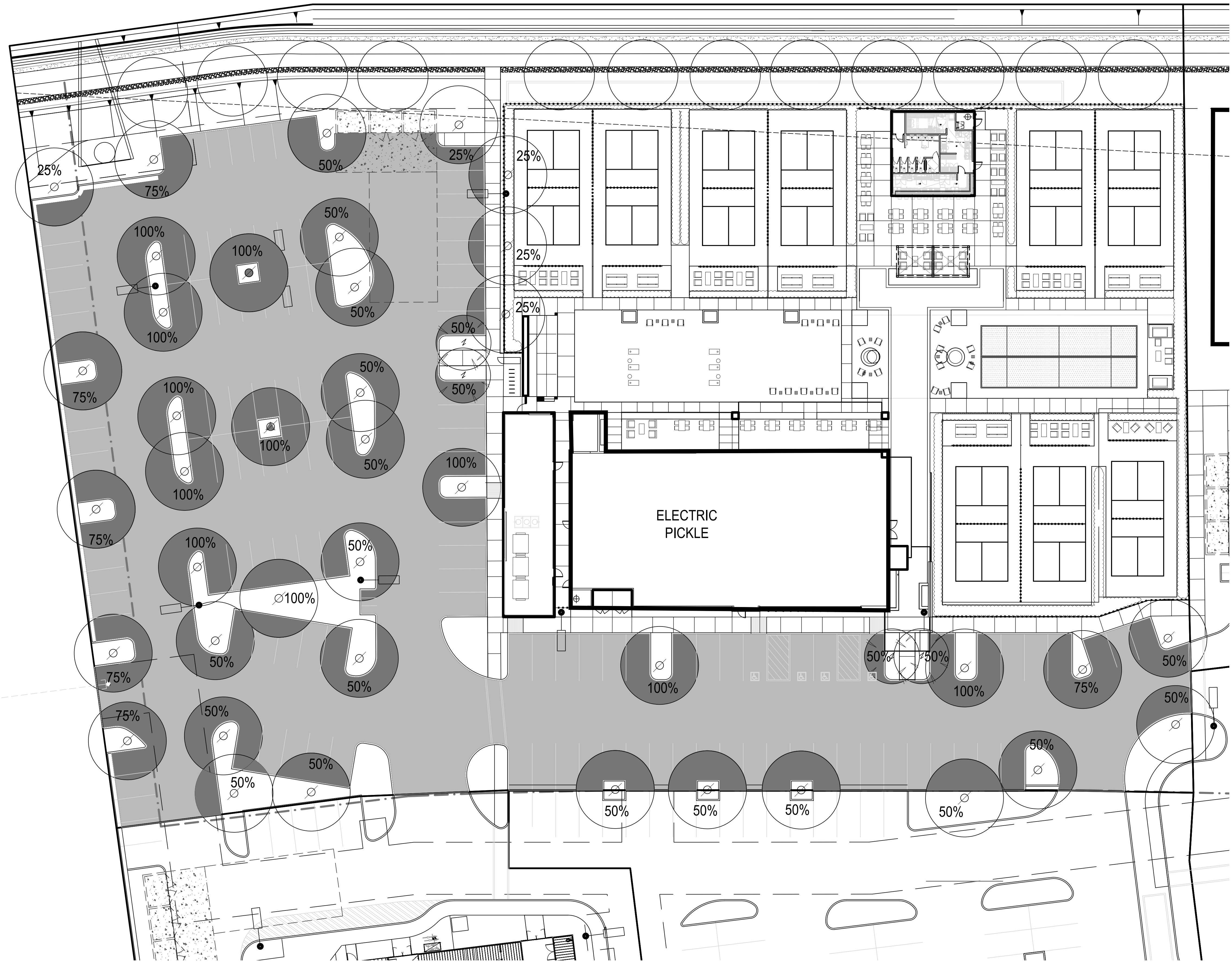
LED Strip Pave Lighting

LED Lit Bean Toss

Lit Pickle Balls

Neon Courts

Pendant Ball Lights



## PLANTING LEGEND

(SUNSET ZONE 9B)

Symbol	Key	Botanical Name	Common Name	Size	Form	WUCOLS Region 2	Quantity
	A	<i>Pistachia chinensis</i> 'Keith Davey'	Chinese Pistache	24' Box	Standard	Mod	40
	B	<i>Pyrus calleryana</i> 'Redspire'	Redspire Callery Pear	36' Box	Standard	Mod	4

### PARKING AREA SHADE CALCULATION

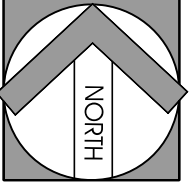
Key	Botanical Name	Quantity @ Full shade / Sq Ft	Quantity @ 3/4 shade / Sq Ft	Quantity @ 1/2 shade / Sq Ft	Quantity @ 1/4 shade / Sq Ft	Total (Sq Ft)
	<i>Pistachia chinensis</i> 'Keith Davey'	11 @ 962	6 @ 720	18 @ 481	5 @ 240	24,760
	30' mature canopy					
	<i>Pyrus calleryana</i> 'Redspire'	0 @ 491	0 @ 369	4 @ 246	0 @ 123	984
	20' mature canopy					
	Sub Total	11		22	5	
<b>TOTAL TREE SHADE</b>						<b>25,744.0</b>

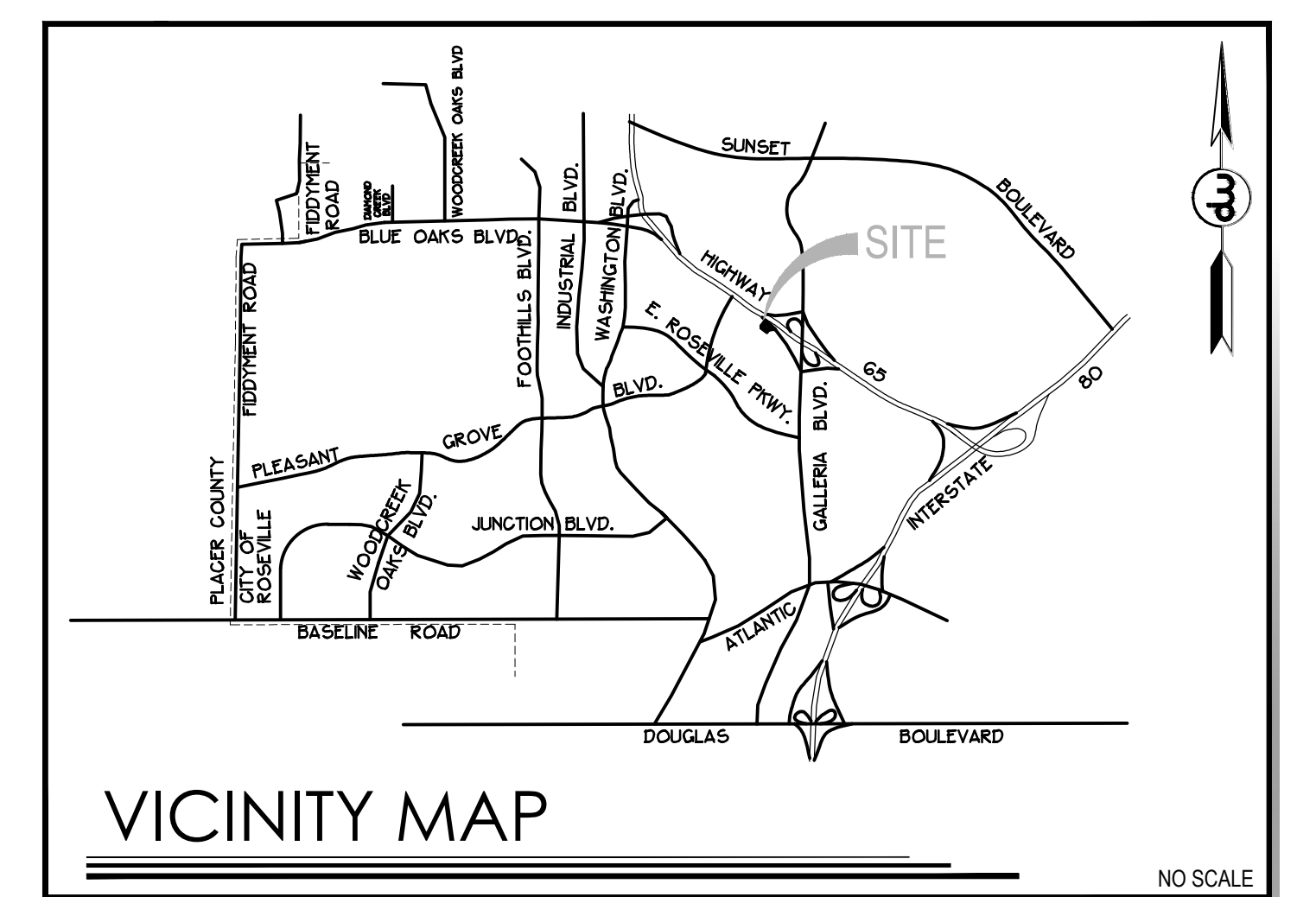
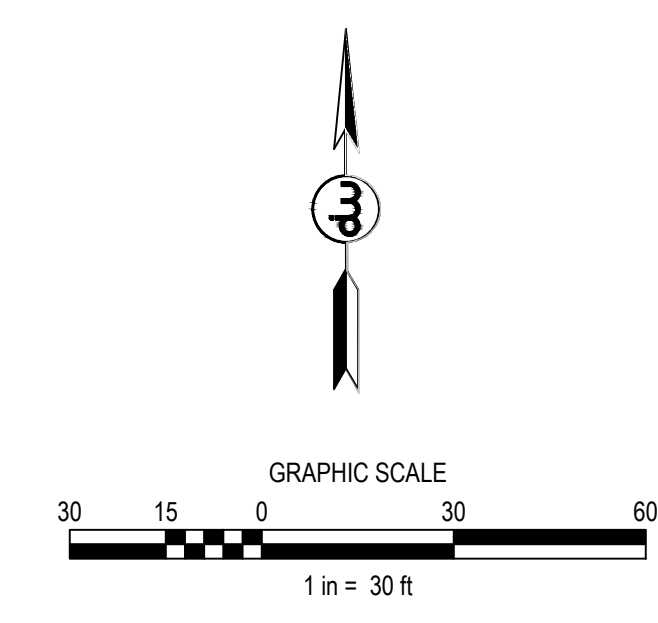
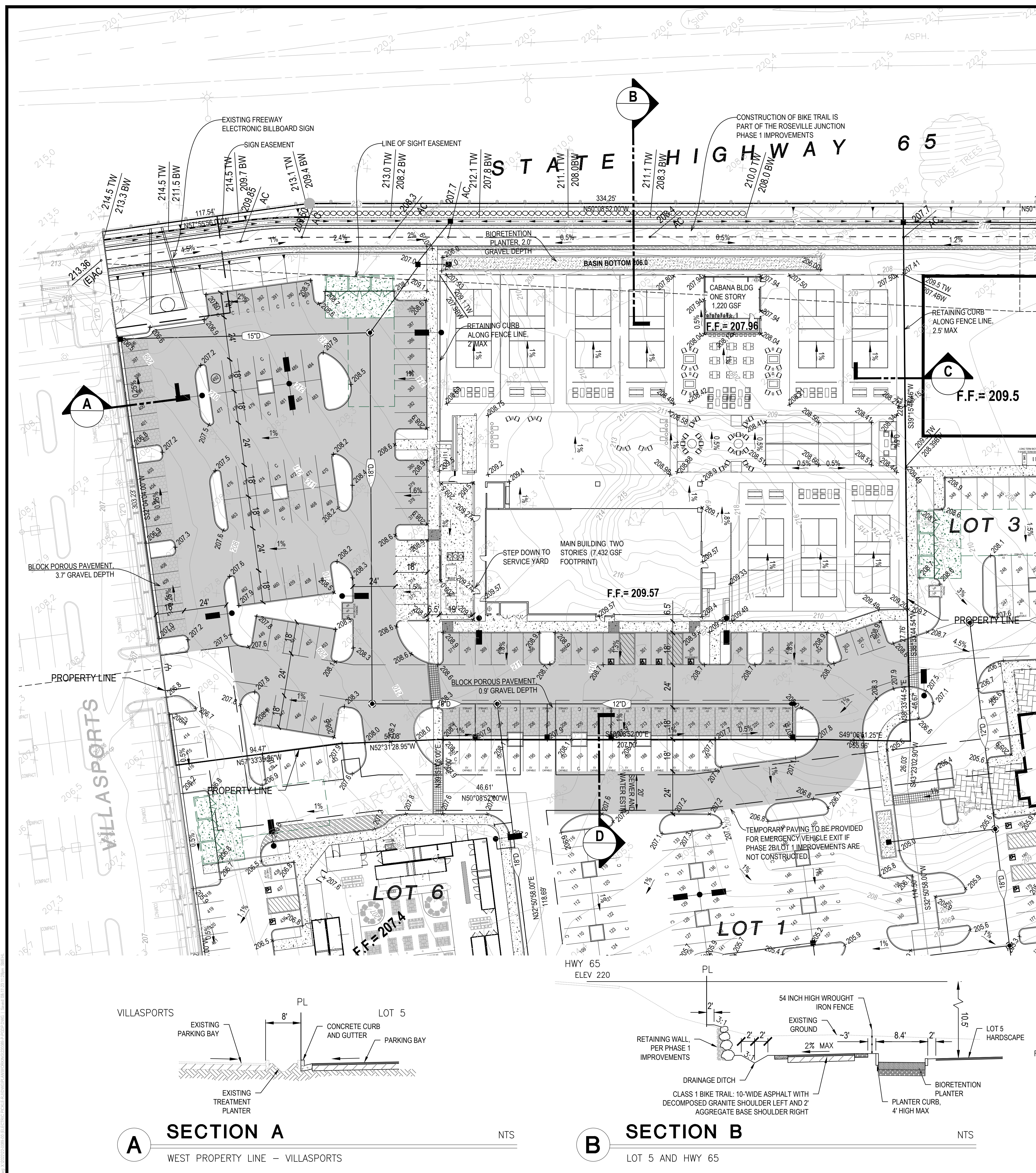
  

Surfaced Area	Parking Area	Covered Stalls (garages, carports, etc.)	Total Surface
	48,748	0	48,748
	Shade Area Required (50% of parking areas)		24,374
	If applicable, TOTAL AUXILIARY SHADE*		0
	<b>TOTAL SHADE PROVIDED</b>		<b>25,744</b>
	<b>PERCENT SHADE</b>		<b>52.8%</b>

\*NOTE: Auxiliary shade is the total parking area under covered stalls (carports, garages, etc.) not the total covered area.

SHADE AREAS (Sq Ft)				
Diameter	100%	75%	50%	25%
30' - 35'	962	720	481	240
25' - 30'	707	531	354	177
20' - 25'	491	369	246	123
15' - 20'	314	236	157	79

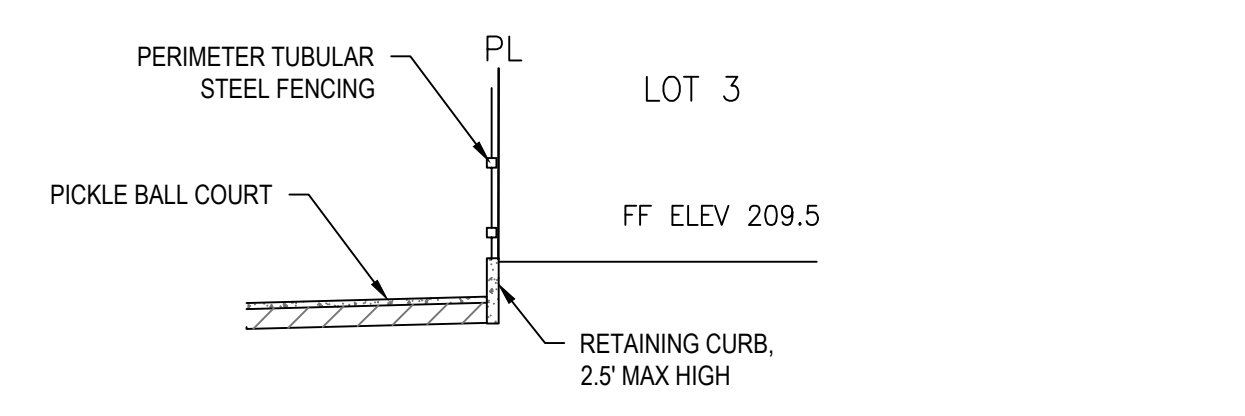




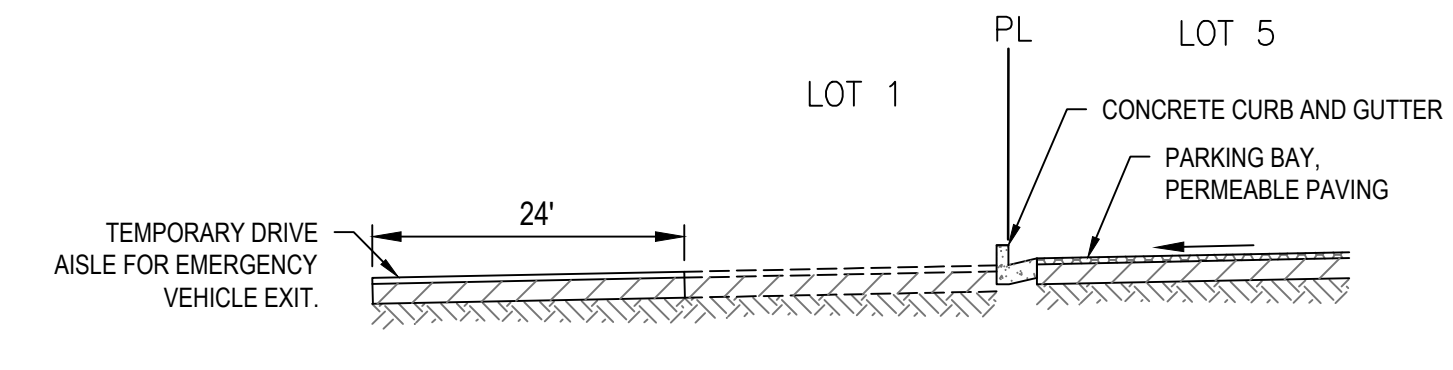
**PARKING REQUIREMENTS**

PARCEL	SQUARE FEET	CODE	REQUIRED	PROVIDED	EV Capable	EV Chargers	ACCESSIBLE	BIKE (SHORT TERM)	BIKE (LONG TERM)
PARCEL 5 - RESTAURANT	3	8,600 SF, 10 COURTS	1/100 SF, 2 PER COURT	106	134	17	4 REQ, 4 PROV.	7 REQ, 7 PROV.	TBD PER EMPLOYEES

STORM DRAIN FULL TRASH CAPTURE REQUIREMENT  
 PROVIDE 5mm SCREEN AT THE INLET, OVERFLOW OR OUTLET  
 TYPICAL ALL SWALES AND PONDS. (CONTECH BIOCLEAN GRATE  
 INLET FILTER OR EQUAL.)



**C SECTION C** NTS  
 EAST PROPERTY LINE - LOT 3



**D SECTION D** NTS  
 SOUTH PROPERTY LINE - LOT 1

## NCRSP PCL 40 - ROSEVILLE JUNCTION LOT 5 340 CONFERENCE CENTER DRIVE ELECTRIC PICKLE

### PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET 1 of 2  
 AUGUST 18, 2023

**A SECTION A** NTS  
 WEST PROPERTY LINE - VILLASPORTS

**B SECTION B** NTS  
 LOT 5 AND HWY 65

