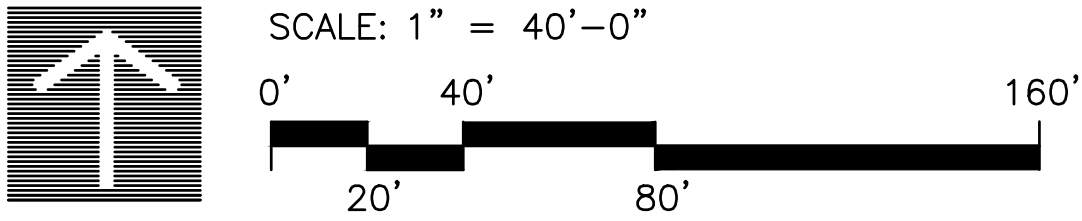




REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	PROPOSED POOL AND SPA WITH LOUNGE AND SHADE STRUCTURE	
2	PROPOSED DOG RUN AREA	
3	PROPOSED GROUP PICNIC AREA, SHADE STRUCTURE, WITH PICNIC TABLES, COUNTER WITH BAR, SINK BUILT IN BBQ'S, AND TV.	
4	PROPOSED PERIMETER 72" OPEN METAL FENCE	C/PL4
5	PROPOSED 60" HGT. FENCE AT POOL WITH GATES PER HEALTH CODE REQUIREMENTS.	E/PL4
6	PROPOSED TEMEPERED GLASS FENCE AND GATES, AT CLUBHOUSE PER HEALTH CODE REQUIREMENTS.	
7	PROPOSED MULTI SPORT COURT,(BASKETBALL-PICKLEBALL)	
8	PROPOSED METAL FENCE ON EXISTING RETAINING WALL	F/PL4
9	PROPOSED ENTRY AND EXIT SLIDE GATES	A/PL4
10	PROPOSED TRAIL ACCESS	
11	EXISTING TRAIL ACCESS TO REMAIN	
12	EXISTING TRAIL TO REMAIN	
13	PROPOSED TRASH ENCLOSURE	
14	PROPOSED FLAG POLE	
15	PROPOSED PICNIC PAD, WITH BBQ AND TABLE	
16	PROPOSED SHADE SAIL OR LARGE UMBRELLA	
17	PROPOSED RAISED PLANTER	
18	PROPOSED BENCH	
19	PROPOSED SITE BIKE RACK	
20	PROPOSED OPEN TURF AREA	
21	PROPOSED SHADE TRELLIS WITH TABLES AND GAME AREA FOR TABLE TENNIS, BILLARDS, ETC.	
22	PROPOSED ARTIFICIAL TURF YOGA LAWN AT ROLL UP DOOR.	
23	PROPOSED KEY FOB PEDESTRIAN GATE	
24	PROPOSED MONUMENT SIGN AND KEY PAD	F/PL4
25	PROPOSED DG AREA WITH TREE ALLEE AND CORN HOLE	
26	PROPOSED SHADE TRELLIS WITH SWING GLIDER	
27	PROPOSED EVA ACCESS GATE	B/PL4



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CREEKSIDE APARTMENTS
Folsom, CA

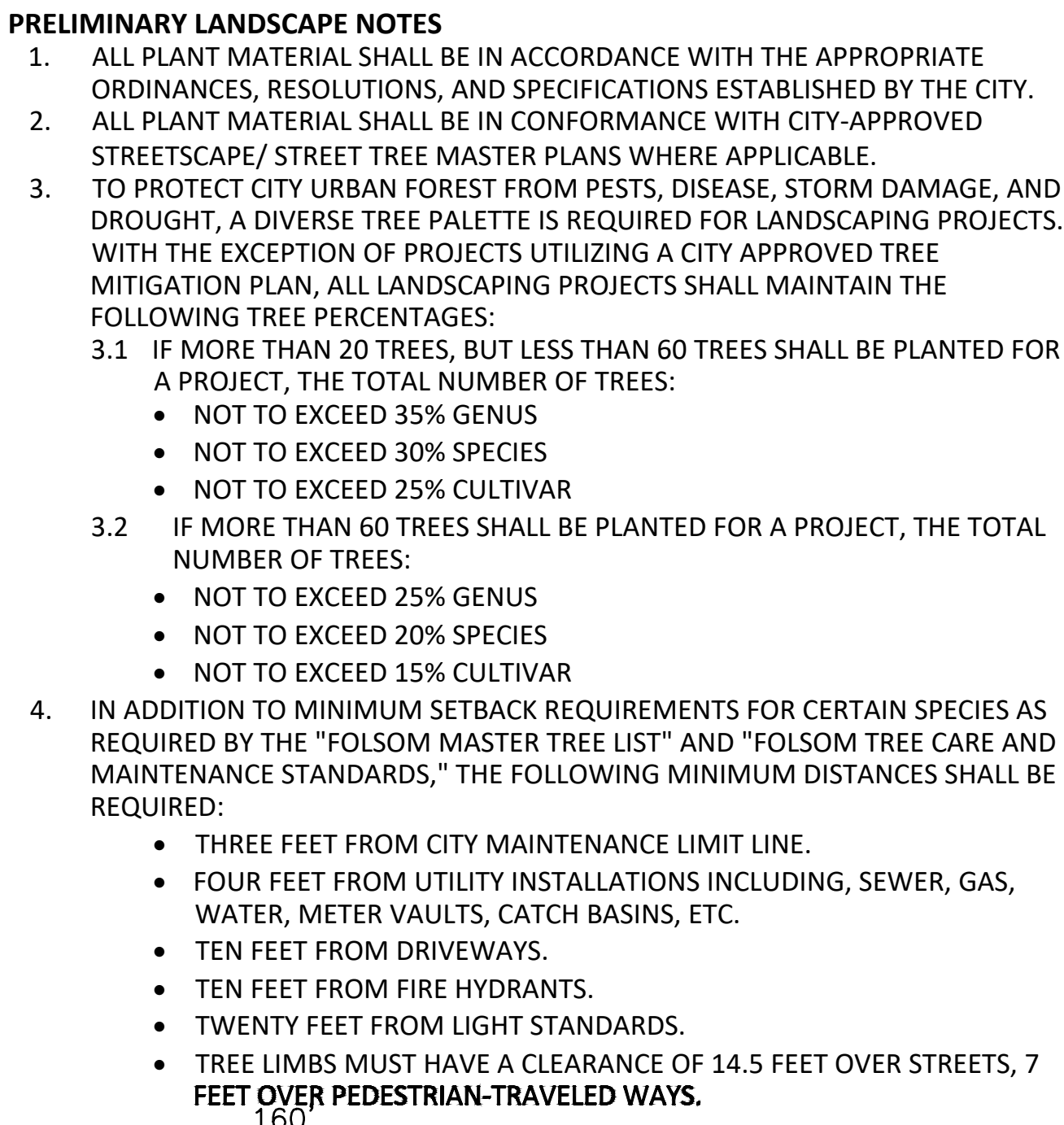
Preliminary Landscape Plan

SHEET

PL1

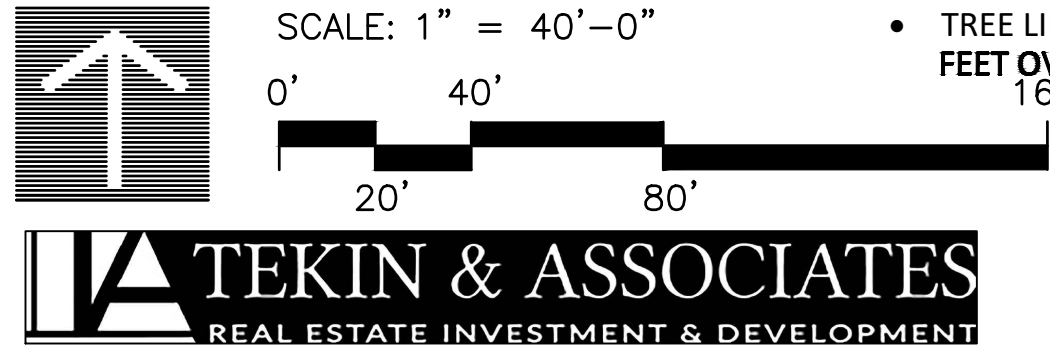
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DESIGN • SERVICE • SOLUTIONS
2140 Professional Dr., Ste.115, Roseville, CA 95661 916.78.5263
www.flandgroup.com

DATE: 12.22.2022
PROJECT: GC1.22045



1. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE ORDINANCES, RESOLUTIONS, AND SPECIFICATIONS ESTABLISHED BY THE CITY.
2. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH CITY-APPROVED STREETSCAPE/ STREET TREE MASTER PLANS WHERE APPLICABLE.
3. TO PROTECT CITY URBAN FOREST FROM PESTS, DISEASE, STORM DAMAGE, AND DROUGHT, A DIVERSE TREE PALETTE IS REQUIRED FOR LANDSCAPING PROJECTS. WITH THE EXCEPTION OF PROJECTS UTILIZING A CITY APPROVED TREE MITIGATION PLAN, ALL LANDSCAPING PROJECTS SHALL MAINTAIN THE FOLLOWING TREE PERCENTAGES:
 - 3.1 IF MORE THAN 20 TREES, BUT LESS THAN 60 TREES SHALL BE PLANTED FOR A PROJECT, THE TOTAL NUMBER OF TREES:
 - NOT TO EXCEED 35% GENUS
 - NOT TO EXCEED 30% SPECIES
 - NOT TO EXCEED 25% CULTIVAR
 - 3.2 IF MORE THAN 60 TREES SHALL BE PLANTED FOR A PROJECT, THE TOTAL NUMBER OF TREES:
 - NOT TO EXCEED 25% GENUS
 - NOT TO EXCEED 20% SPECIES
 - NOT TO EXCEED 15% CULTIVAR
4. IN ADDITION TO MINIMUM SETBACK REQUIREMENTS FOR CERTAIN SPECIES AS REQUIRED BY THE "FOLSOM MASTER TREE LIST" AND "FOLSOM TREE CARE AND MAINTENANCE STANDARDS," THE FOLLOWING MINIMUM DISTANCES SHALL BE REQUIRED:
 - THREE FEET FROM CITY MAINTENANCE LIMIT LINE.
 - FOUR FEET FROM UTILITY INSTALLATIONS INCLUDING, SEWER, GAS, WATER, METER VAULTS, CATCH BASINS, ETC.
 - TEN FEET FROM DRIVEWAYS.
 - TEN FEET FROM FIRE HYDRANTS.
 - TWENTY FEET FROM LIGHT STANDARDS.
 - TREE LIMBS MUST HAVE A CLEARANCE OF 14.5 FEET OVER STREETS, 7 FEET OVER PEDESTRIAN-TRAVELED WAYS.

6. MINIMUM SIZES OF TREES SHALL BE #15, OR AS APPROVED BY THE DIRECTOR.
7. THE DISTANCE FROM INFRASTRUCTURE AS SPECIFIED IN THE "FOLSOM MASTER TREE LIST", WHERE THE MINIMUM REQUIRED DISTANCE FROM INFRASTRUCTURE CANNOT BE MET, INSTALLATION OF CITY APPROVED ROOT BARRIERS REQUIRED. THE CITY WILL RETAIN THE RIGHT TO PROHIBIT USE OF INAPPROPRIATE TREE SPECIES FOR LANDSCAPE AREAS TOO SMALL TO ACCOMMODATE THE MATURE TREE SIZE.
8. THE LANDSCAPE DOCUMENTATION PACKAGE WILL BE INCLUDED AS PART OF THE BUILDING PERMIT SUBMITTAL, WITH THE LANDSCAPING PLANS, A SEPARATE LANDSCAPE PLAN SUBMITTAL SHALL BE MADE WHICH INCLUDES ALL ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE AND IN CONFORMANCE WITH STATE MWELD UPON SUBMISSION OF IMPROVEMENT PLANS.
9. IRRIGATION SYSTEMS SHALL BE DESIGNED SO THAT THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) COMPLIES WITH THE MOST CURRENT VERSION OF THE MWELD.
10. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE VANDALISM. ALL CONTROLLERS AND BACKFLOW PREVENTERS ARE TO BE WITHIN STANDARD APPROVED ENCLOSURES. IRRIGATION SYSTEMS SHALL BE DESIGNED SO THAT SEPARATE REMOTE-CONTROL VALVES ARE USED TO IRRIGATE PLANT MATERIAL WITH DIFFERING WATER NEEDS. WHERE PLANTS OF ADJACENT WATER NEEDS (LOW WATER USE AND MEDIUM WATER USE, FOR EXAMPLE) ARE IRRIGATED ON THE SAME REMOTE-CONTROL VALVE, SEPARATE REMOTE-CONTROL VALVES SHALL BE BASED ON THE PLANT MATERIAL WITH THE HIGHER WATER NEEDS. SEPARATE REMOTE-CONTROL VALVES SHALL ALSO BE USED FOR TREES VERSUS SHRUBS, GROUNDCOVERS, AND TURF.

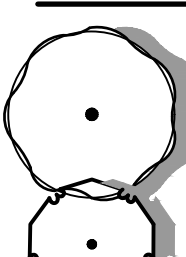
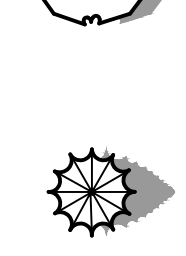
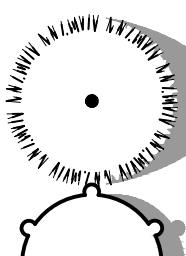
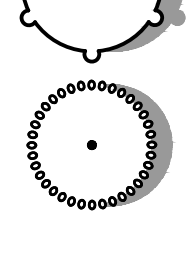
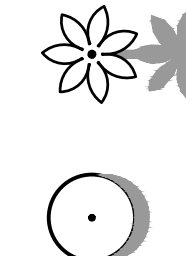
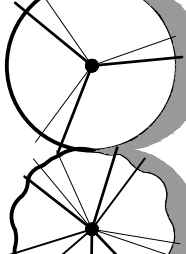
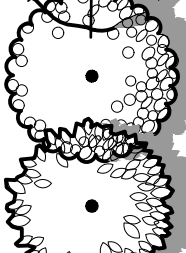

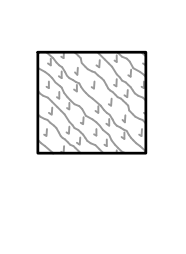






CREEKSIDE APARTMENTS

Folsom, CA

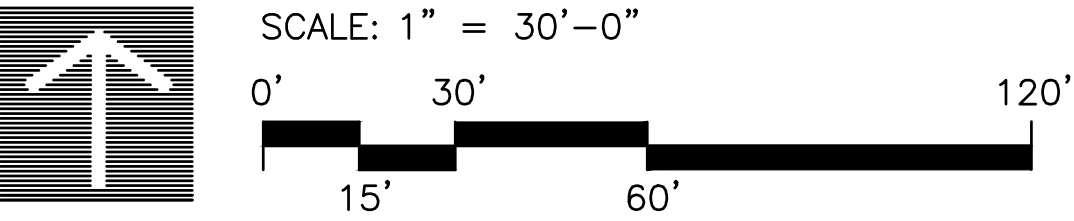
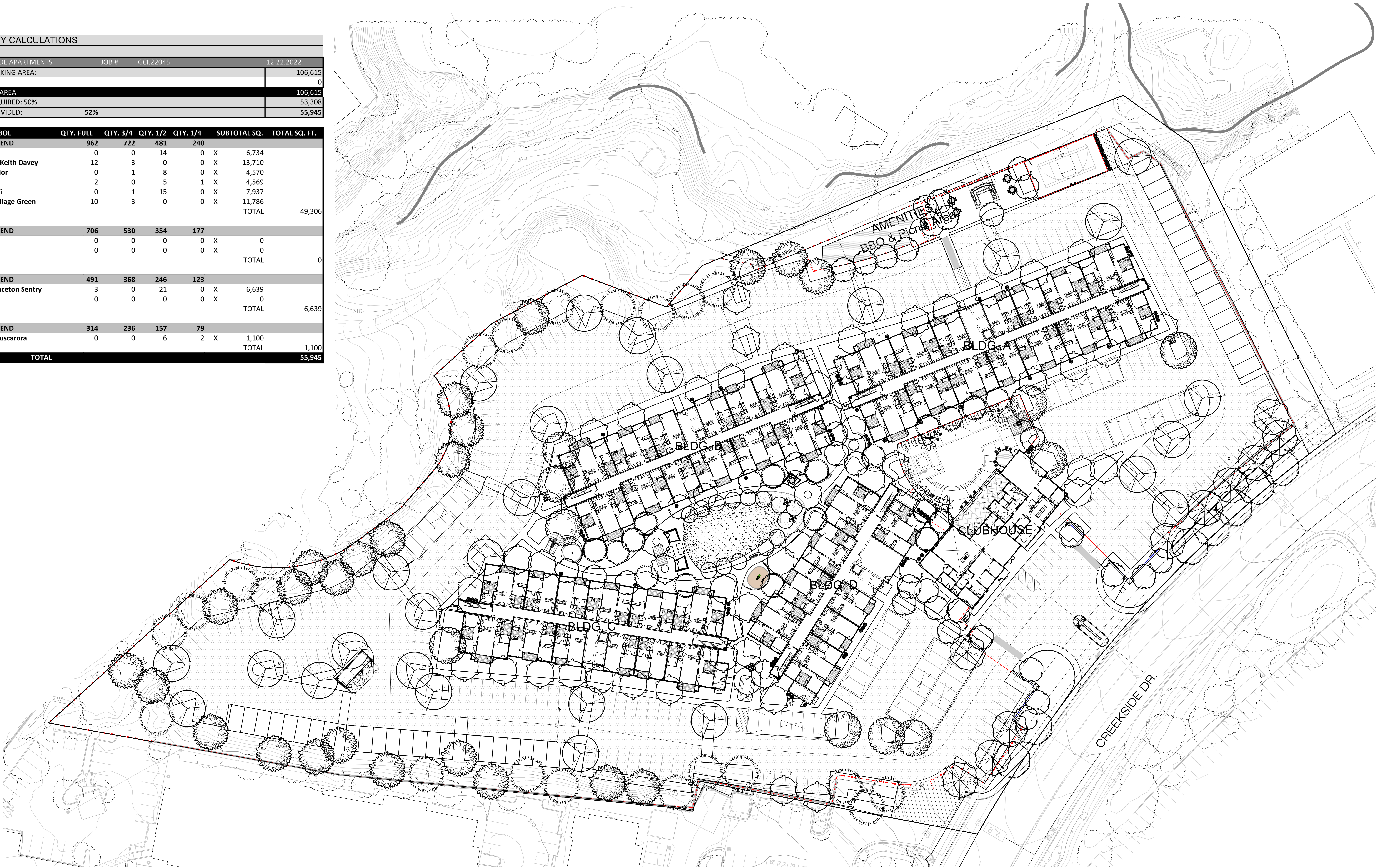
Preliminary Landscape Plan

PL2

CONCEPT PLANT SCHEDULE			
	STREET TREES PLATANUS X ACERIFOLIA 'YARWOOD' / LONDON PLANE TREE	7	#15, MEDIUM
	ACCENT TREE ACER PALMATUM / MULTI-TRUNK JAPANESE MAPLE LAGERSTROMIA INDICA 'FAUREL' / TUSCARORA CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA VITEX AGNUS-CASTUS / CHASTE TREE	37	#15, MEDIUM #24 BOX, LOW #15, MEDIUM #15, LOW
	EVERGREEN - SMALL VERTICAL ACCENT JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER PODOCARPUS ELONGATUS 'MONHALL' / ICEE BLUE® YELLOW WOOD	70	#15, LOW #15, LOW 24" BOX, MEDIUM
	EVERGREEN CONIFER TAXUS DECORATA / DEODAR CEDAR PINUS HALEPENSIS 'BRUTIA' / CALABRIAN PINE	22	24" BOX, MEDIUM 24" BOX, LOW
	SUBORDINATE TREE GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	51	24" BOX, MEDIUM 24" BOX, MEDIUM
	BROADLEAF EVERGREEN-COURTYARD LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / EDITH BOGUE SOUTHERN MAGNOLIA PODOCARPUS GRACILIOR 'COLUMN' / FERN PINE	17	24" BOX, MEDIUM 24" BOX, MEDIUM 24" BOX, MEDIUM
	SPECIMEN ACCENT TREE CYCAS REVOLUTA / SAGO PALM PHOENIX DACTYLIFERA / DATE PALM	6	18 BTF, MEDIUM 18 BTF, LOW
	VERTICAL ALLEE ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE	15	24" BOX, MEDIUM
	SHADE TREE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	28	24" BOX, LOW 24" BOX, MEDIUM
	SUBORDINATE STREET TREE PODOCARPUS GRACILIOR / FERN PINE	9	24" BOX, MEDIUM
	BROADLEAF EVERGREEN-SHADE QUERCUS ILEX / HOLLY OAK	19	15 GAL., LOW
	EVERGREEN - NATIVE SCREEN QUERCUS WISLIZENI NATURAL / MULTI INTERIOR LIVE OAK	26	15 GAL., LOW
	EVERGREEN HEDGE USED TO SCREEN LOCAL VIEW AND PROVIDE VISUAL BUFFER AND PLAN CONTINUITY EUONYMUS JAPONICUS 'CHOLLOPI' / CHILLOPI EUONYMUS ESPALIER EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE EUONYMUS ILEX X MESERVAE 'BLUE GIRL' & 'BLUE BOY' TM / BERRI MAGIC KIDS COMBINATION HOLLY LIGUSTRUM SINEENSE 'SUNSHINE' / SUNSHINE LIGUSTRUM NANDINA DOMESTICA / HEAVENLY BAMBOO PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	3,094 SF	5 GAL., MEDIUM #5, MEDIUM #5, MEDIUM #1, LOW #5, LOW #5, LOW #5, LOW
	SHRUB AREAS SHRUBS PALCED IN LAYERS. BACKGROUND SHRUBS FOR REDUCING MASSING, FACERS AND FILLERS USED TO LAYER TO BACKGROUND SHRUBS, AND ACCENT SHRUBS USED FOR CONTRASTING COLOR, TEXTURE, AND FOCAL POINT CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA CEANOTHUS X 'DARK STAR' / DARK STAR WILD LILAC CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY DIETES BICOLOR / FORTNIGHT LILY ELAEODENDRON DECIPENS 'MONPROUD' / JAPANESE BLUEBERRY TREE DWARF FATSIA JAPONICA 'SPIDERS WEB' / SPECKLED JAPANESE FATSIA HETEROMELES ARBUTIFOLIA / TOYON LAURUS NOBILIS 'LITTLE RAGU' / LITTLE RAGU SWEET BAY LOMANDRA X 'LITTLE LIME' / LITTLE LIME MAT RUSH MAHONIA EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA NANDINA DOMESTICA 'HARBOUR DWARF' / HARBOUR DWARF HEAVENLY BAMBOO NERIUM OLANDER 'LITTLE RED' / LITTLE RED OLEANDER PITTOSPORUM TOBIRA 'DWARF VARIEGATA' / DWARF VARIEGATED PITTOSPORUM RHAPHIOLEPS UMBELLATA 'SOUTHERN MOON' / SOUTHERN MOON HAWTHORN VIBURNUM DAVIDII / DAVID VIBURNUM WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	81,586 SF	#5, LOW #5, MEDIUM #5, LOW #1, LOW #1, LOW #5, LOW #3, LOW #5, LOW #5, LOW #1, LOW #1, LOW #5, MEDIUM #5, MEDIUM #5, MEDIUM #5, MEDIUM

SHADE STUDY CALCULATIONS			
City of Folsom			
PROJECT: CREEKSIDE APARTMENTS	JOB #	GCI.22045	12.22.2022
TOTAL PAVED PARKING AREA:			106,615
COVERED STALLS:			0
TOTAL SURFACED AREA			106,615
TOTAL SHADE REQUIRED: 50%			53,308
TOTAL SHADE PROVIDED:	52%		55,945

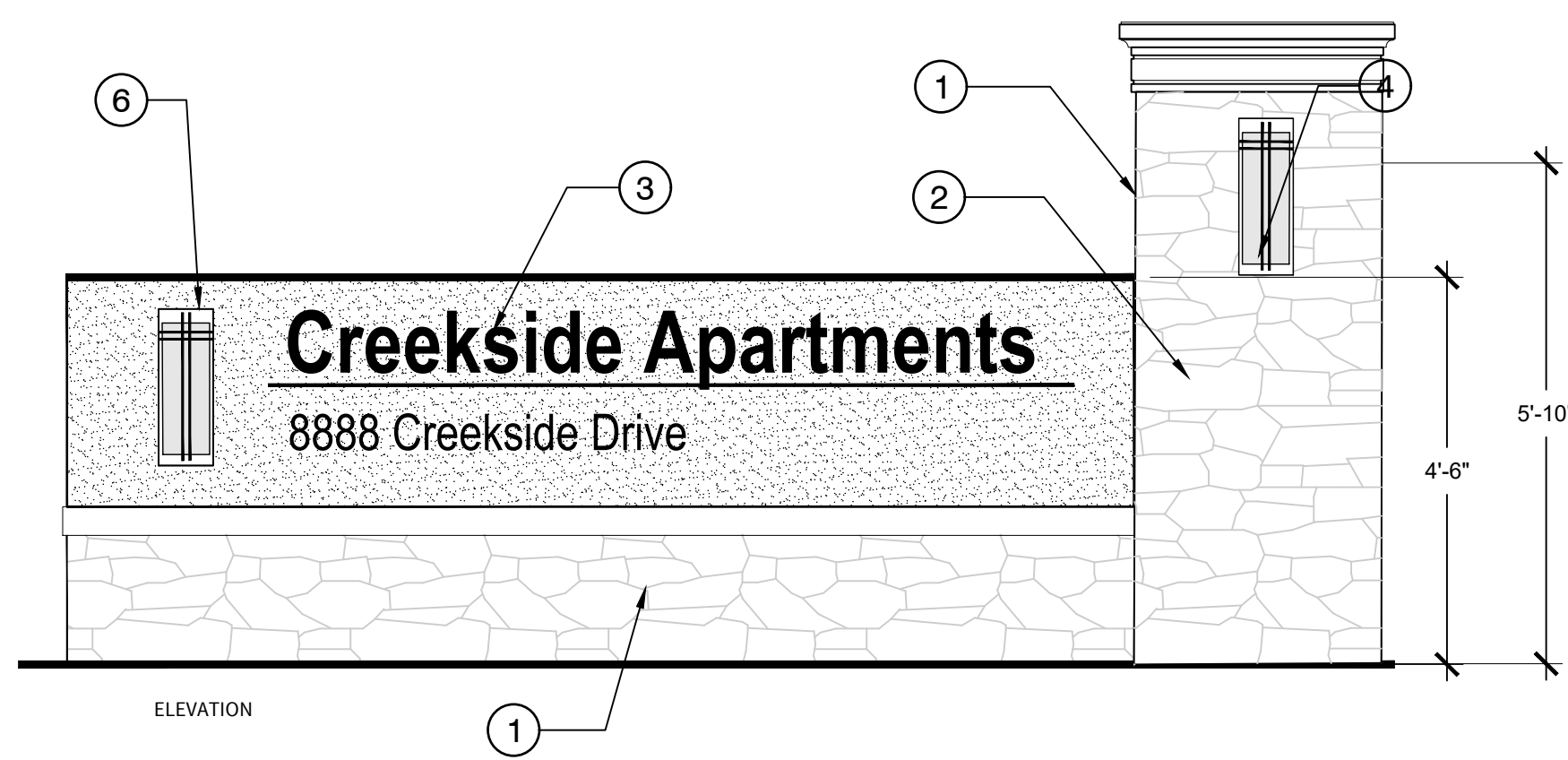
SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4	SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND						
Cedrus deodora	0	0	14	0	X	6,734
Pistacia chinensis Keith Davey	12	3	0	0	X	13,710
Podocarpus gracilior	0	1	8	0	X	4,570
Quercus ilex	2	0	5	1	X	4,569
Quercus wislizenii	0	1	15	0	X	7,937
Zelkova serrata Village Green	10	3	0	0	X	11,786
					TOTAL	49,306
30' DIA TREES LEGEND						
	706	530	354	177		
	0	0	0	0	X	0
	0	0	0	0	X	0
					TOTAL	0
25' DIA TREES LEGEND						
	491	368	246	123		
Ginkgo biloba Princeton Sentry	3	0	21	0	X	6,639
	0	0	0	0	X	0
					TOTAL	6,639
20' DIA TREES LEGEND						
	314	236	157	79		
Lagerstroemia i. Tuscarora	0	0	6	2	X	1,100
					TOTAL	1,100
TOTAL						55,945



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CREEKSIDE APARTMENTS
Folsom, CA

Preliminary Parking Lot Shading

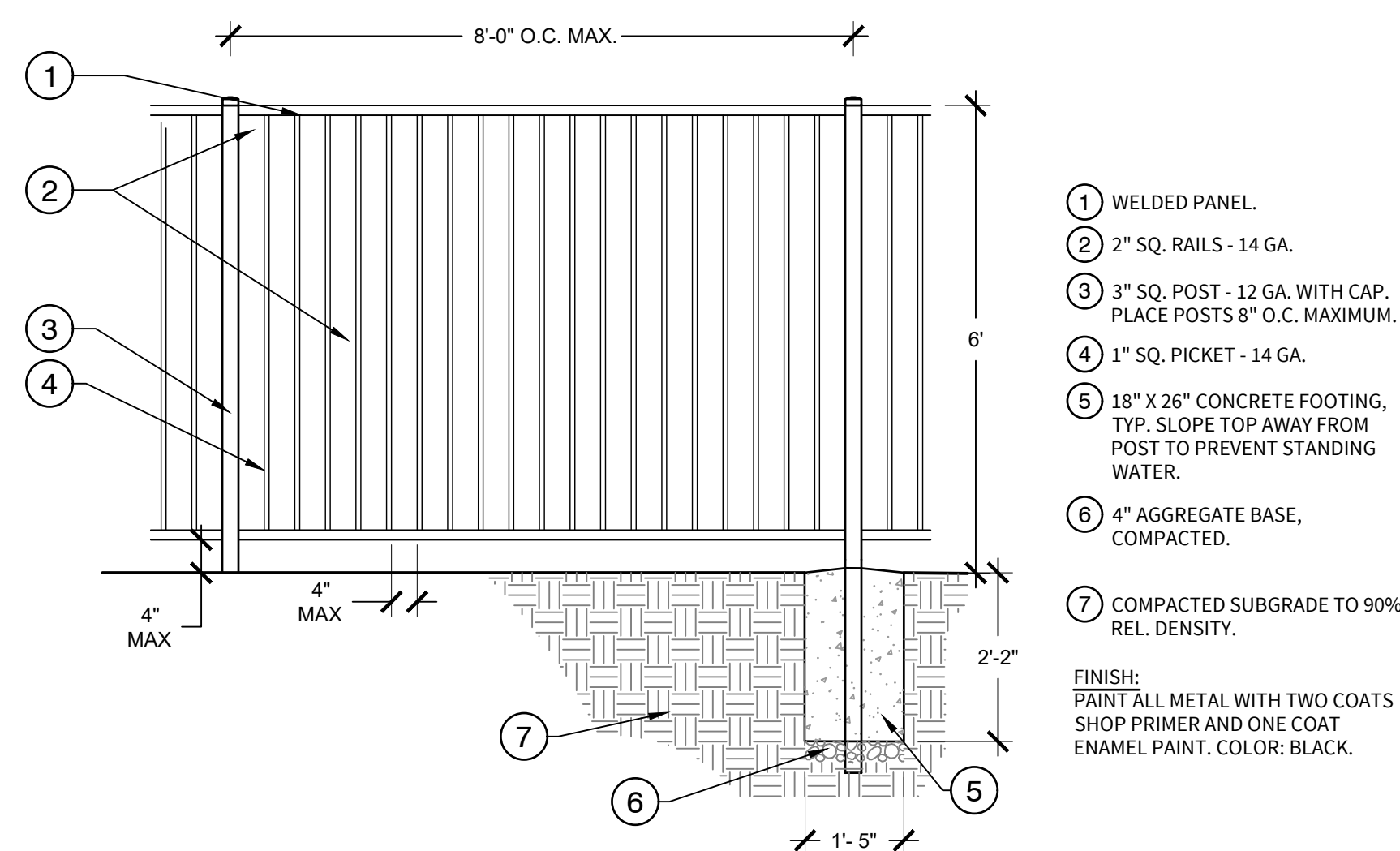


- 1 6X8X16 CMU WALL WITH STONE VENEER & STUCCO BOTH SIDES. EL DORADO STONE SHADOW ROCK, TETON OR EQUAL TO MATCH CLUBHOUSE BUILDING.
- 2 36" SQ. PILASTER WITH KEY PAD AND STONE VENEER
- 3 RAISED ALUMINUM SIGN LETTERS BY OTHERS.
- 4 KEY PAD
- 5 FINISH GRADE
- 6 LIGHT FIXTURE WALL SCONCE BY OTHERS

F MONUMENT SIGN ELEVATION

1/2" = 1'-0"

R-22045-06

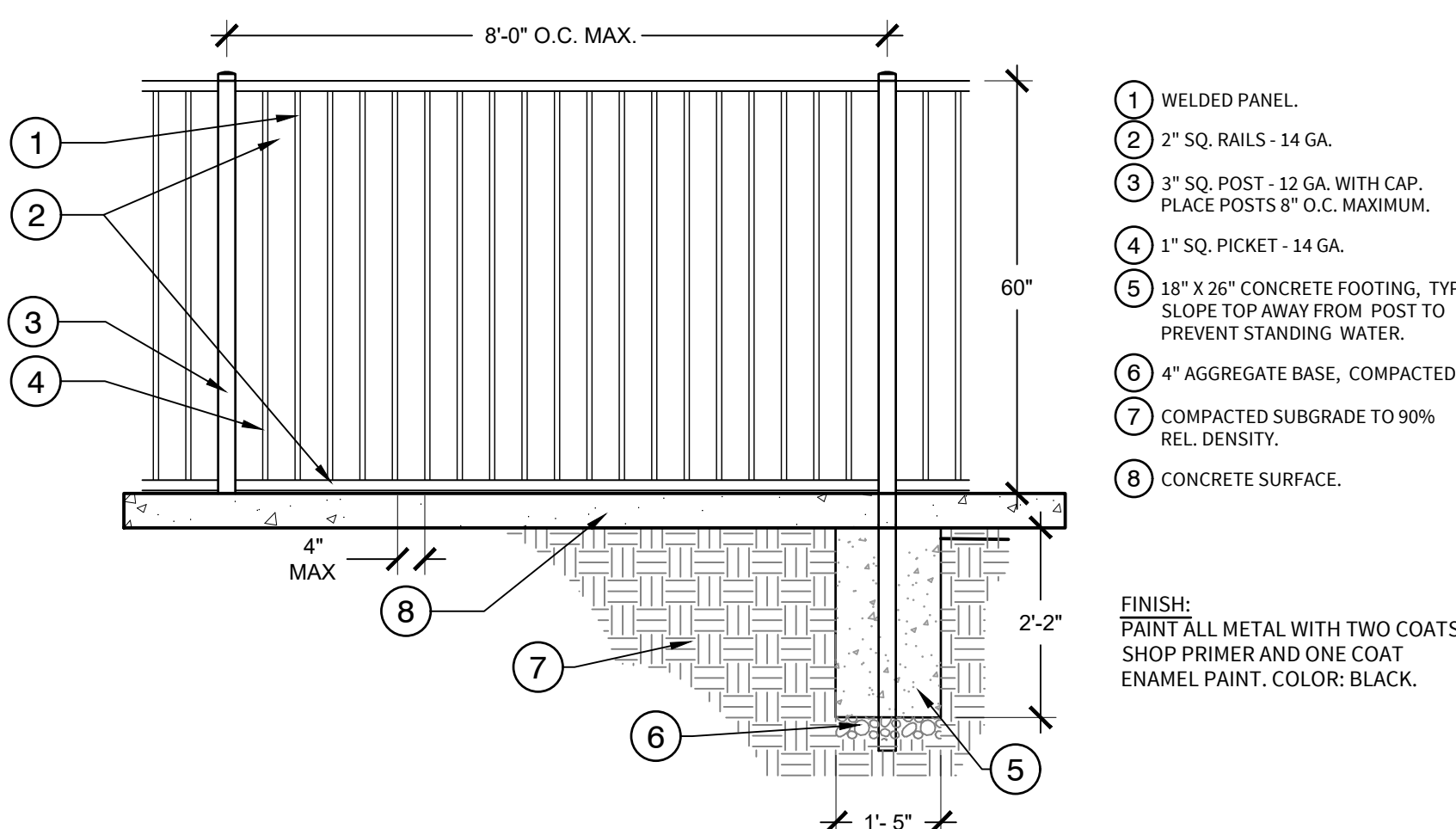


- 1 WELDED PANEL.
- 2 2" SQ. RAILS - 14 GA.
- 3 3" SQ. POST - 12 GA. WITH CAP. PLACE POSTS 8' O.C. MAXIMUM.
- 4 1" SQ. PICKET - 14 GA.
- 5 18" X 26" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- 6 4" AGGREGATE BASE, COMPACTED.
- 7 COMPACTED SUBGRADE TO 90% REL. DENSITY.
- FINISH: PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: BLACK.

C TUBULAR METAL FENCE

1/2" = 1'-0"

R-22045-02

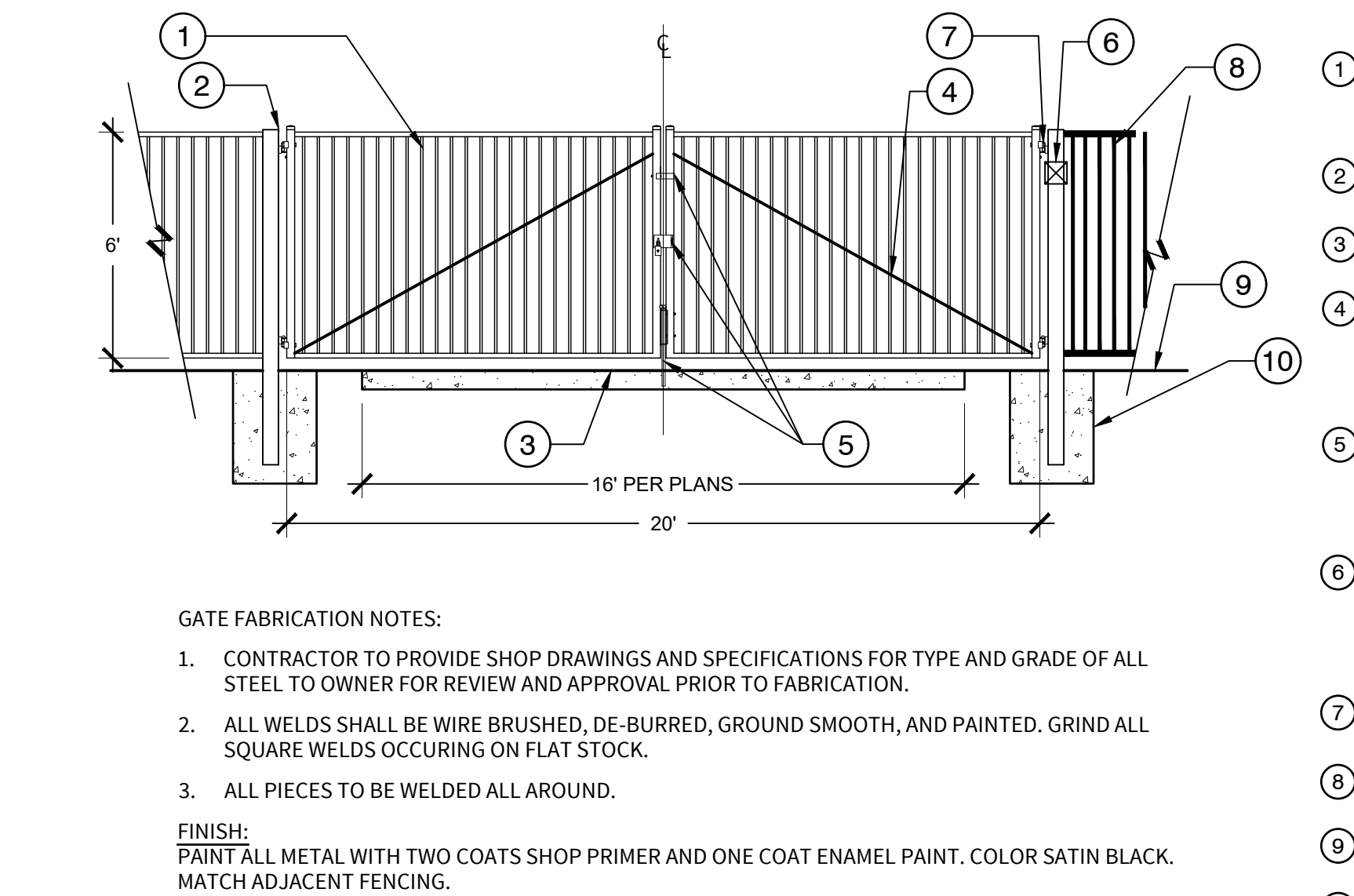


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- 5 18" X 26" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- 6 4" AGGREGATE BASE, COMPACTED.
- 7 COMPACTED SUBGRADE TO 90% REL. DENSITY.
- 8 CONCRETE SURFACE.
- FINISH: PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: BLACK.

E TUBULAR METAL FENCE @ POOL DECK

1/2" = 1'-0"

R-22045-05



- 1 TUBULAR STEEL GATES, TYP. OF (2). MINIMUM 2" SQ. FRAMING WITH 1" SQ. PICKETS.
- 2 5" SQ. STEEL POST.
- 3 STREET FINISH SURFACE.
- 4 1/4" DIA. METAL ROD DIAGONAL BRACING. WELD TO EACH END OF FRAME.
- 5 PROVIDE SLOTTED TURNKEY WITH HINGED HASP FOR WEATHER SEALED PADLOCK BY KNOX COMPANY, STRIKE PLATE AT TOP, AND SLIDE BOLT AT BOTTOM.
- 6 KNOX BOX WITH KEYS IN COLUMN BY KNOX COMPANY. PROVIDE AND INSTALL PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
- 7 ROLLER HINGES. TWO PER GATE, TYPICAL.
- 8 ADJACENT METAL PERIMETER FENCE
- 9 FINISH GRADE.
- 10 CONCRETE FOOTING. SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEERING.

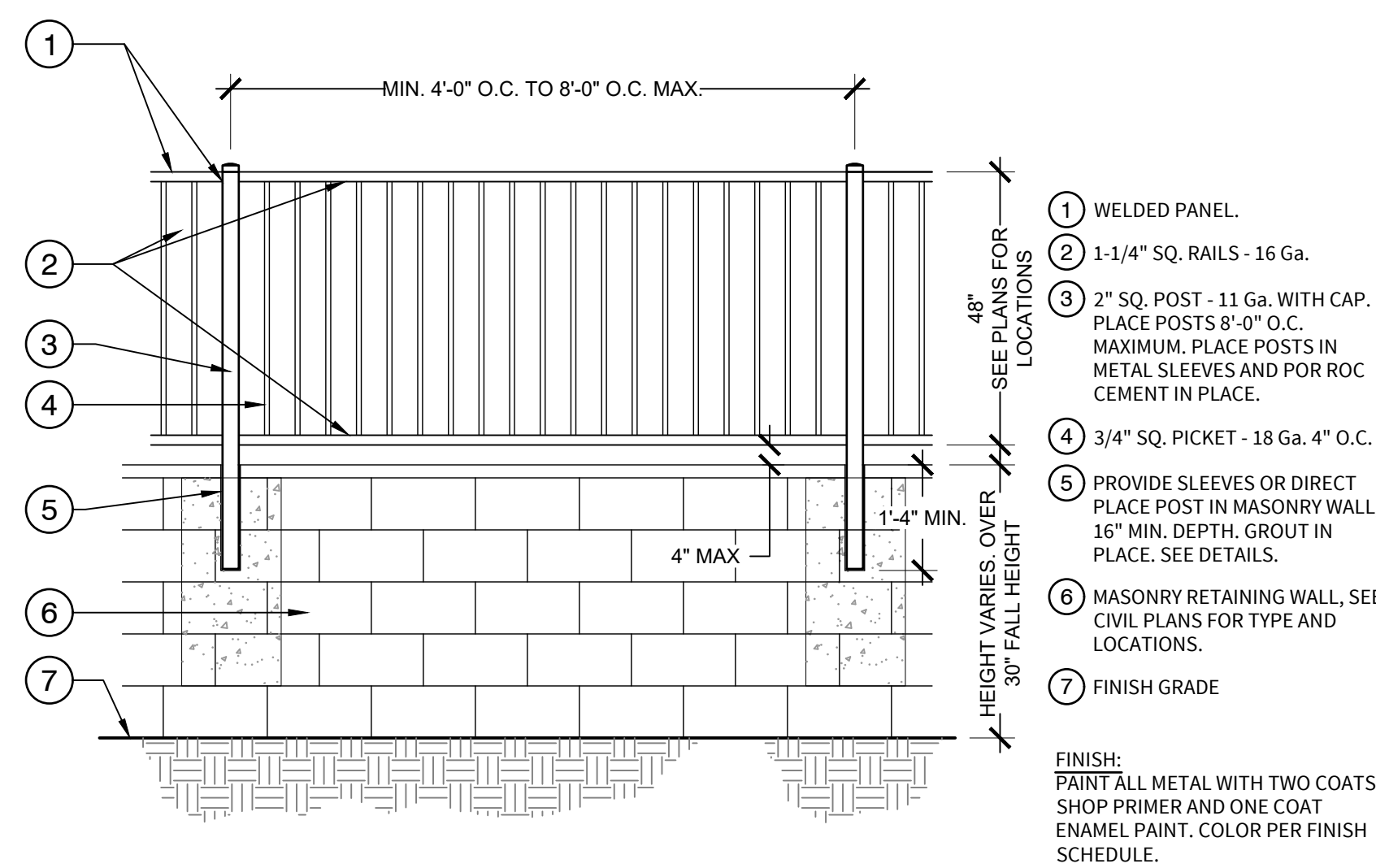
GATE FABRICATION NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR TYPE AND GRADE OF ALL STEEL TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - ALL WELDS SHALL BE WIRE BRUSHED, DE-BURRED, GROUND SMOOTH, AND PAINTED. GRIND ALL SQUARE WELDS OCCURRING ON FLAT STOCK.
 - ALL PIECES TO BE WELDED ALL AROUND.
- FINISH: PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR SATIN BLACK. MATCH ADJACENT FENCING.

B MAINTENANCE ACCESS GATE

1/4" = 1'-0"

R-22045-04

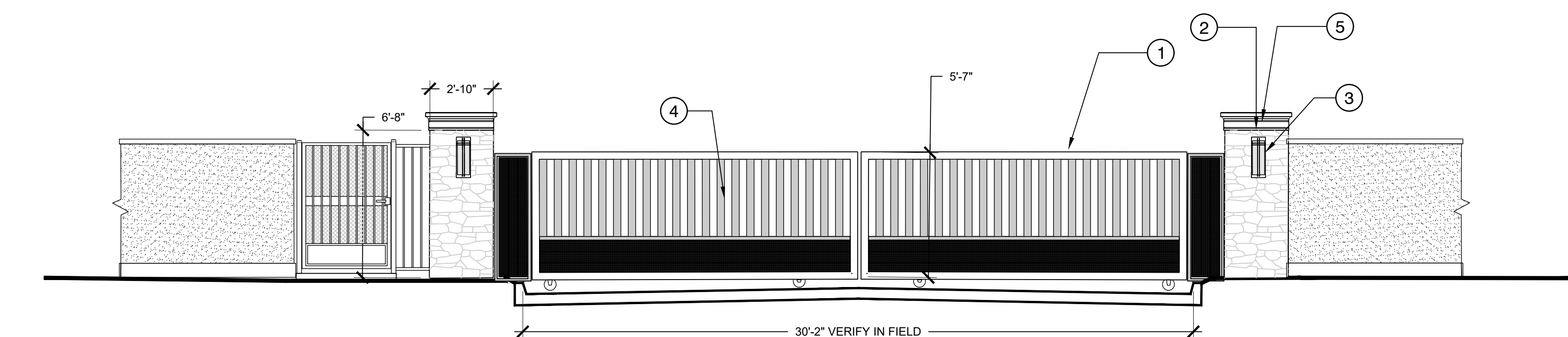


- 1 WELDED PANEL.
- 2 1-1/4" SQ. RAILS - 16 Ga.
- 3 2" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8' O.C. MAXIMUM. PLACE POSTS IN METAL SLEEVES AND POR ROC CEMENT IN PLACE.
- 4 3/4" SQ. PICKET - 18 Ga. 4" O.C.
- 5 PROVIDE SLEEVES OR DIRECT PLACE POST IN MASONRY WALL, 16" MIN. DEPTH. GROUT IN PLACE. SEE DETAILS.
- 6 MASONRY RETAINING WALL, SEE CIVIL PLANS FOR TYPE AND LOCATIONS.
- 7 FINISH GRADE
- FINISH: PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR PER FINISH SCHEDULE.

D METAL FENCE ON RETAINING WALL

1/2" = 1'-0"

R-22045-03

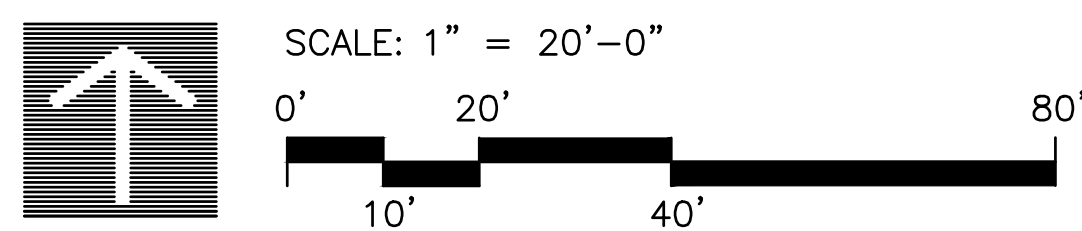
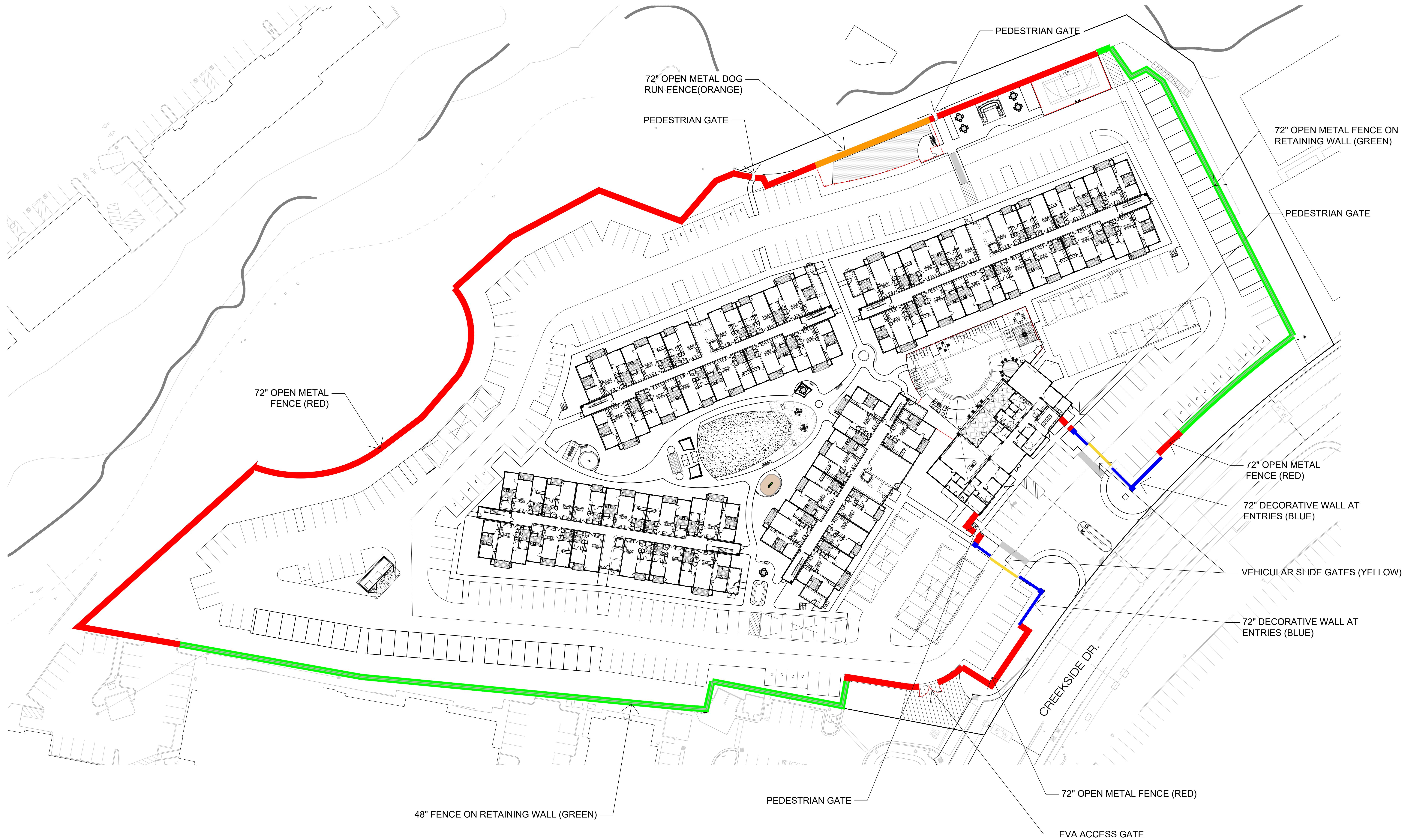


- 1 CUSTOM FABRICATED STEEL SLIDE GATE. VERIFY ALL DIMENSIONS IN FIELD. COORDINATE ALL ELECTRICAL AND COMMUNICATIONS SERVICES WITH JOUNT TRENCH CONTRACTOR. PROVIDE SHOP DRAWING FOR APPROVAL.
- 2 CMU, 36" SQ. PILASTER WITH EDS SHADOW ROCK, TETON STONE VENEER. PROVIDE PER MANUF. SPECS. PROVIDE 1" ELECTRICAL CONDUIT FOR WALL SCONCE FIXTURE.
- 3 KICHLER WALL SCONCE FIXTURE OR EQUAL. PROVIDE CUT SHEET FOR APPROVAL. FINISH AND COLOR TBD.
- 4 CUSTOM GATE WITH 2"X4" TS FRAME, 2" X 4" PICKETS. PROVIDE 1"X6" KEBONY BOARD INLAY @ BASE AND SIDE VERTICAL PANELS PER MANUF. SPECS.
- 5 PRE CAST MOLDING AND CAP. FINISH AND COLOR TBD. CONTACT LANDMARK STONE. MOLDING M53, AND CAP, PC61
- 6 24" SQ. PILASTER @ FENCING, WITH EDS SHADOW ROCK, TETON STONE VENEER, AND PC61 CAP.

A ENTRY GATE (SLIDE) -ELEVATION

1/4" = 1'-0"

R-22045-01



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REAL ESTATE INVESTMENT & DEVELOPMENT

CREEKSIDE APARTMENTS

Folsom, CA

Preliminary Fencing Plan

SHEET

PL5

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 Professional Dr., Ste. 115, Roseville, CA 95661 916.78.5263
www.flandgroup.com

DATE: 12.22.2022
PROJECT: GC1.22045