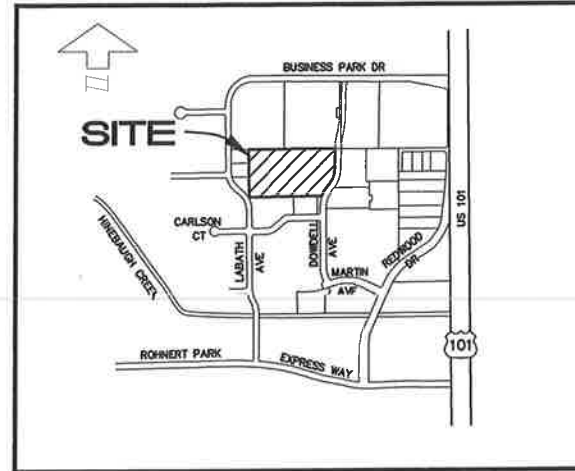


FIORI ESTATES APARTMENTS

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244 UNITS
 LOT 2 OF PARCEL MAP 180
 AND BEING PART OF THE
 STADIUM AREA MASTER PLAN
 ROHNERT PARK, CA



VICINITY MAP

BENCHMARK

BEING A SET 2" BRASS DISK IN THE SOUTHEAST HEADWALL OF THE REDWOOD DRIVE AND HINEBAUGH CREEK BRIDGE, BEING 3.1' NORTH OF THE SOUTH END OF THE HEADWALL. ELEVATION=95.81' NOV 1929
 THIS ELEVATION IS BASED ON NGS BENCHMARK B-107, DATED 1932.

GENERAL NOTES

- PRESENT AND PROPOSED ZONING IS PLANNED DEVELOPMENT (PD)/RES H-D (R-H) PER THE APPROVED STADIUM AREA MASTER PLAN.
- THE GENERAL PLAN DESIGNATION IS HIGH DENSITY RESIDENTIAL.

Project Summary										Project Totals			
Residential Units		21-Plex		No. Bldgs. 4		32-Plex		No. Bldgs. 5					
Unit	Unit Type	Unit Leasable Area (SF)	Unit Gross Area (SF)	Unit Quantity	Total Unit Leasable Area (SF)	Total Unit Gross Area (SF)	Unit Quantity	Total Unit Leasable Area (SF)	Total Unit Gross Area (SF)	Unit Quantity	Unit Mix Percentage	Total Unit Leasable Area (SF)	Total Unit Gross Area (SF)
A1	1-Bd/1-Ba	713	705	4	2,852	2,820	4	2,852	2,820	28	28%	28,520	28,200
A2	1-Bd/2-Ba	705	705	3	2,115	2,115	5	4,230	4,230	42	42%	29,610	29,610
A3	1-Bd/1-Ba	763	763	0	0	0	5	3,715	3,715	25	25%	18,575	18,575
A4	1-Bd/2-Ba	825	910	0	0	0	6	4,950	5,460	36	36%	24,750	27,420
A5	1-Bd/1-Ba/1-Ba	945	1,010	3	2,835	3,030	0	0	0	13	13%	11,760	12,570
One Bedroom Totals										137	58%	104,235	116,025
B1	2-Bd/2-Ba	1,070	1,183	5	5,350	5,915	0	0	0	20	20%	21,520	23,820
B2	2-Bd/2-Ba	1,293	1,294	8	10,344	10,352	3	3,879	3,881	47	47%	55,977	60,811
B3	1-Bd/2-Ba	1,197	1,296	0	0	0	13	15,065	6,490	25	25%	29,825	21,456
Two Bedroom Totals										97	42%	107,124	116,023
C1	2-Bd/2-Ba	1,248	1,448	0	0	0	3	4,038	4,254	15	15%	20,190	21,720
Three Bedroom Totals										15	6%	20,190	21,720
Clubhouse		5,102	6,435									Average Unit = 950	Average Unit = 1044
Project Totals										244	100%	231,771	254,627

NOTE:
 LEASABLE (SF) IS CENTERLINE TO CENTERLINE INCLUDING DECK AND MECHANICAL ROOM
 GROSS (SF) IS CENTERLINE TO CENTERLINE INCLUDING DECK AND MECHANICAL ROOM

LOT AREA:

TOTAL SITE AREA (11.16 ACRES) = 486,301 SF

FLOOR AREAS:

21-PLEX FLOOR AREA = 9,482 SF (4 BUILDINGS)
 32-PLEX FLOOR AREA = 13,150 SF (5 BUILDINGS)
 CLUBHOUSE FLOOR AREA = 6,150 SF (1 BUILDING)

TOTAL BUILDING FLOOR AREA = 109,828 SF

LOT COVERAGE:

109,828 SF/486,301 SF = 22.6% (MAX 40%)

DEVELOPER

A.G. SPANOS COMPANIES
 10100 TRINITY PARKWAY, 5TH FLOOR
 STOCKTON, CA 95219
 (209) 955-2503

OWNER

CITY OF ROHNERT PARK
 6750 COMMERCE BLVD.
 ROHNERT PARK, CA 94928

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
 2200 RANGE AVENUE, SUITE 204
 SANTA ROSA, CA 95403
 (707) 542-4820

LANDSCAPE ARCHITECT

OMNI-MEANS, LTD.
 943 RESERVE DRIVE, SUITE 100
 ROSEVILLE, CA 9576
 (916) 782-8688

ARCHITECT

KEPHART
 2555 WALNUT STREET
 DENVER, CO 80205
 (303) 832-4474

REVISIONS

NO.	REVISION	DATE	R.C.E.	EXP. DATE



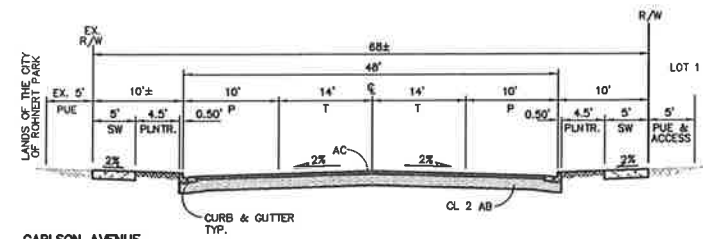
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 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

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 FLP2012-0394P/SP
 APN 149-040-125
 ROHNERT PARK, CA
 DECEMBER 2012

JOB NO.
 12-111
 SHEET NO.
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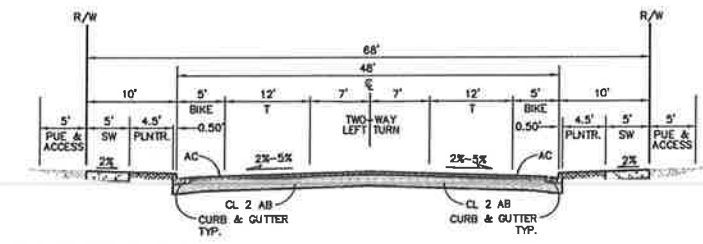
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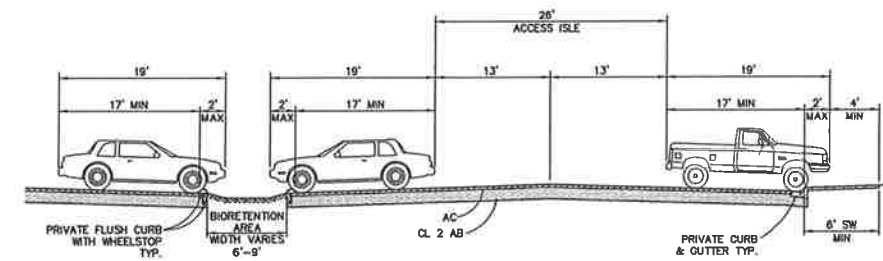
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EASTERLY
INDUSTRIAL STREET**

NO SCALE



**DOWDELL AVENUE - NORTH
PUBLIC AVENUE**

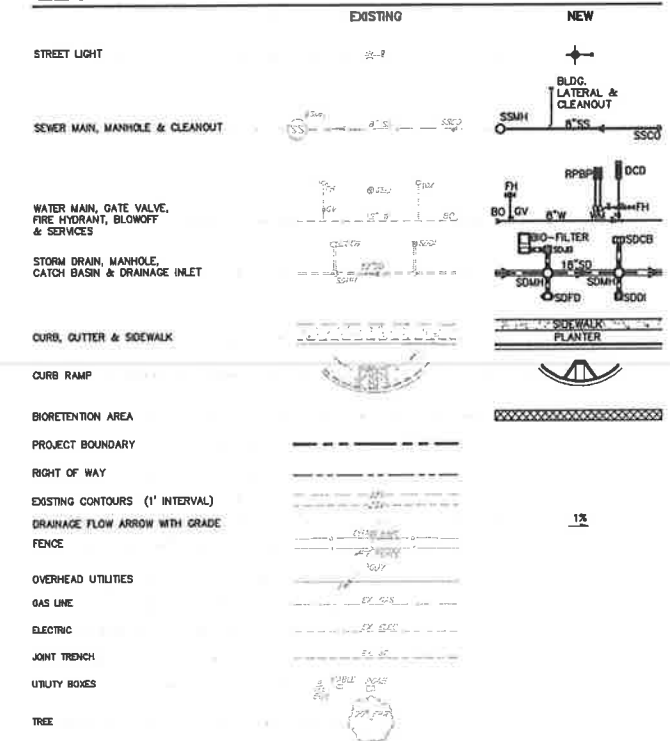
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**PRIVATE ON-SITE
PARKING DETAILS**

NO SCALE

LEGEND

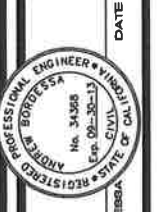


ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PDE	PRIVATE DRAINAGE EASEMENT
APN	ASSESSOR'S PARCEL NUMBER	SDE	PUBLIC STORM DRAIN EASEMENT
BLDG	BUILDING	PSSE	PUBLIC SANITARY SEWER EASEMENT
BO	BLOWOFF	PUE	PUBLIC UTILITY EASEMENT
C	COMPACT	R	RADIUS
CONC	CONCRETE	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
DCD	DOUBLE CHECK DETECTOR	R/W	RIGHT OF WAY
DI	DROP INLET	RWR	RECLAIMED WATER
DN	DOCUMENT NUMBER	SD	STORM DRAIN
E	ELECTRIC OR EAST	SDCB	STORM DRAIN CATCH BASIN
EX.	EXISTING	SDFD	STORM DRAIN FIELD DRAIN
FD	FIELD DRAIN	SJJB	STORM DRAIN JUNCTION BOX
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SL	STREET LIGHT
G	GAS	SS	SANITARY SEWER
GF	GARAGE FLOOR	SSCO	SANITARY SEWER CLEANOUT
GV	GATE VALVE	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	SW	SIDEWALK
IA	INCLUDED ANGLE	T	TRAVEL WAY OR TELEPHONE
KV	KILOVOLT	TYP.	TYPICAL
L	LENGTH	W	WATER LINE
M	MEASURED	WM	WATER METER
MB	MAIL BOX		
P	PARKING		

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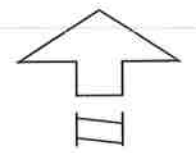
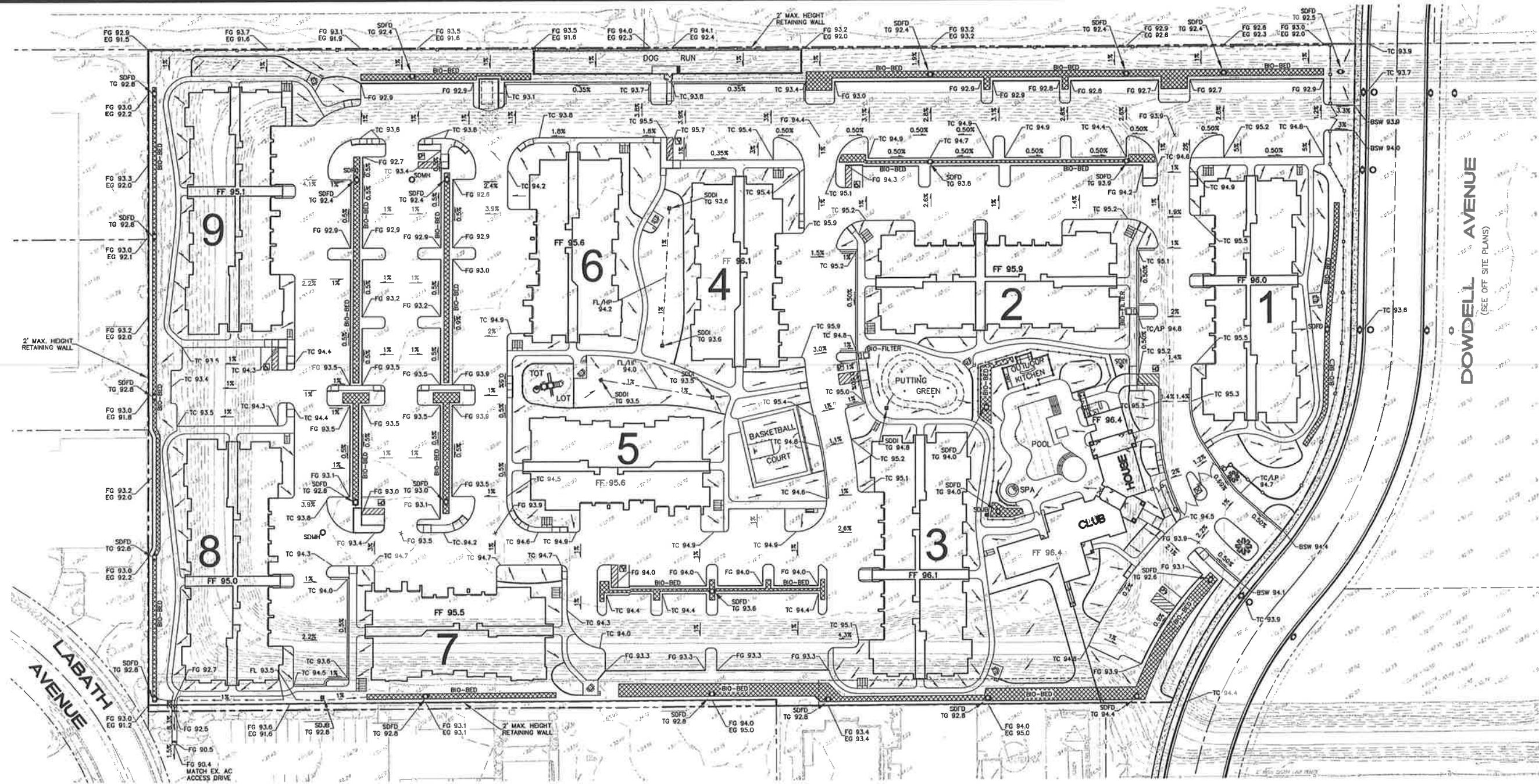
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APN 143-040-125

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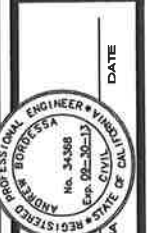
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OF 6 SHEETS

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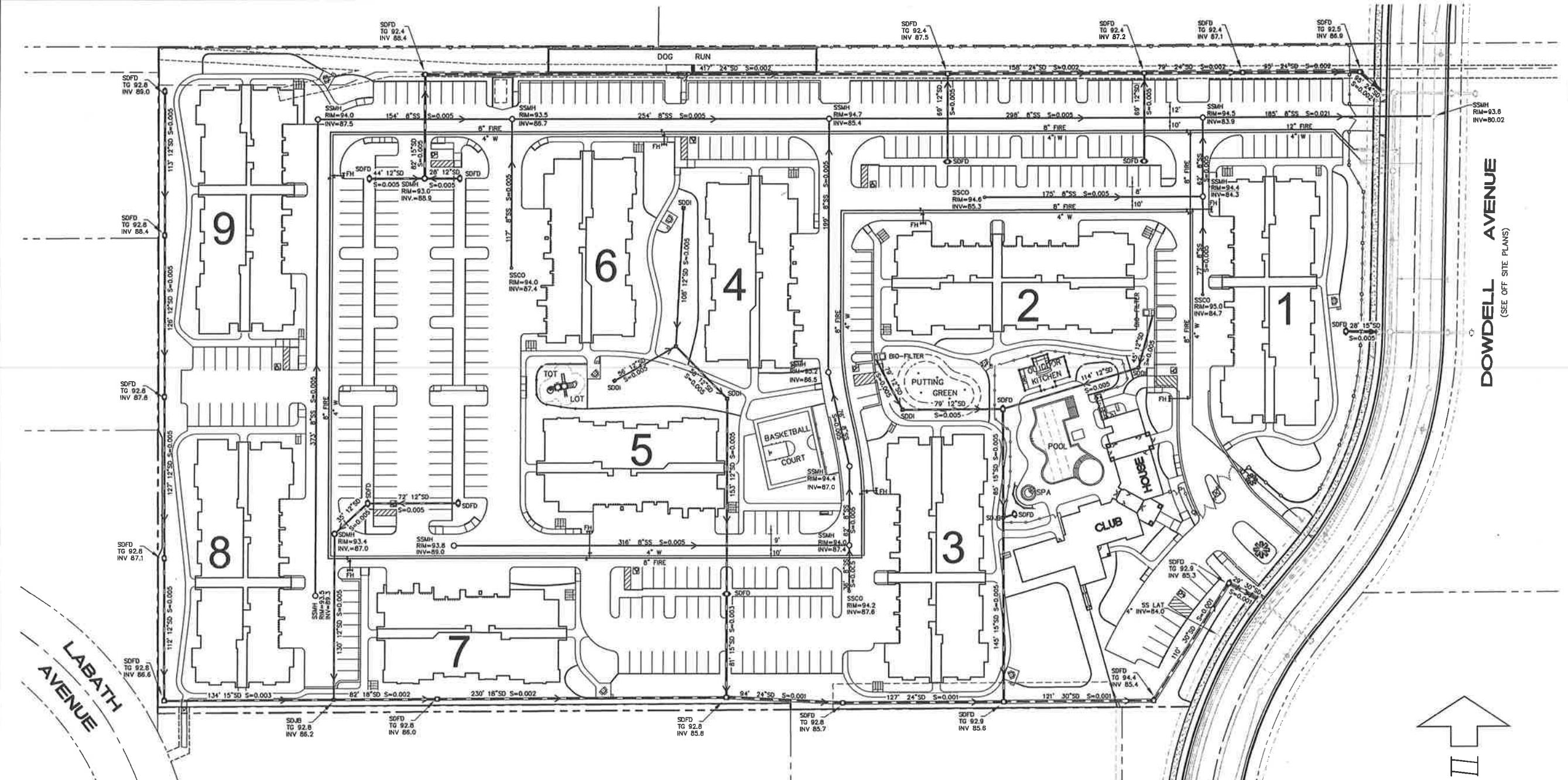


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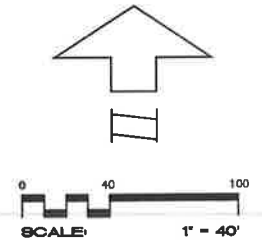
FIORI ESTATES APARTMENTS
 PL#2012-03697/18
 APRN 145-040-125

TITLE SHEET
 DECEMBER 2012
 JOB NO. 12-111
 SHEET NO. **C4**
 OF 6 SHEETS

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- NOTES:**
1. ALL ONSITE SEWER, WATER AND STORM DRAIN UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 2. EXISTING OVERHEAD ELECTRICAL UTILITY SHALL BE PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
 3. THE EXISTING CITY SEWER FORCE MAIN AND EASEMENT ALONG THE NORTH PROPERTY LINE SHALL REMAIN.



REVISIONS			
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 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

FIORI ESTATES APARTMENTS
 PLP-2012-0364P/BP
 APN: 143-040-125
 ROBERT PARK, CA

DECEMBER 2012
 JOB NO. 12-111
 SHEET NO. 5
 OF 6 SHEETS

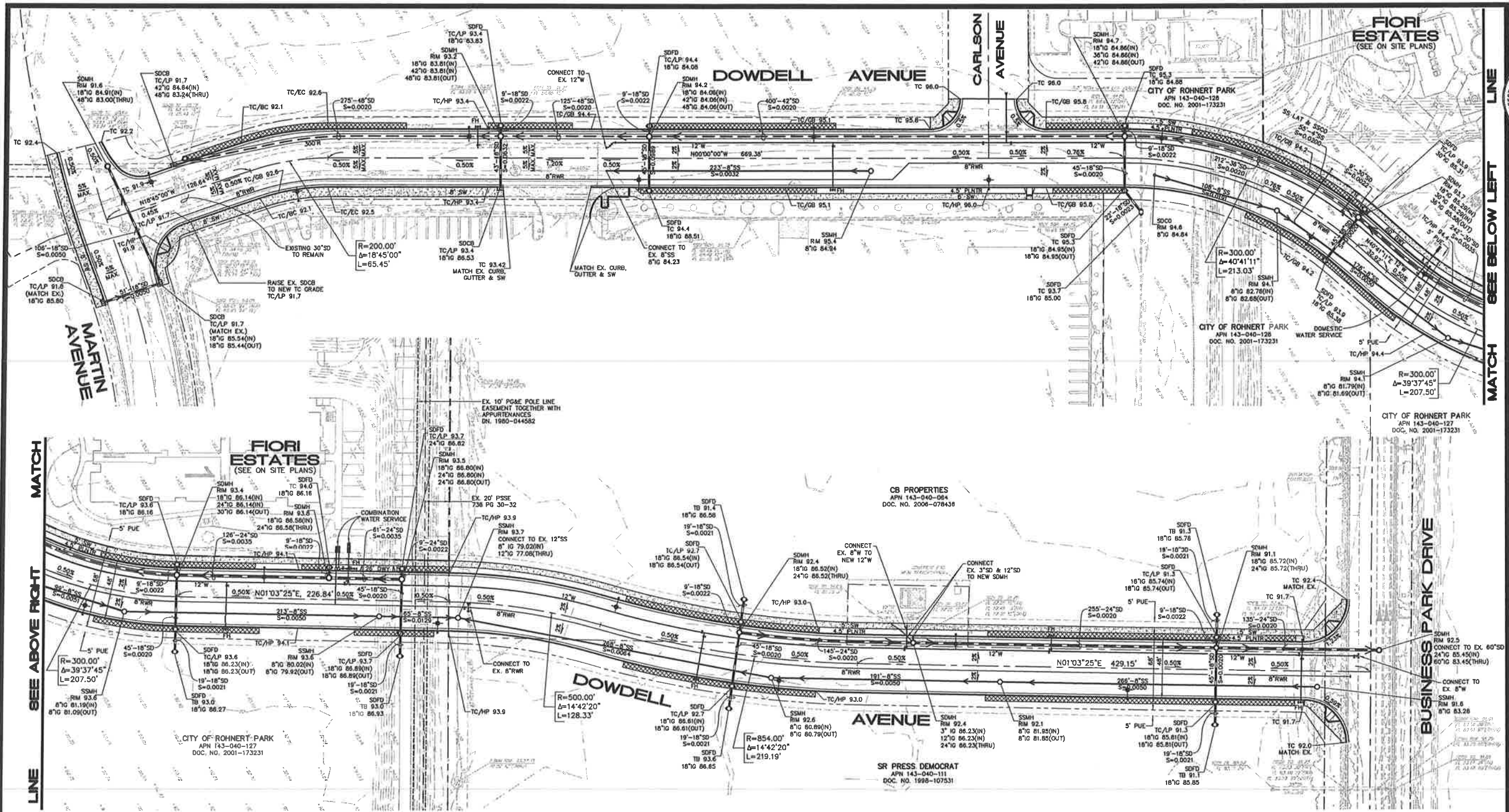
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REGISTERED PROFESSIONAL ENGINEER - CIVIL
 ANDREW BOFCORBA
 No. 34368
 Exp. 02-28-15
 STATE OF CALIFORNIA
 DATE

CML DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4850

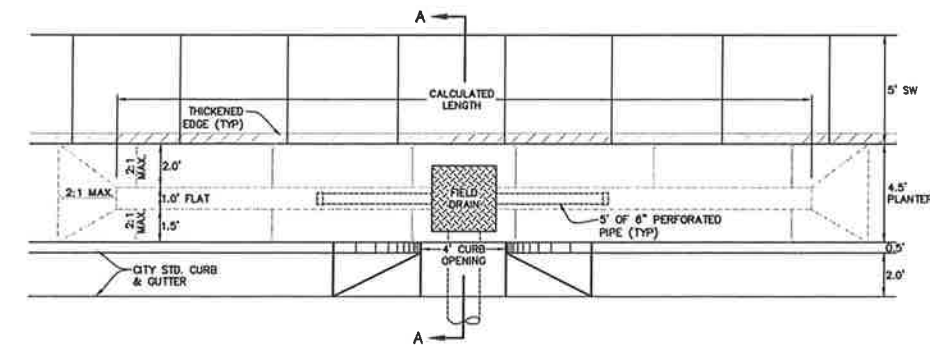
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DECEMBER 2012
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 SHEET NO. **C6**
 OF 6 SHEETS



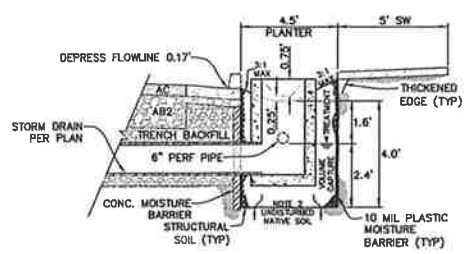
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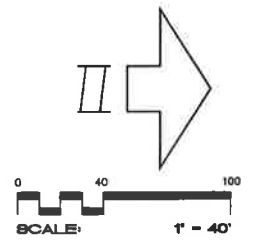


PUBLIC BIORETENTION DETAILS

- NOTES:
1. MAINTAIN 2' MINIMUM CLEARANCE FROM UTILITIES.
 2. BOTTOM OPEN TO ALLOW INFILTRATION INTO NATIVE SOIL.
 3. BIORETENTION AREA PLANTS TO BE SELECTED FROM APPROVED LIST.



SECTION A-A



NO SCALE

REVISIONS				
NO.	REVISION	DATE	R.C.E.	EXP. DATE



1 LEFT ELEVATION - 21 PLEX
NTS



2 FRONT ELEVATION - 21 PLEX
NTS



3 REAR ELEVATION - 21 PLEX
NTS

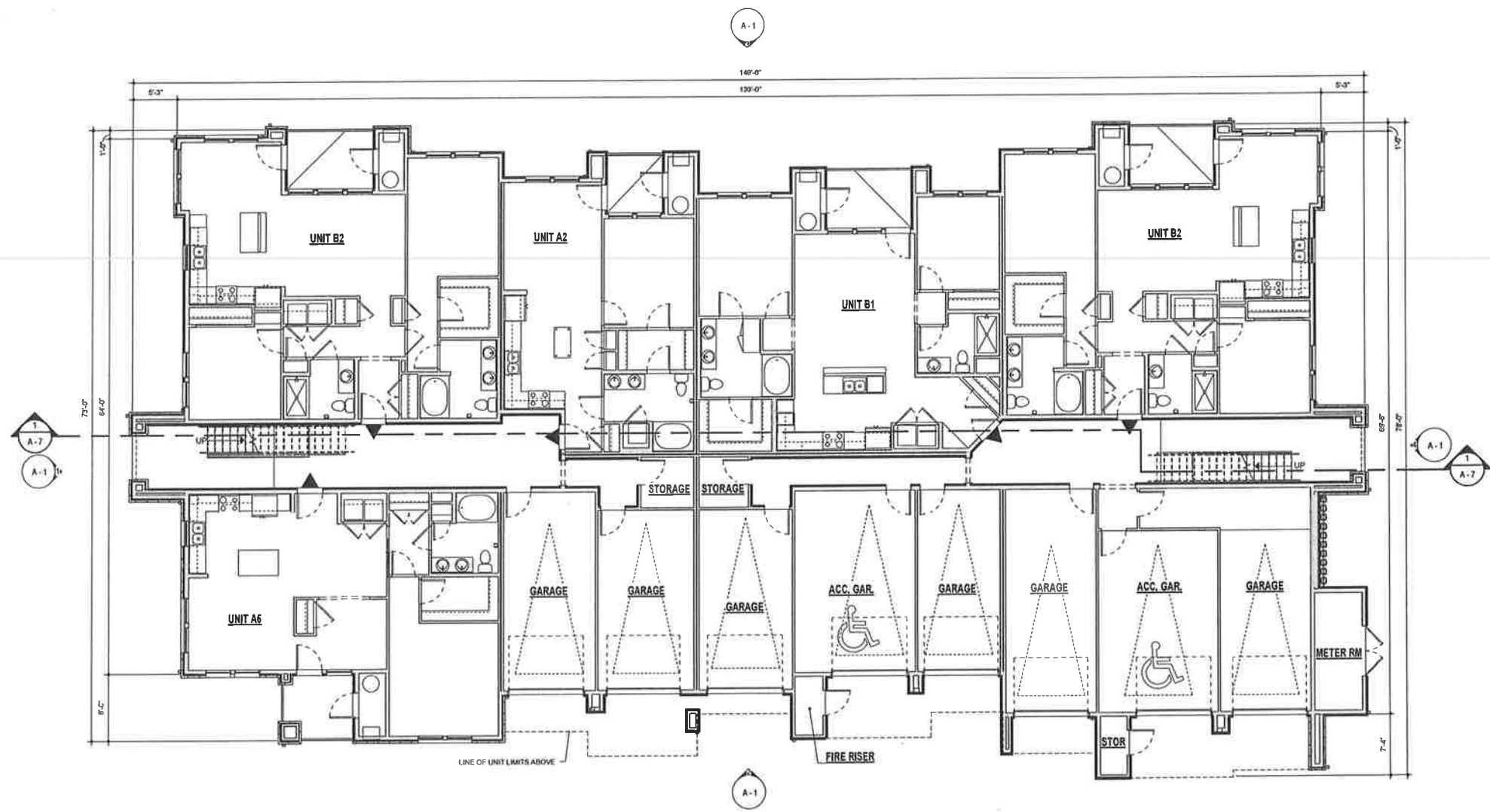


4 RIGHT ELEVATION - 21 PLEX
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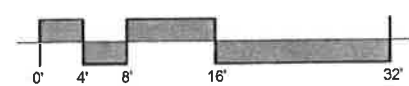


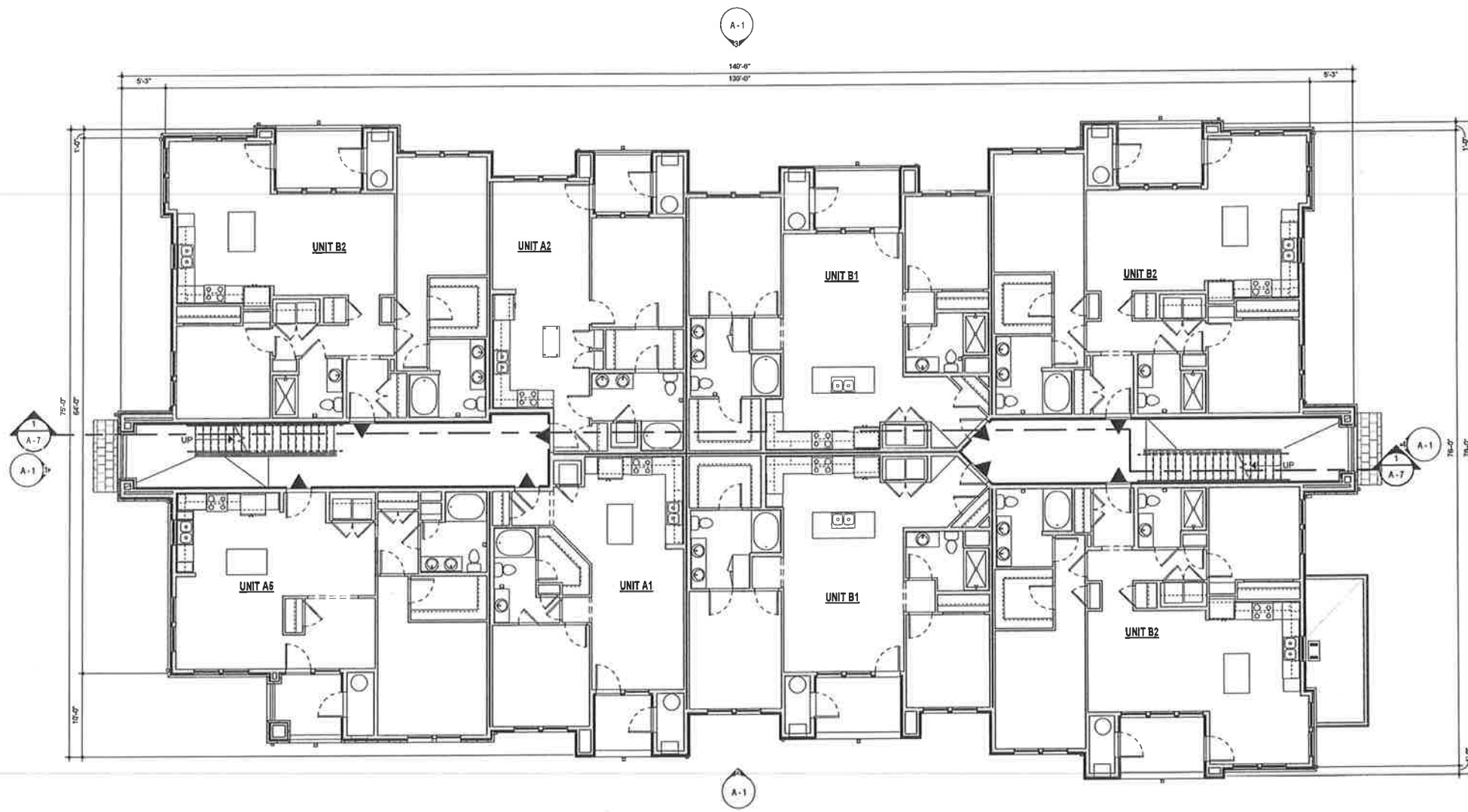
LEGEND

▼ EXIT LOCATION



1 21 PLEX - FIRST FLOOR PLAN
1/8" = 1'-0"

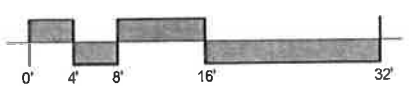


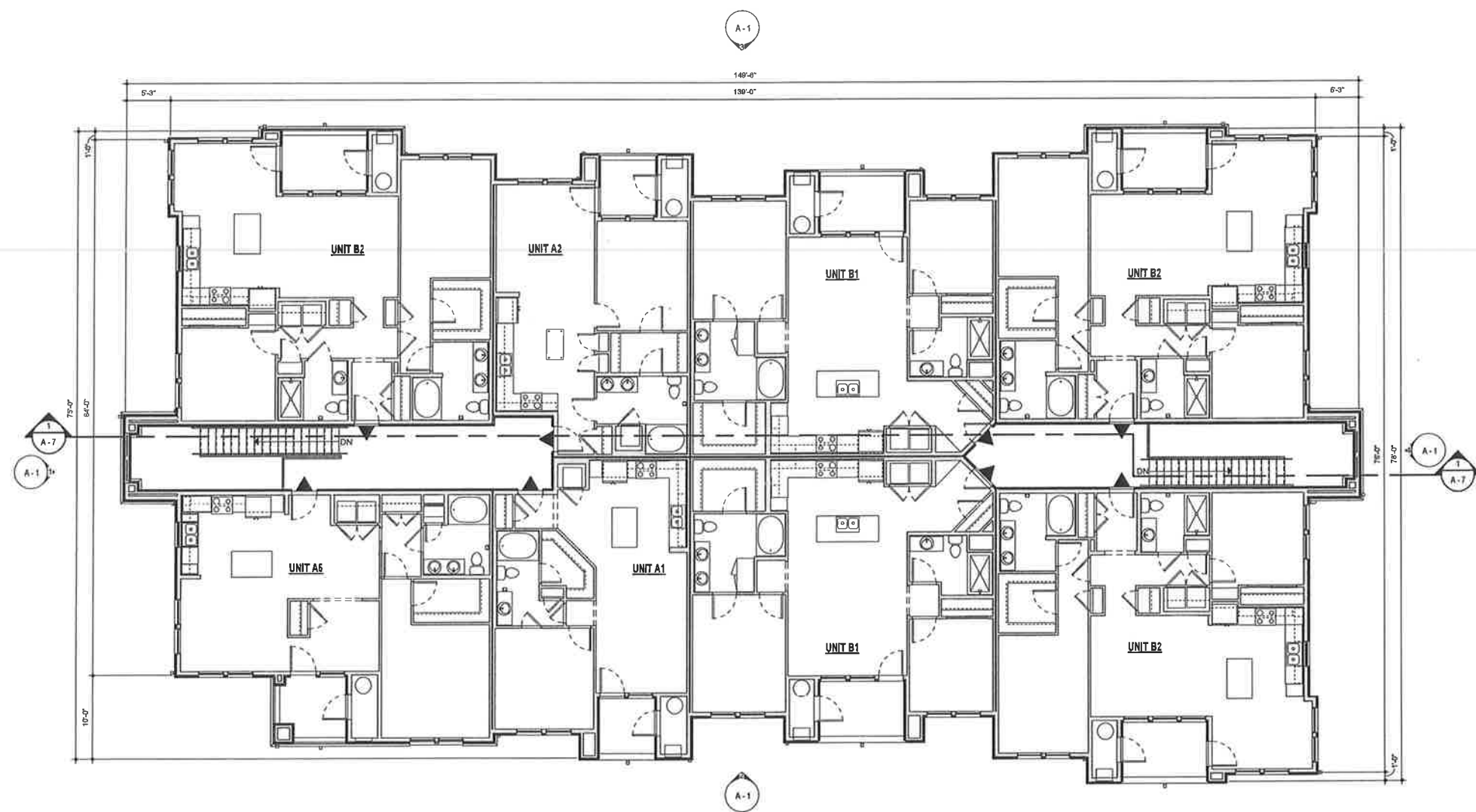


LEGEND

▼ EXIT LOCATION

1 21 PLEX - SECOND FLOOR PLAN
1/8" = 1'-0"

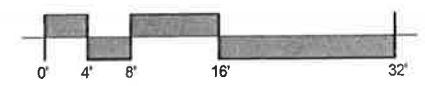




LEGEND

▼ EXIT LOCATION

1 21 PLEX - THIRD FLOOR PLAN
1/8" = 1'-0"



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THIRD LEVEL PLAN
FIORISTATES

PLP2012-036UP/SP
APN: 143-040-123




OCTOBER 2012 ROHNERT PARK, CA

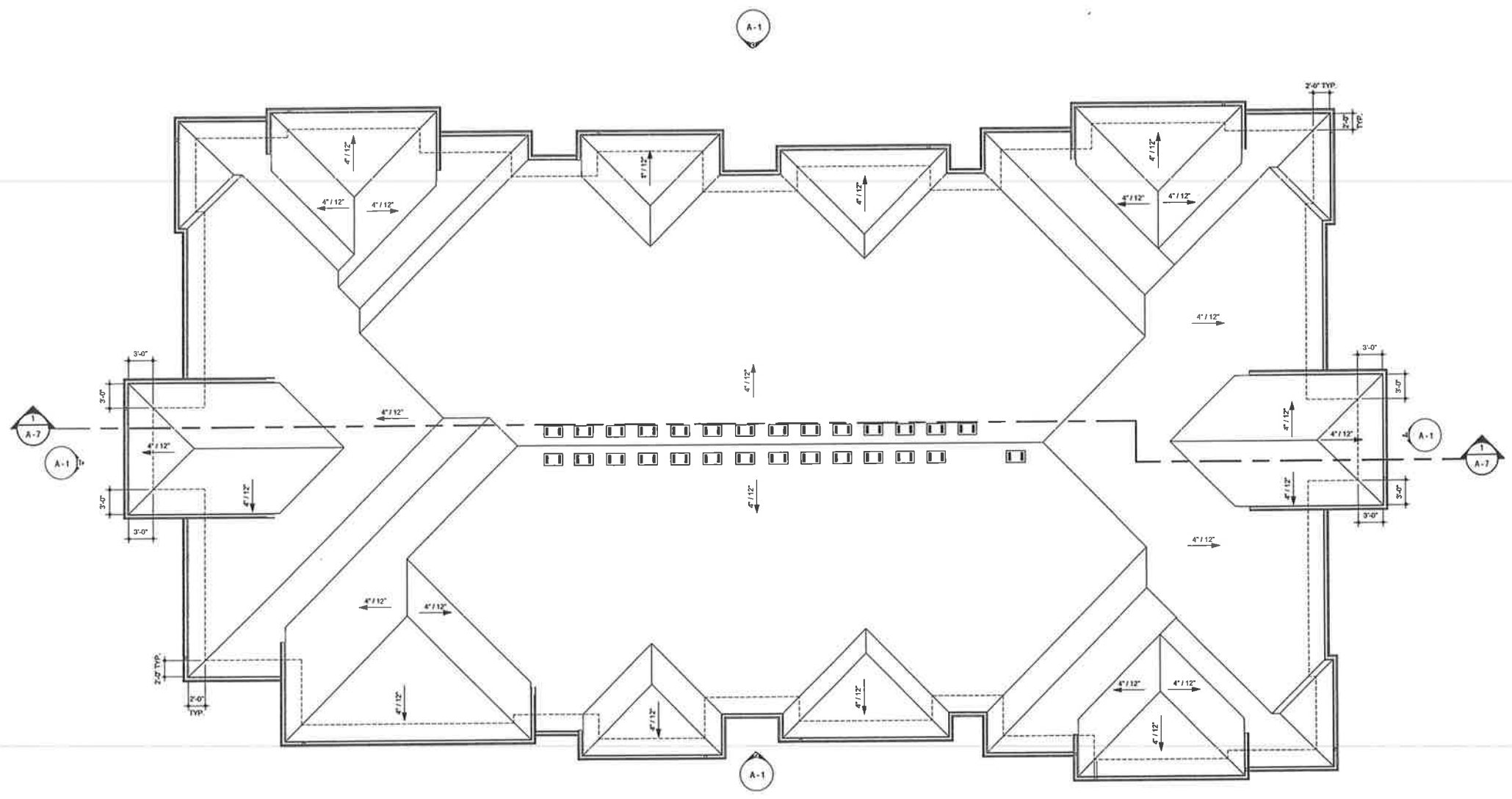
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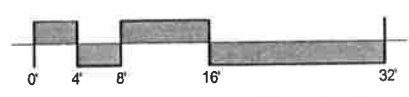
ROOF LEGEND

-  ROOF VENT
-  GUTTER
-  DOWNSPOUT



NOTE: ROOF SLOPE 4:12 (TYP.)

1 21 PLEX - ROOF PLAN
1/8" = 1'-0"



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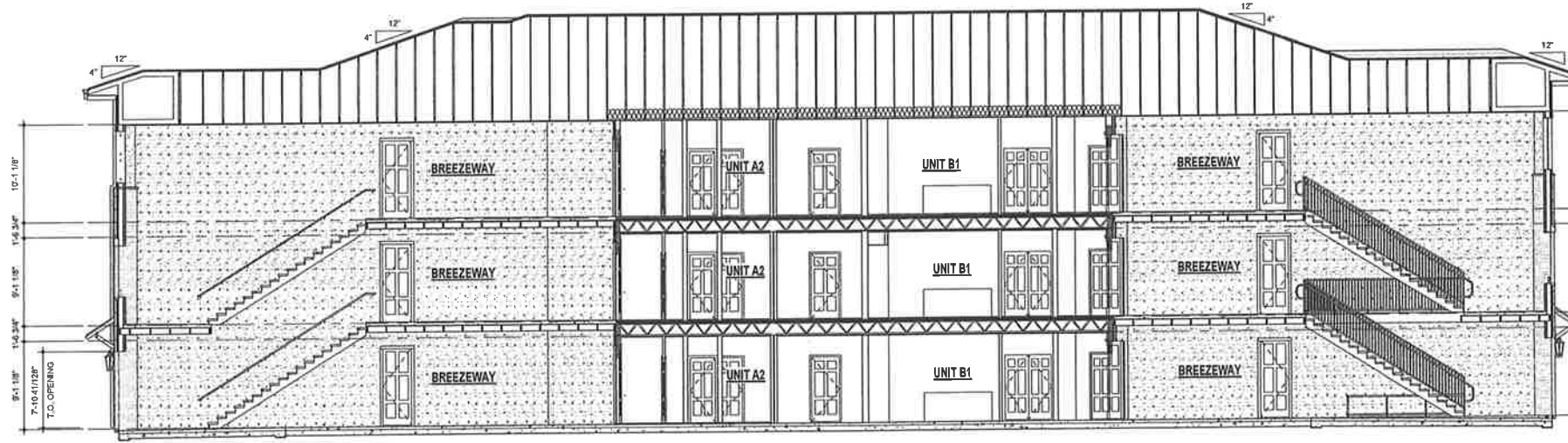
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2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

ROOF PLAN
FIORI ESTATES
PLP2012-03SUP/ISP
APN: 143-040-125
ROHNERT PARK, CA

JOB NO:
211088
SHEET NO:

A - 6

OCTOBER 2012

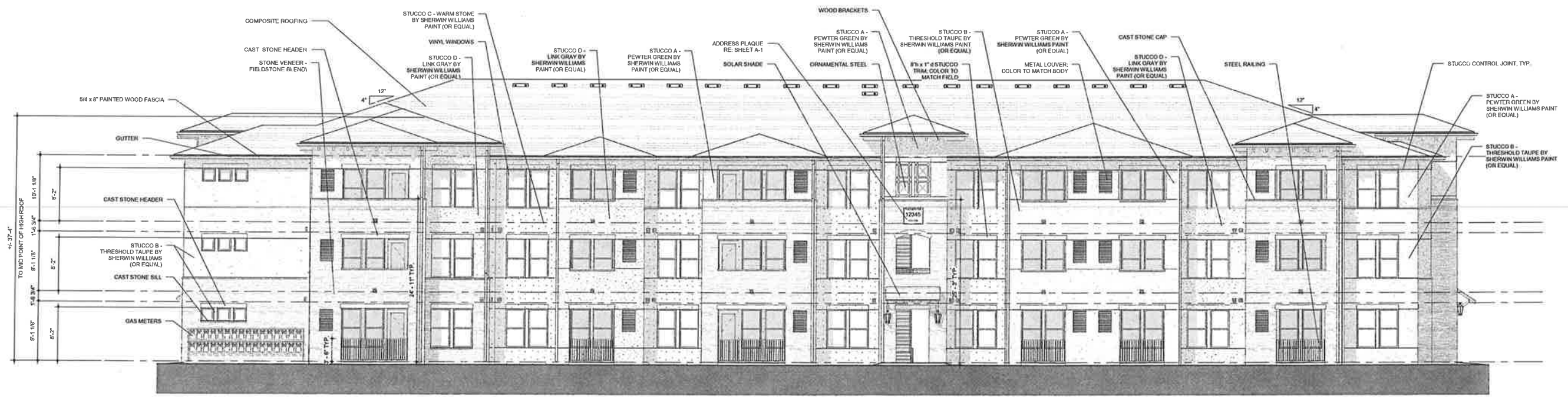


1 LONGITUDINAL SECTION - 21 PLEX
 1/8" = 1'-0"

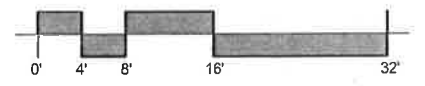




1 32 PLEX - FRONT ELEVATION
 1/8" = 1'-0"



2 32 PLEX - REAR ELEVATION
 1/8" = 1'-0"





① LEFT ELEVATION - 32 PLEX
NTS



② FRONT ELEVATION - 32 PLEX
NTS



③ REAR ELEVATION - 32 PLEX
NTS

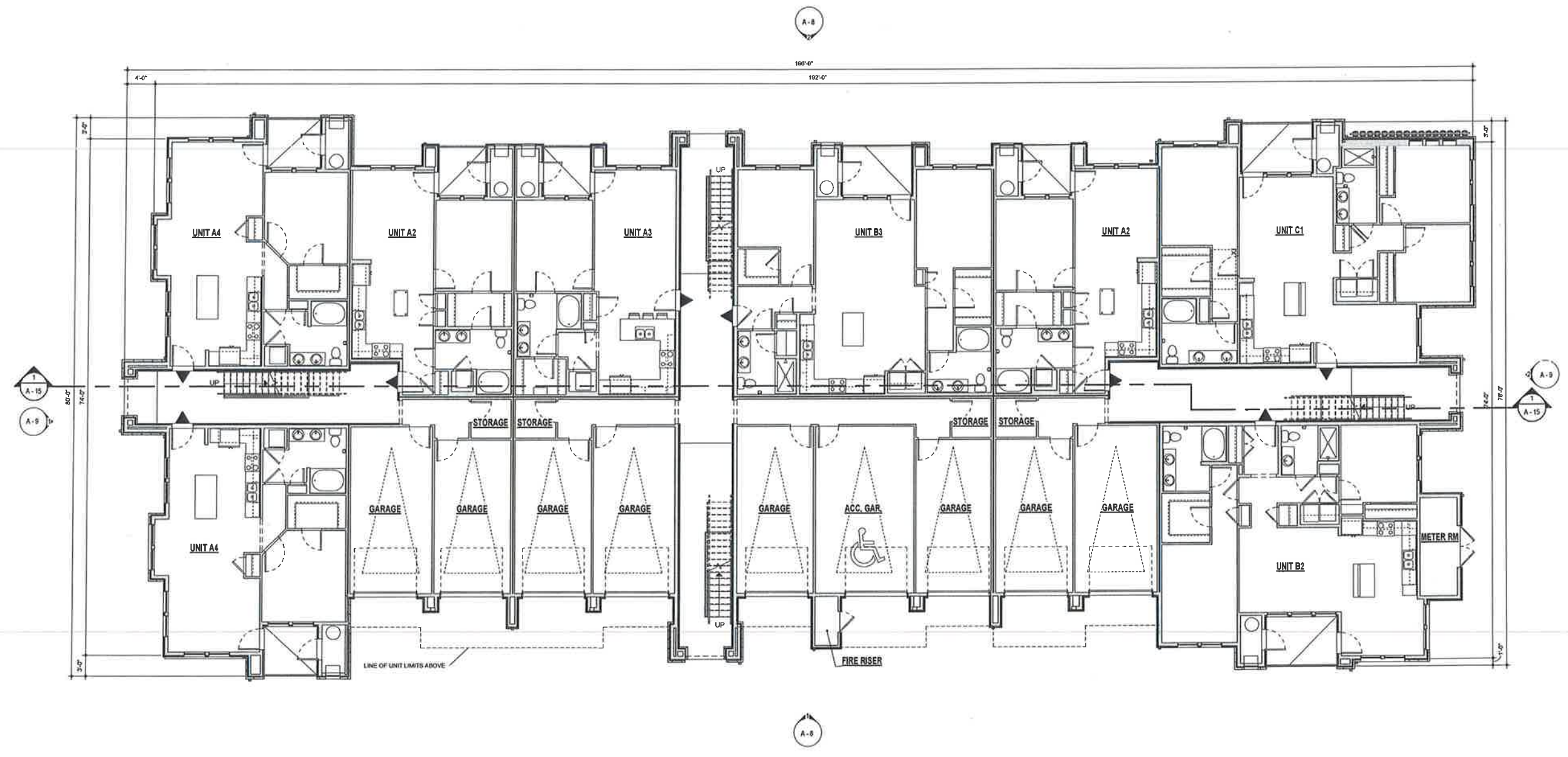


④ RIGHT ELEVATION - 32 PLEX
NTS

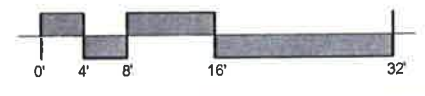


LEGEND

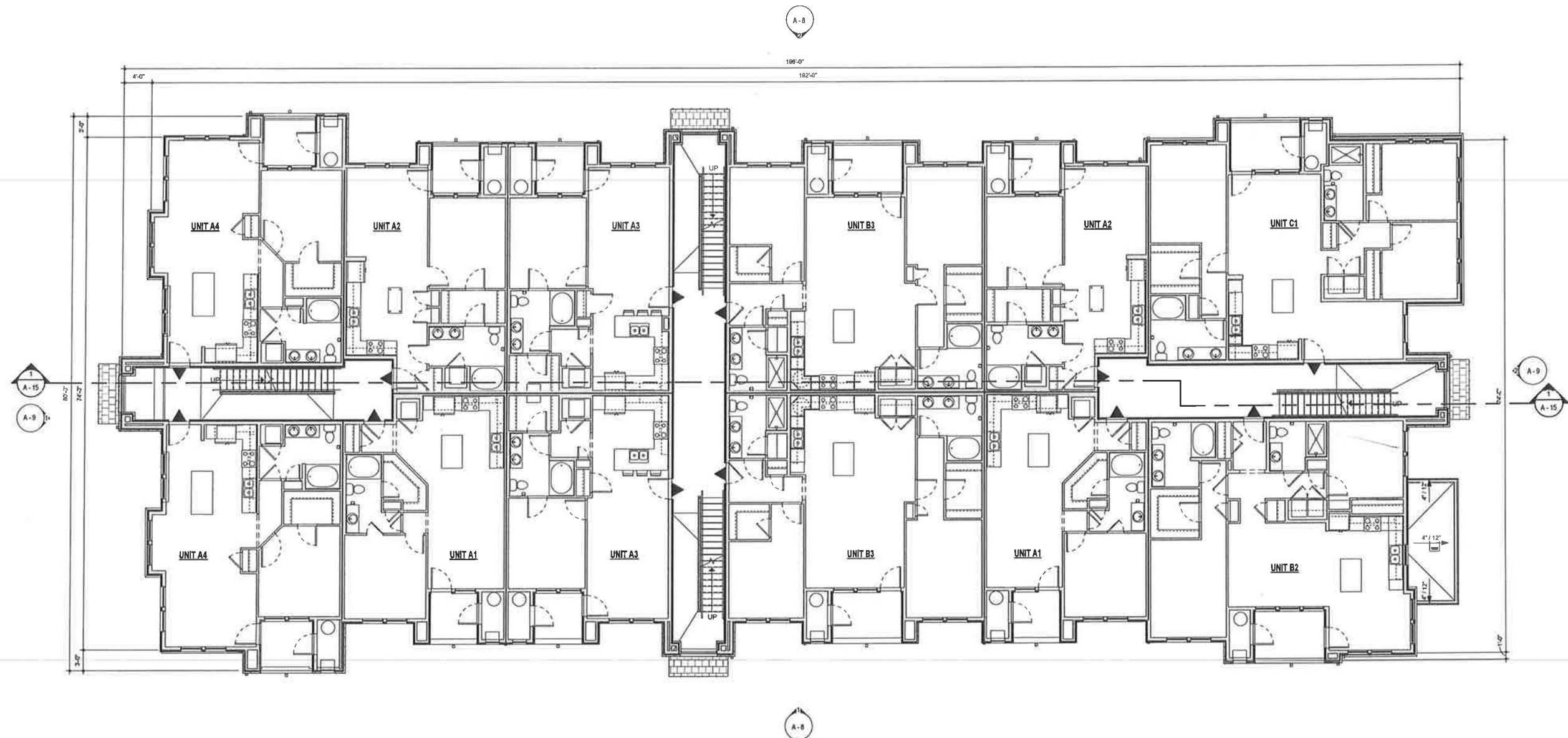
▼ EXIT LOCATION



1 32 PLEX - FIRST FLOOR PLAN
 1/8" = 1'-0"



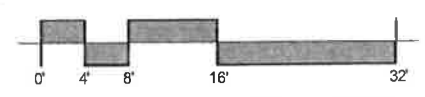
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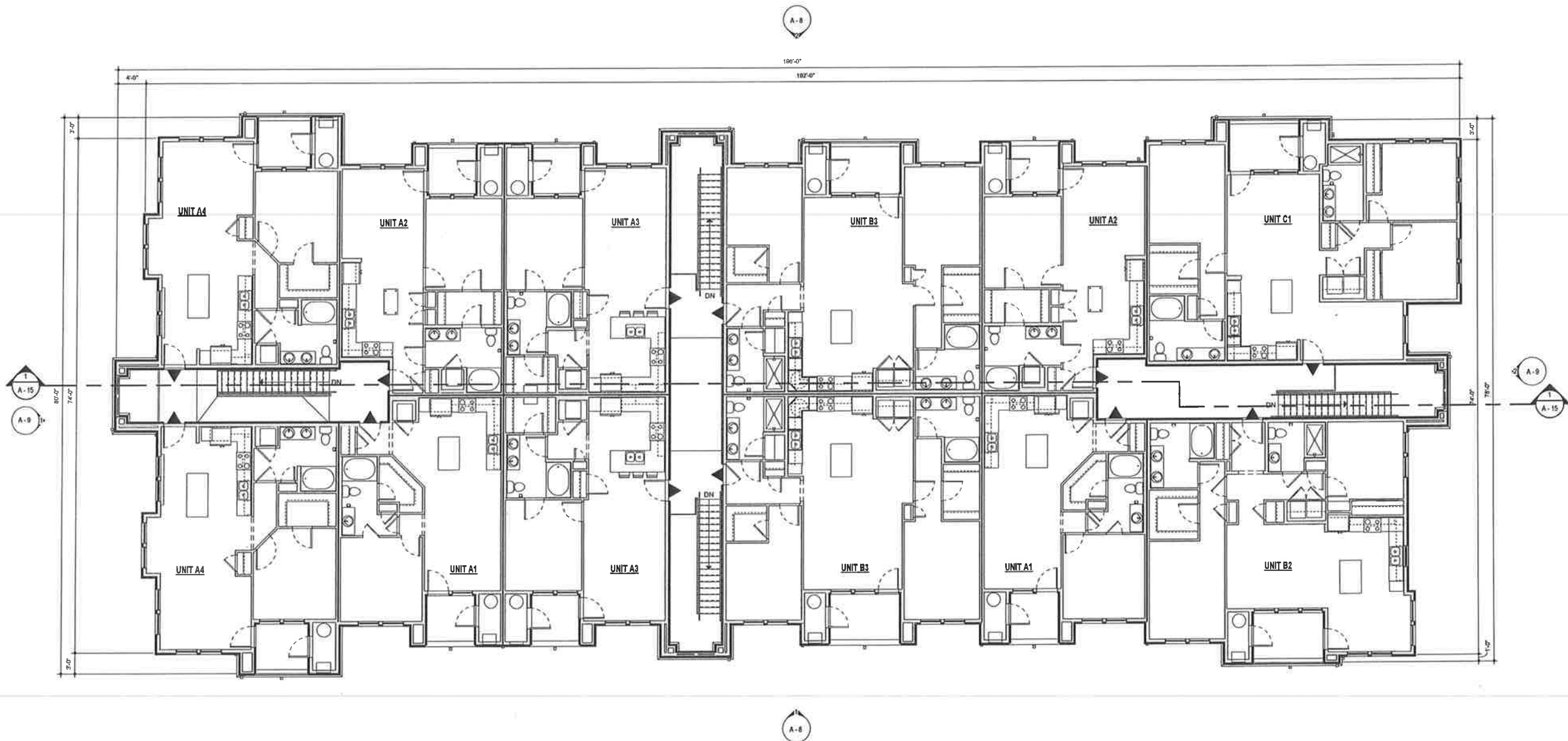


LEGEND

▲ EXIT LOCATION

1 32 PLEX - SECOND FLOOR PLAN
 1/8" = 1'-0"

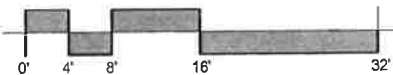


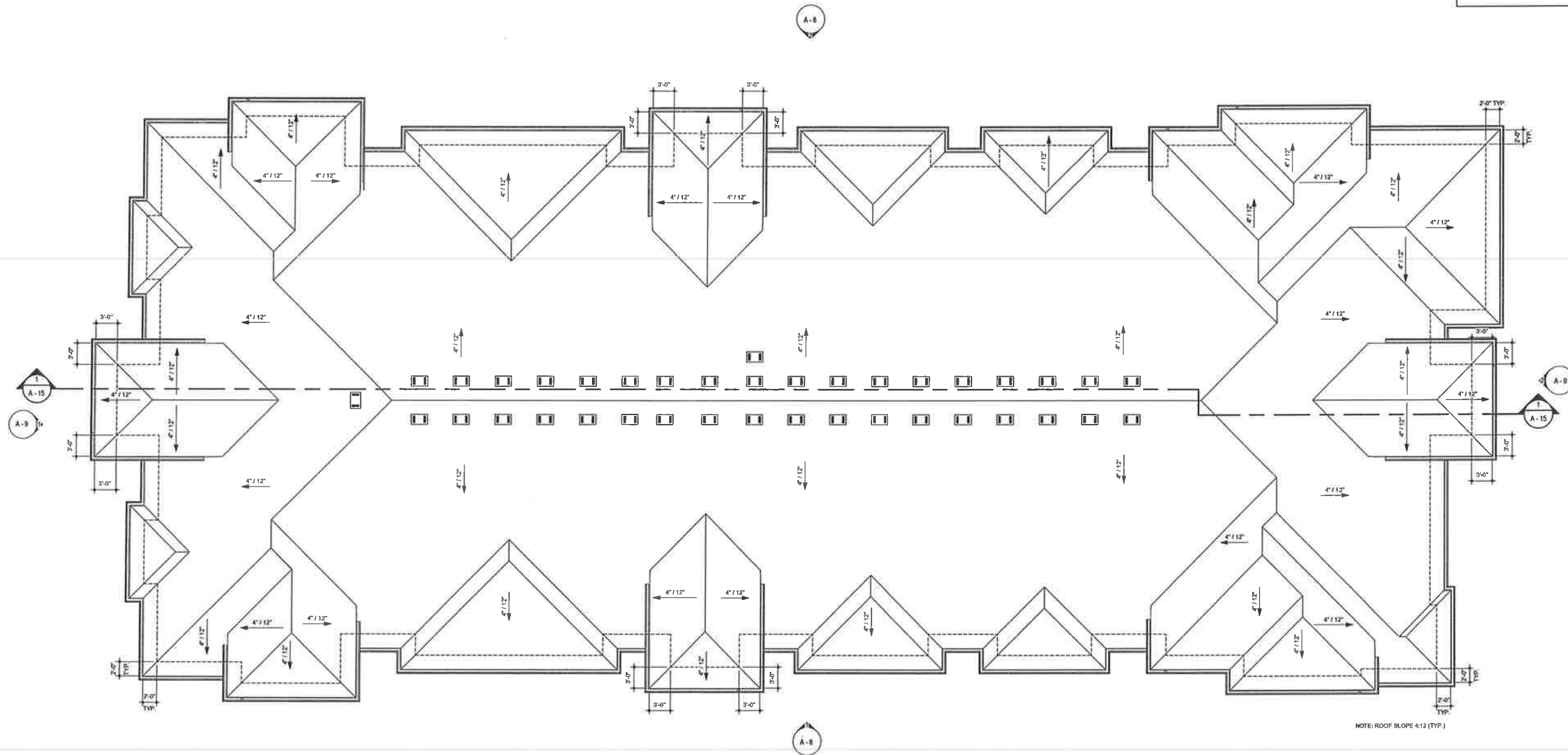


LEGEND

▼ EXIT LOCATION

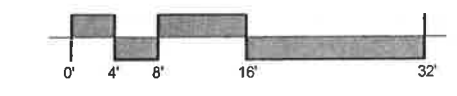
1 32 PLEX - THIRD FLOOR PLAN
 1/8" = 1'-0"





ROOF LEGEND	
	ROOF VENT
	GUTTER
	DOWNSPOUT

1 32 PLEX - ROOF PLAN
1/8" = 1'-0"



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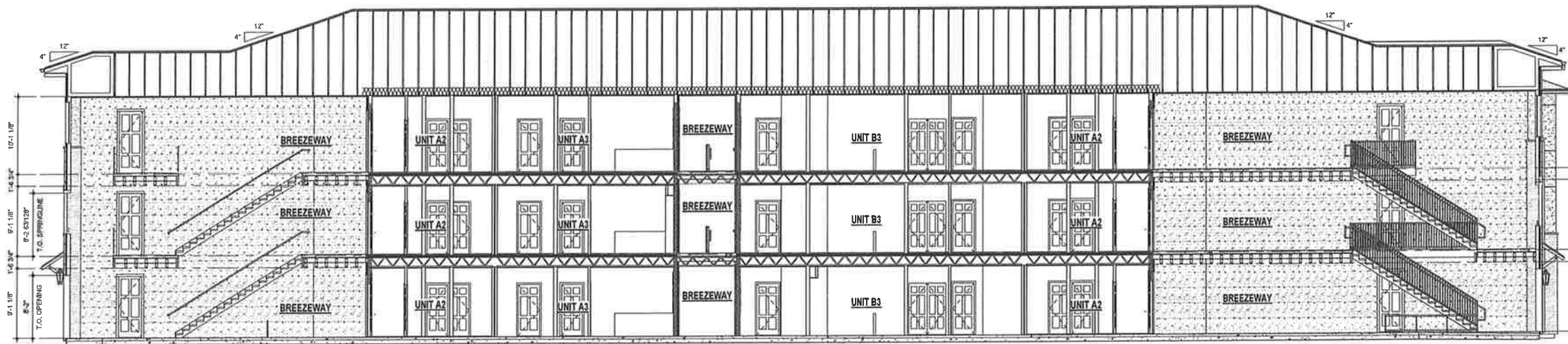
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2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-1820

PLN 2012-08610/SP
APN: 143-046-125

ROOF LEVEL PLAN
FIORISTATES
ROHNERT PARK, CA
OCTOBER 2012

JOB NO:
211088
SHEET NO:

A - 14



1 LONGITUDINAL SECTION - 32 PLEX
 1/8" = 1'-0"

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SECTION - 32 PLEX

FIORI ESTATES

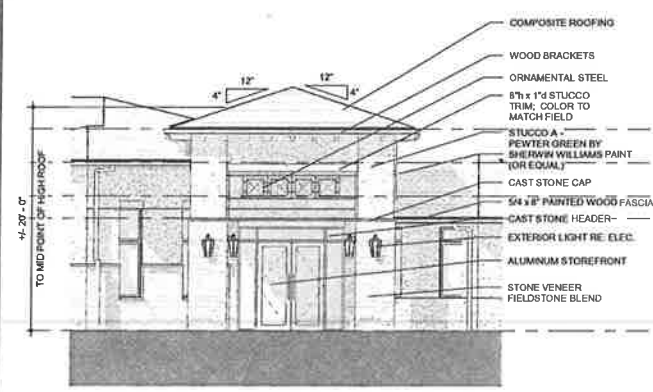
ROHNERT PARK, CA
 PLP2012-039UP/2SP
 APN: 143-040-125

OCTOBER 2012

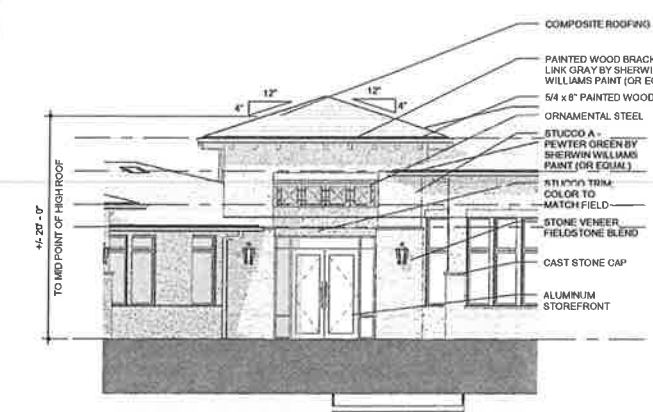
JOB NO:
 211088

SHEET NO.:

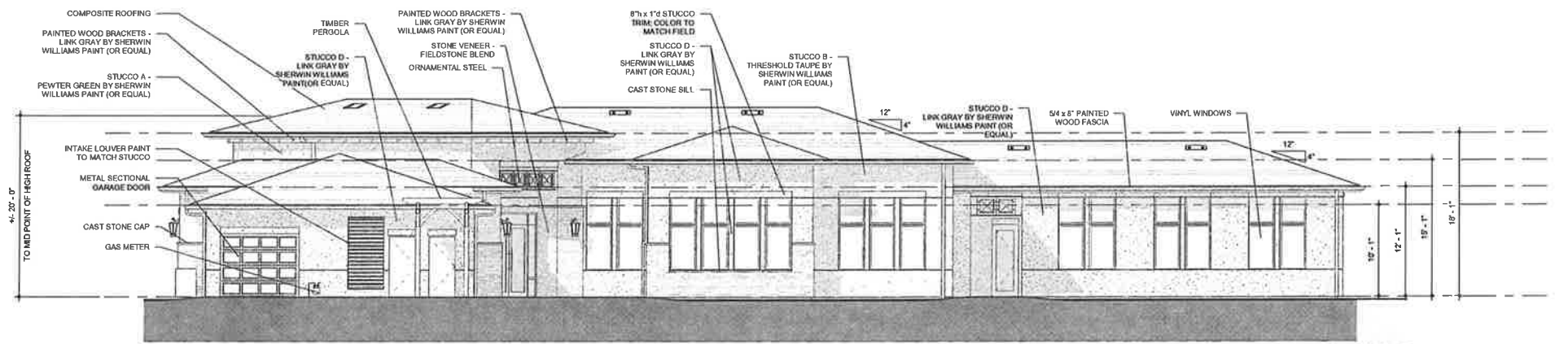
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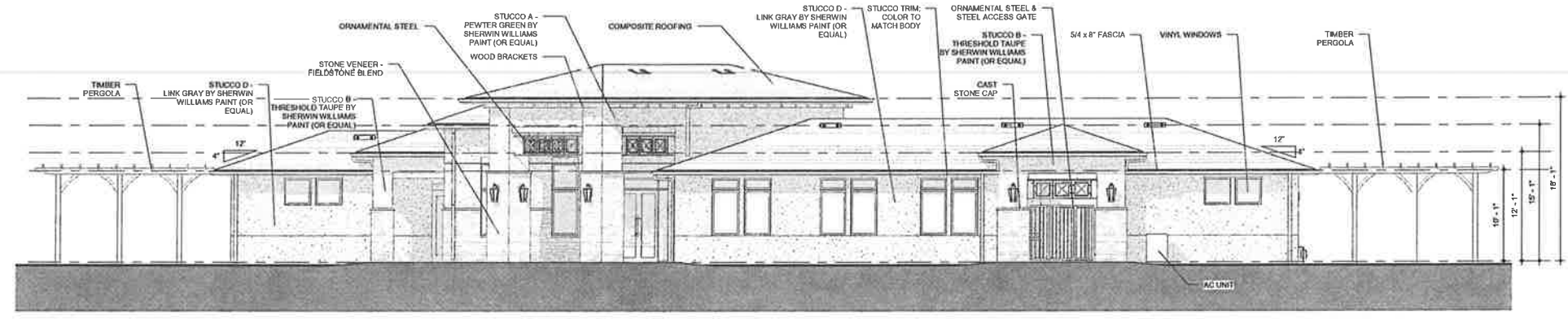
5 CLUBHOUSE - FRONT ENTRY
1/8" = 1'-0"



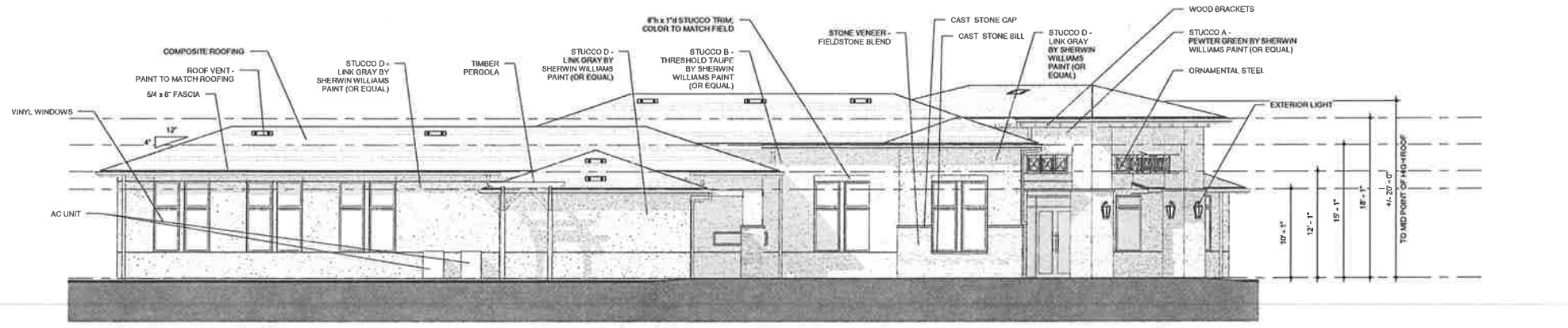
6 CLUBHOUSE - POOL-SIDE ENTRY
1/8" = 1'-0"



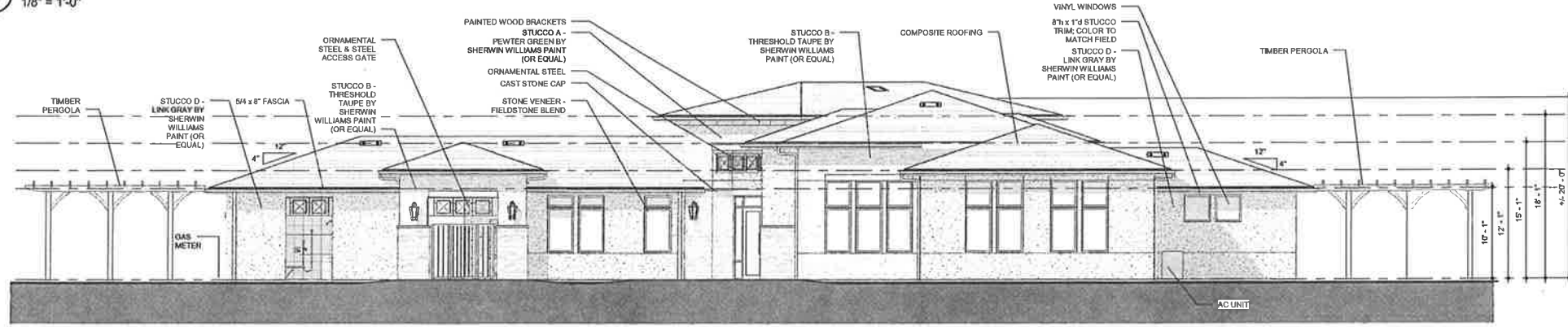
1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



4 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"

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TO MID POINT OF HIGH ROOF



① NORTH ELEVATION - CLUBHOUSE
NS



② EAST ELEVATION - CLUBHOUSE
NTS

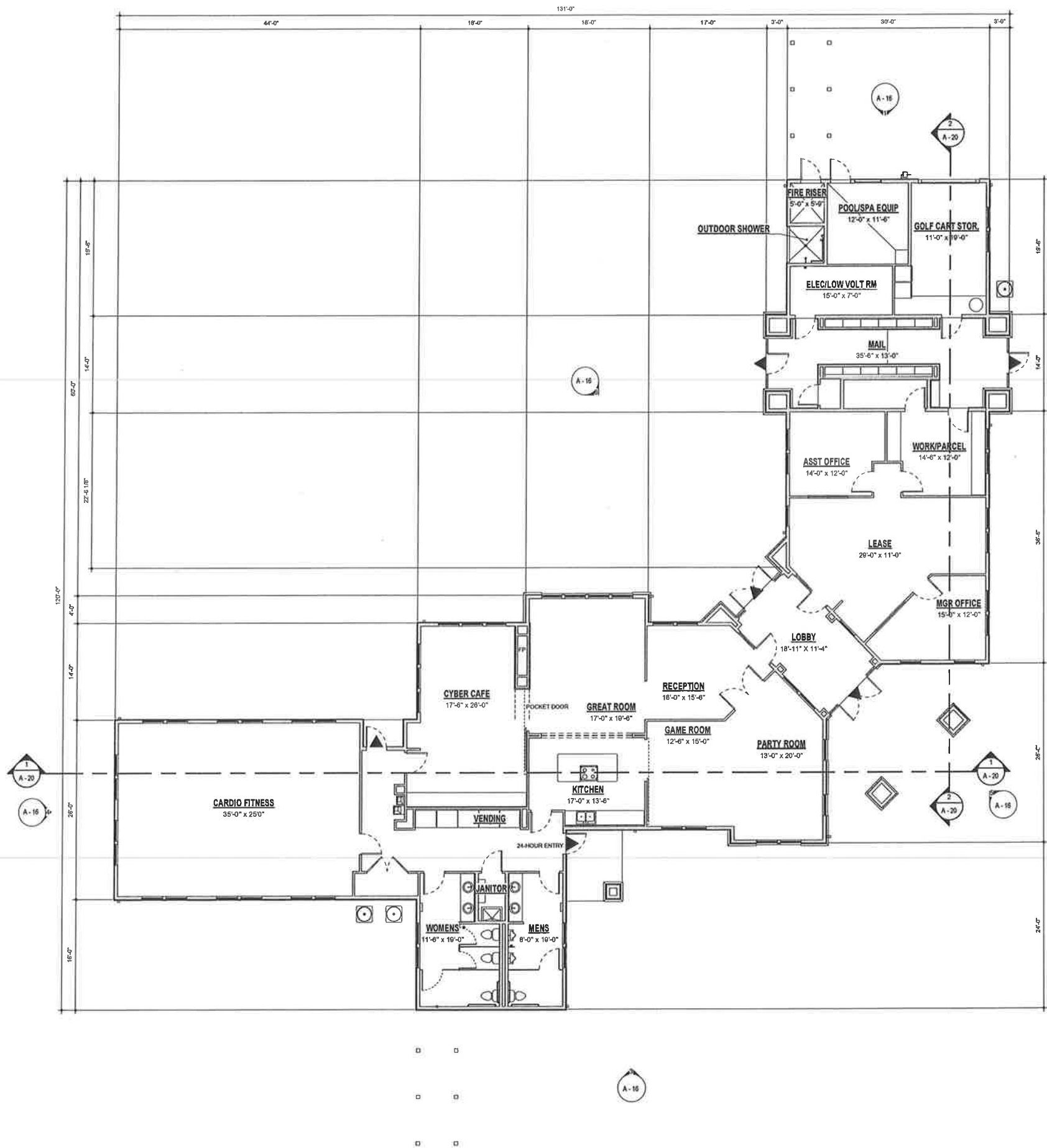


③ SOUTH ELEVATION - CLUBHOUSE
NTS



④ WEST ELEVATION - CLUBHOUSE
NTS





LEGEND

▼ EXIT LOCATION

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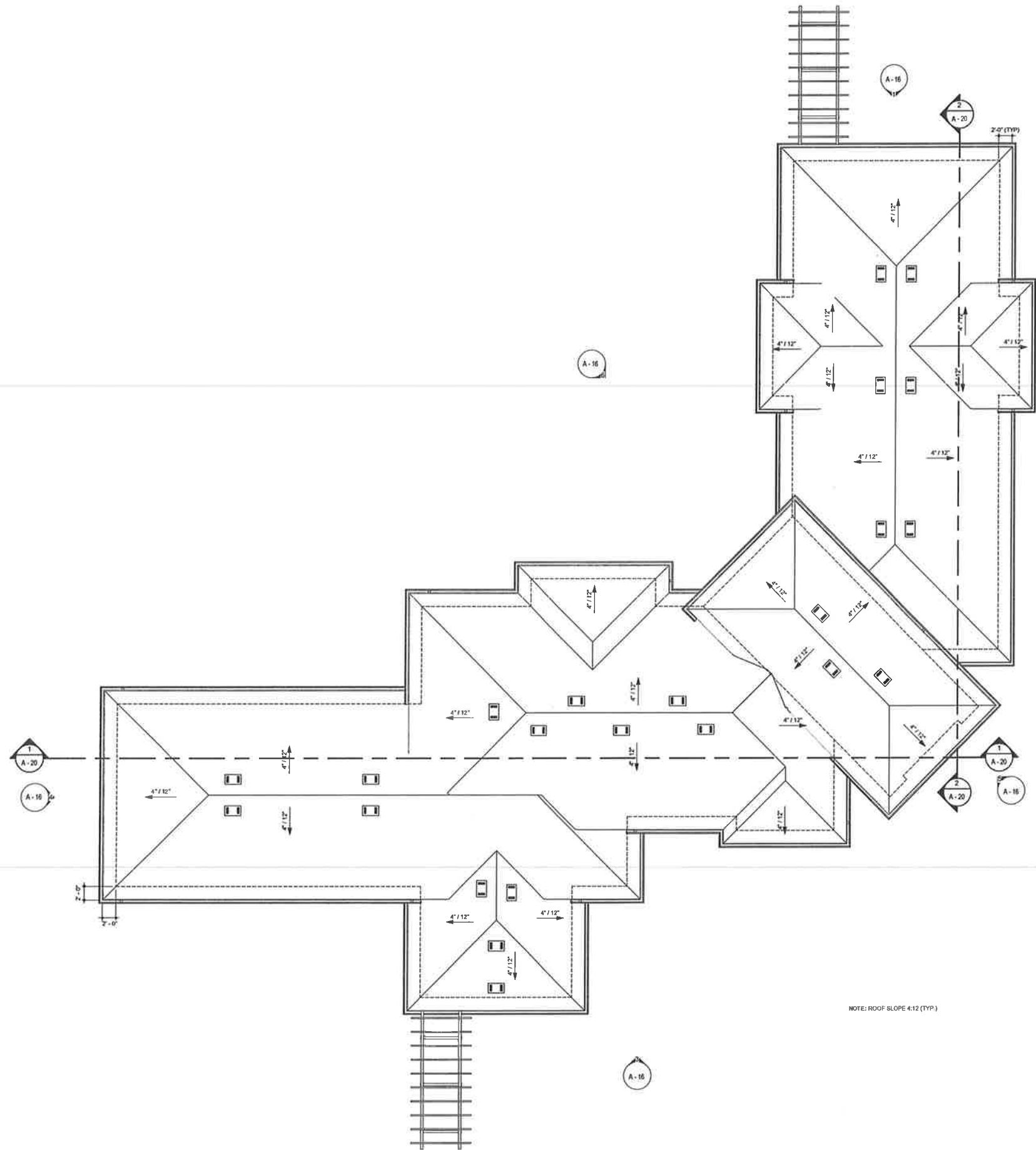
CIVIL DESIGN CONSULTANTS, INC.
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Santa Rosa, CA 95403
(707) 542-4820

CLUBHOUSE PLAN
FIORI ESTATES
OCTOBER 2012
ROHNERT PARK, CA
PLP2012-03SUP/SP
APN: 143-040-125




JOB NO:
211068

SHEET NO:
A - 18

1 CLUBHOUSE - FIRST FLOOR PLAN
1/8" = 1'-0"



ROOF LEGEND

-  ROOF VENT
-  GUTTER
-  DOWNSPOUT

1 CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"

NOTE: ROOF SLOPE 4:12 (TYP)

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CLUBHOUSE ROOF PLAN

FIORI ESTATES

PL 2012-038(J)/RSP
APN: 143-040-125

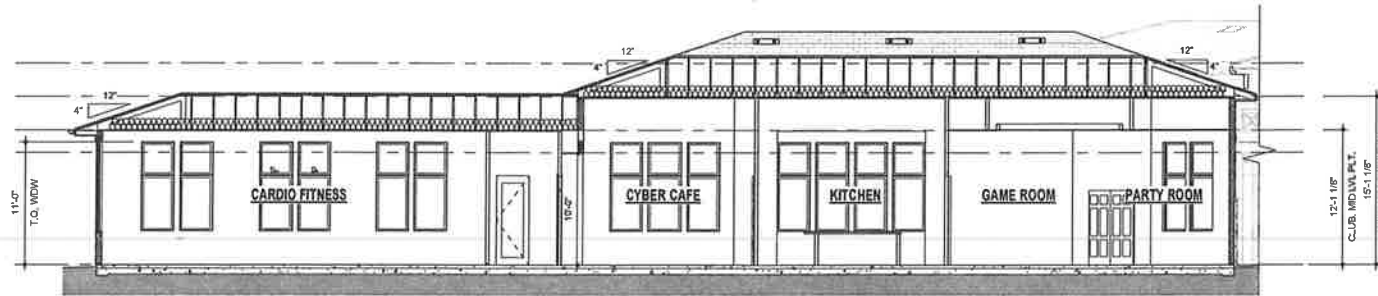
ROHNERT PARK, CA

OCTOBER 2012

JOB NO:
211088

SHEET NO:

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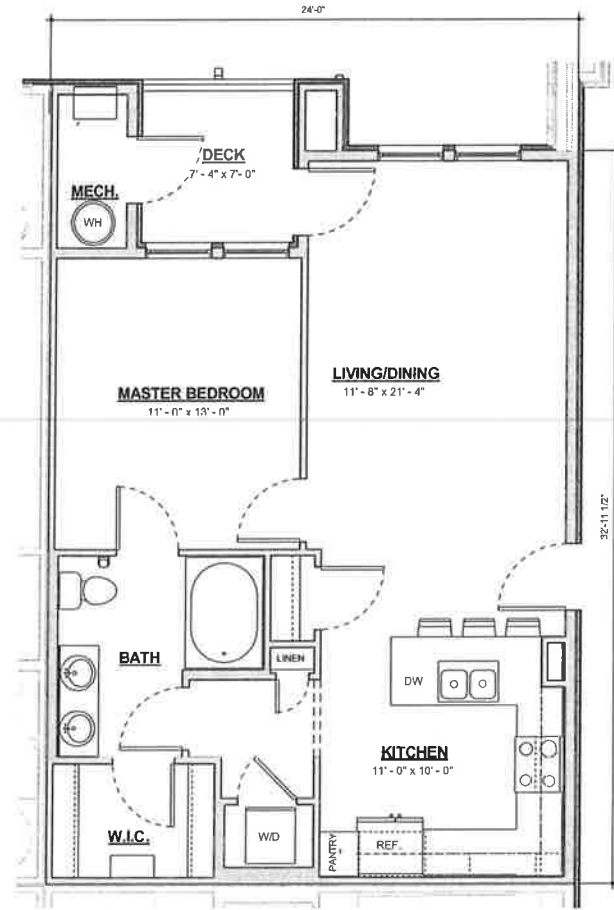


1 CLUBHOUSE LONGITUDINAL SECTION 1
1/8" = 1'-0"



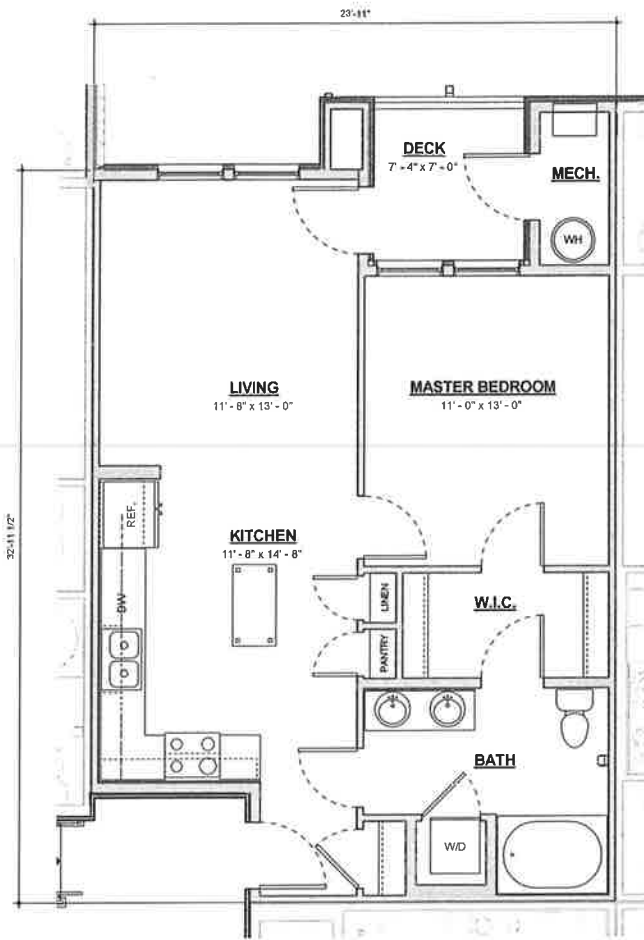
2 CLUBHOUSE LONGITUDINAL SECTION 2
1/8" = 1'-0"





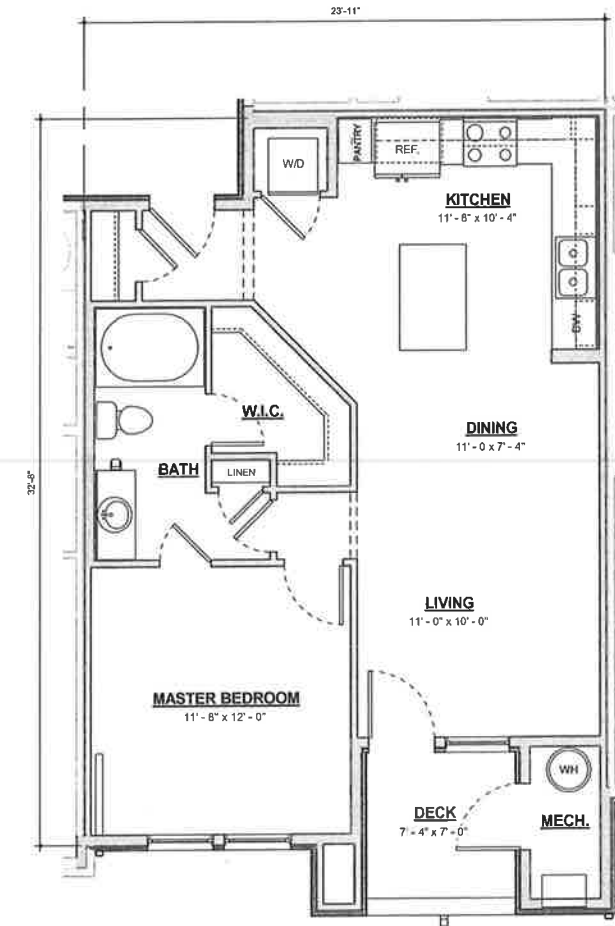
3 A3 UNIT PLAN
1/4" = 1'-0"

UNIT A3 GROSS AREA 826 SF



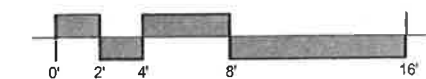
2 A2 UNIT PLAN
1/4" = 1'-0"

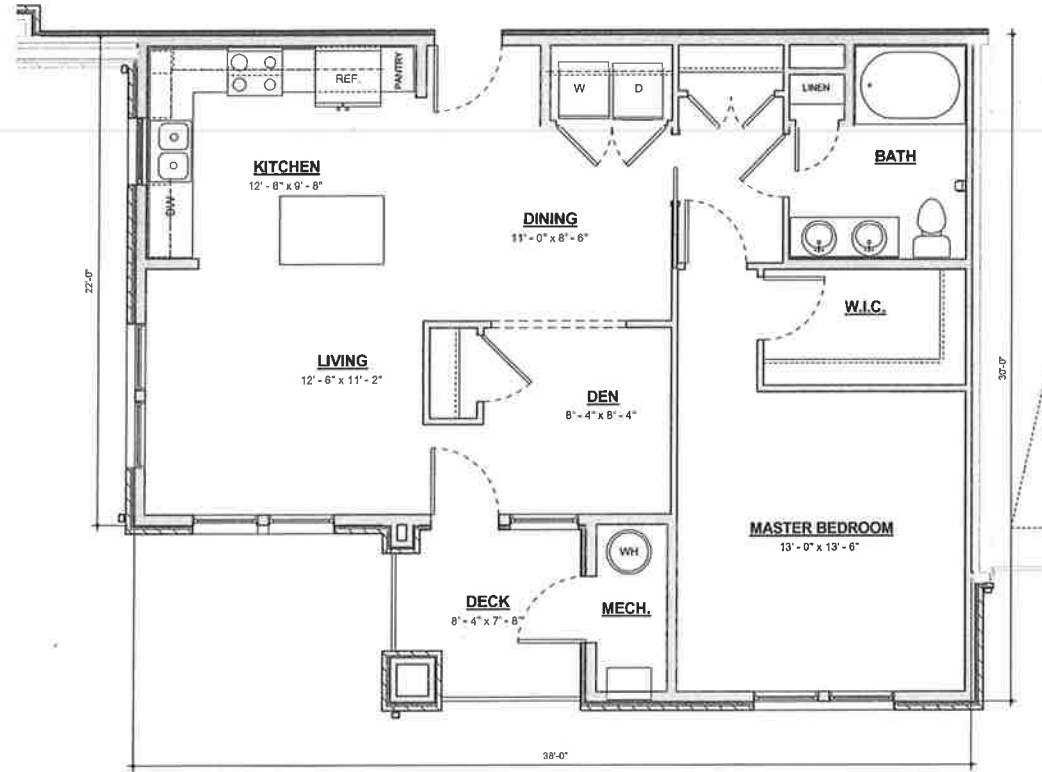
UNIT A2 GROSS AREA 789 SF



1 A1 UNIT PLAN
1/4" = 1'-0"

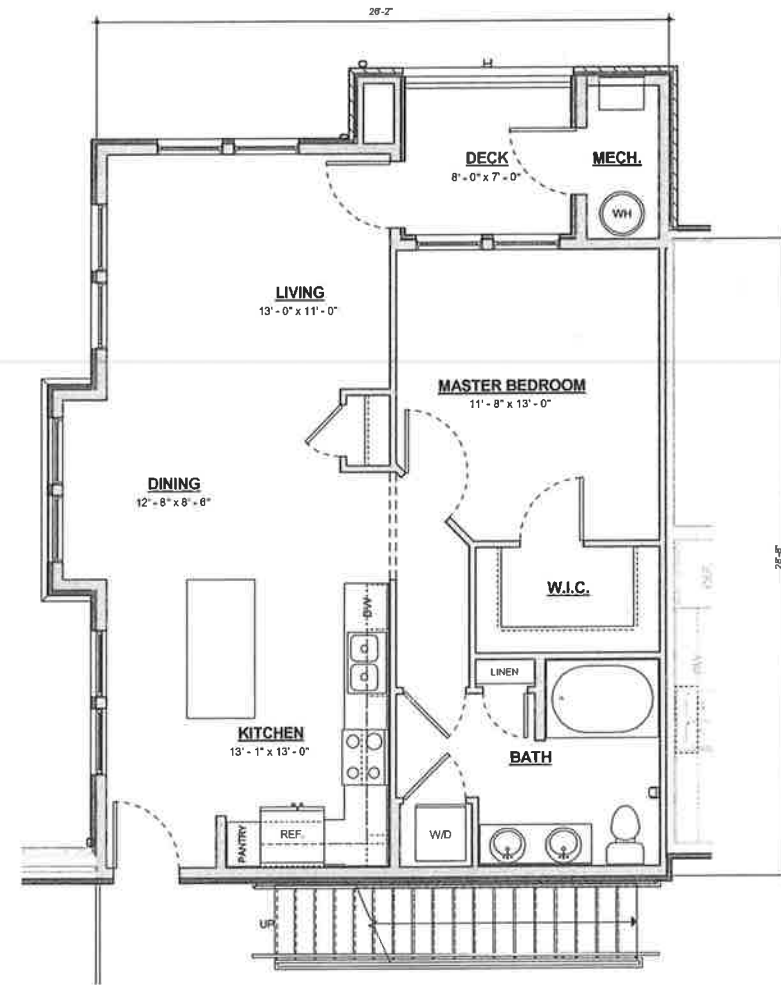
UNIT A1 GROSS AREA 795 SF





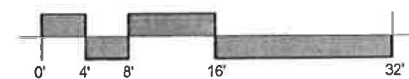
2 A5 UNIT PLAN
1/4" = 1'-0"

UNIT A5 GROSS AREA 1,048 SF



1 A4 UNIT PLAN
1/4" = 1'-0"

UNIT A4 GROSS AREA 914 SF



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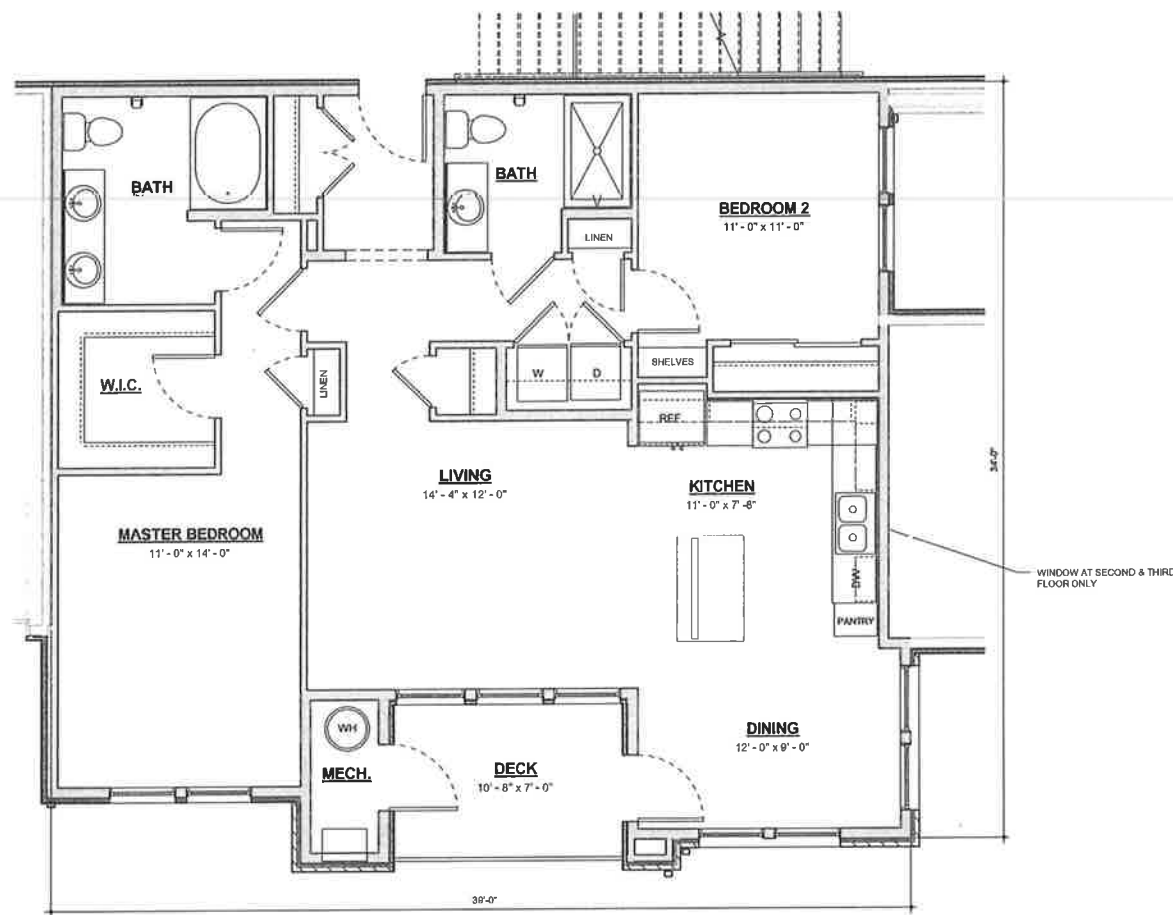
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Santa Rosa, CA 95403
(707) 542-4620

UNIT PLANS
FIORISTATES
ROHNERT PARK, CA

JOB NO:
211068

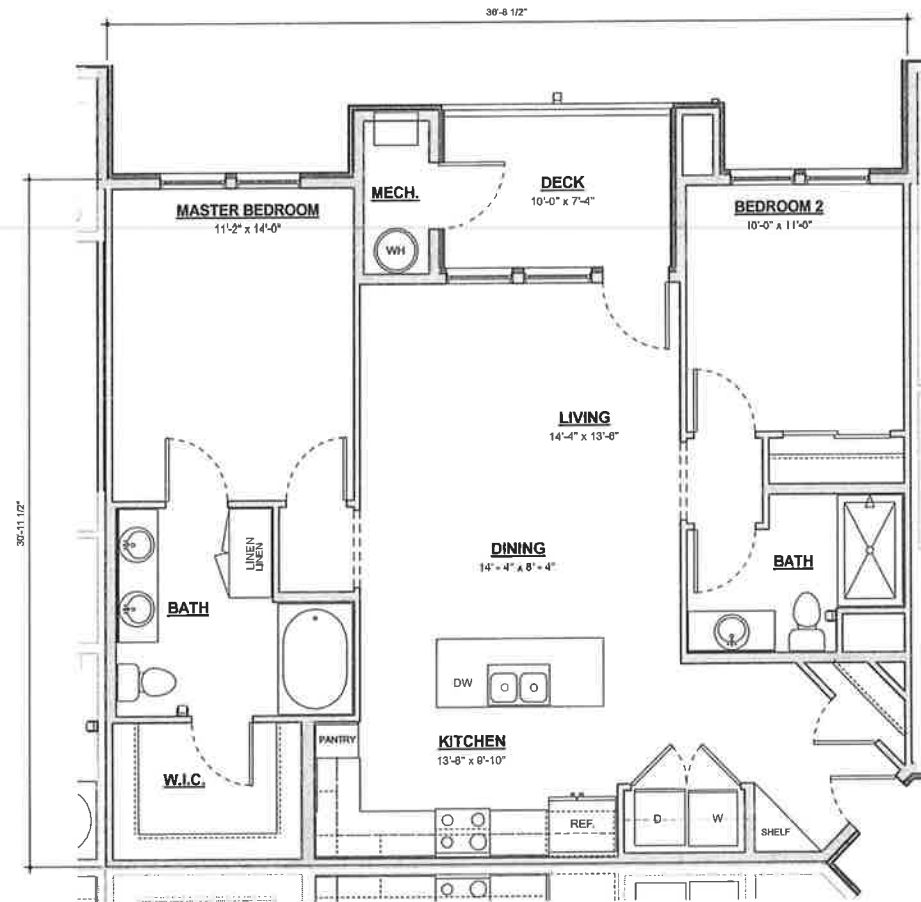
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OCTOBER 2012
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APN: 143-040-125



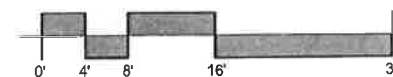
2 B2 UNIT PLAN
1/4" = 1'-0"

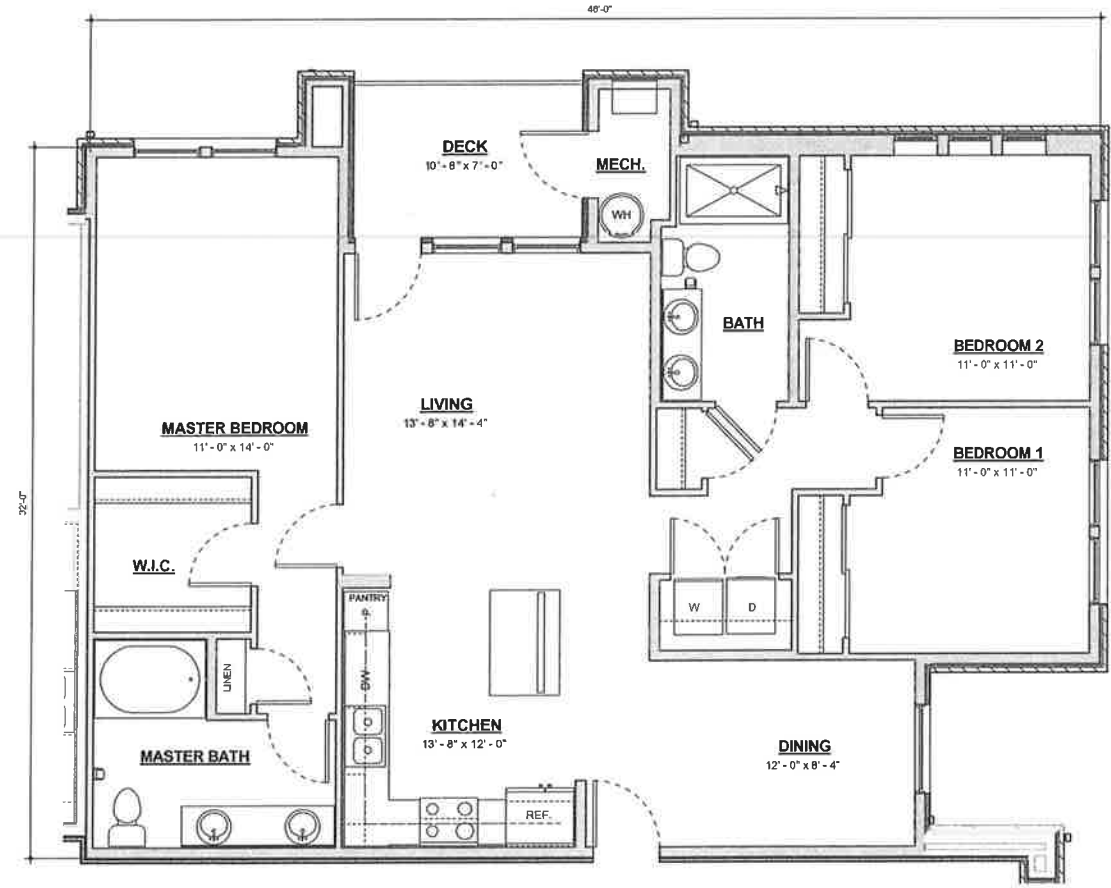
UNIT B2 GROSS AREA 1,294 SF



1 B1 UNIT PLAN
1/4" = 1'-0"

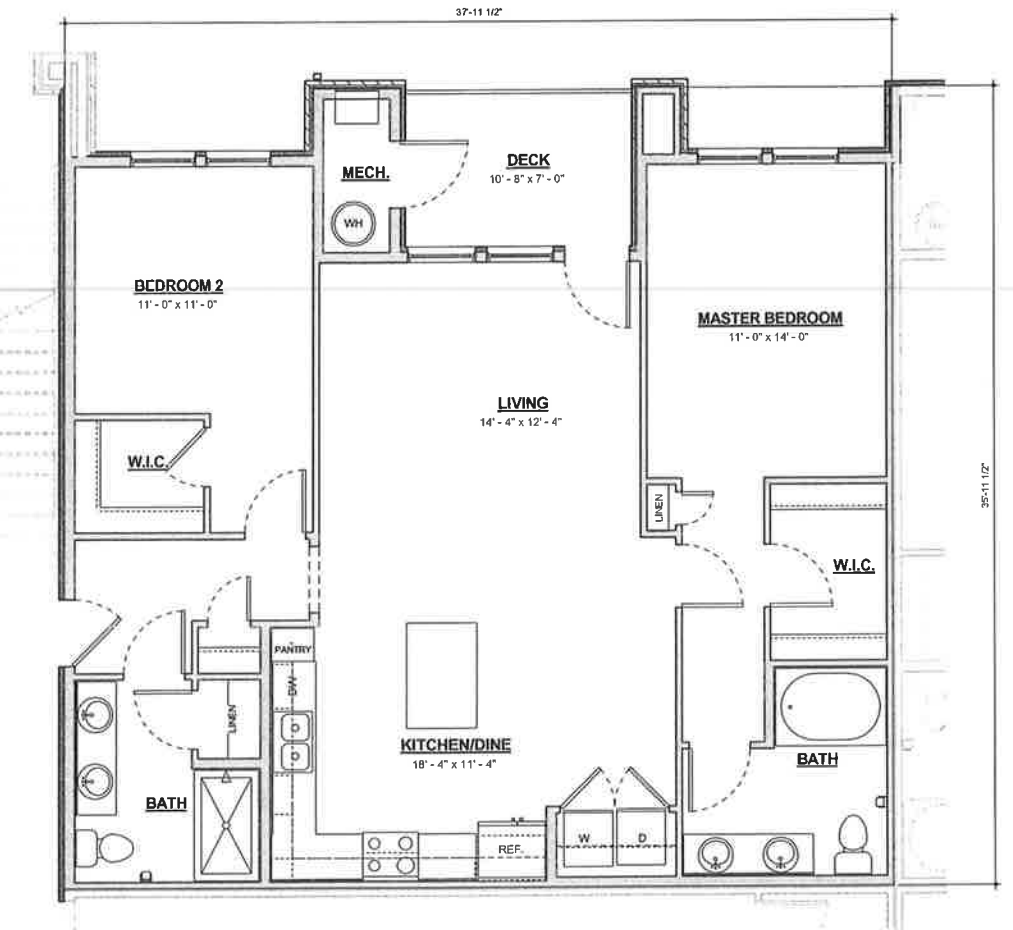
UNIT B1 GROSS AREA 1,181 SF





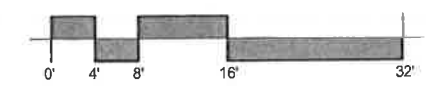
2 C1 UNIT PLAN
1/4" = 1'-0"

UNIT C1 GROSS AREA 1,448 SF



1 B3 UNIT PLAN
1/4" = 1'-0"

UNIT B3 GROSS AREA 1,298 SF



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UNIT PLANS

FIORI ESTATES

PLP2012-039UP/SP
APN: 143-040-125

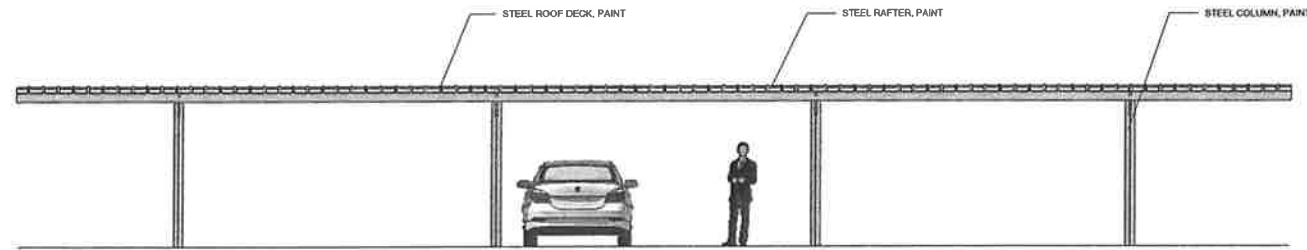
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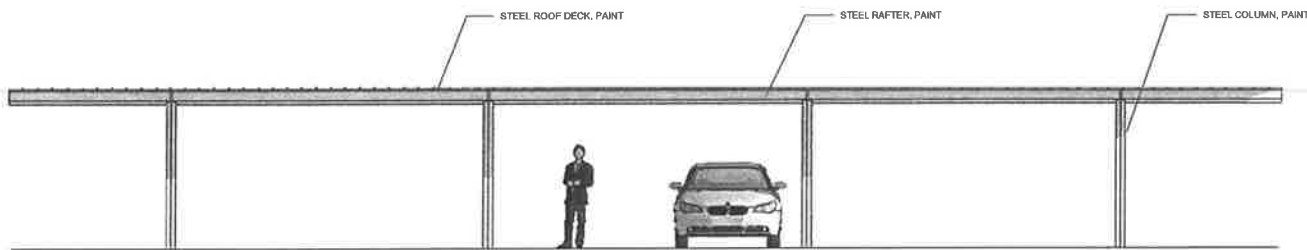
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OCTOBER 2012



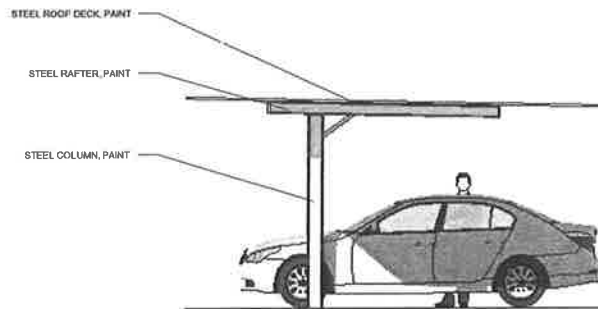
1 FRONT ELEVATION - CARPORT

NTS



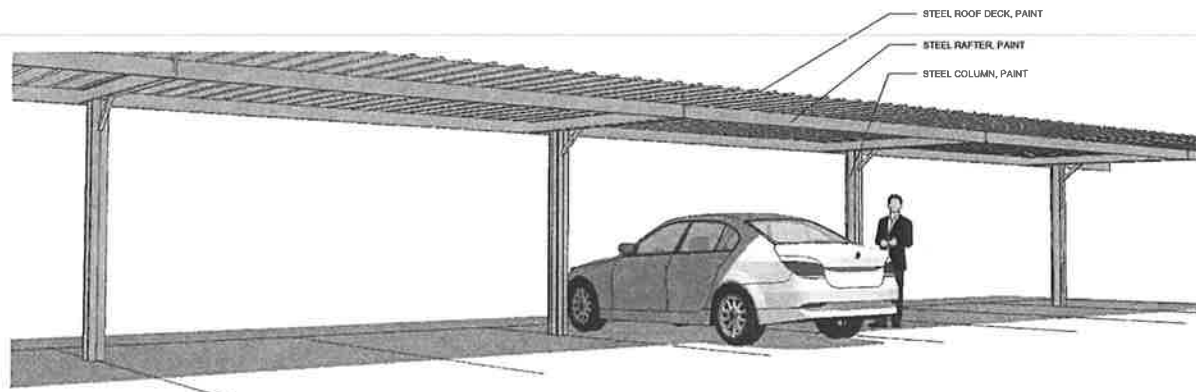
2 REAR ELEVATION - CARPORT

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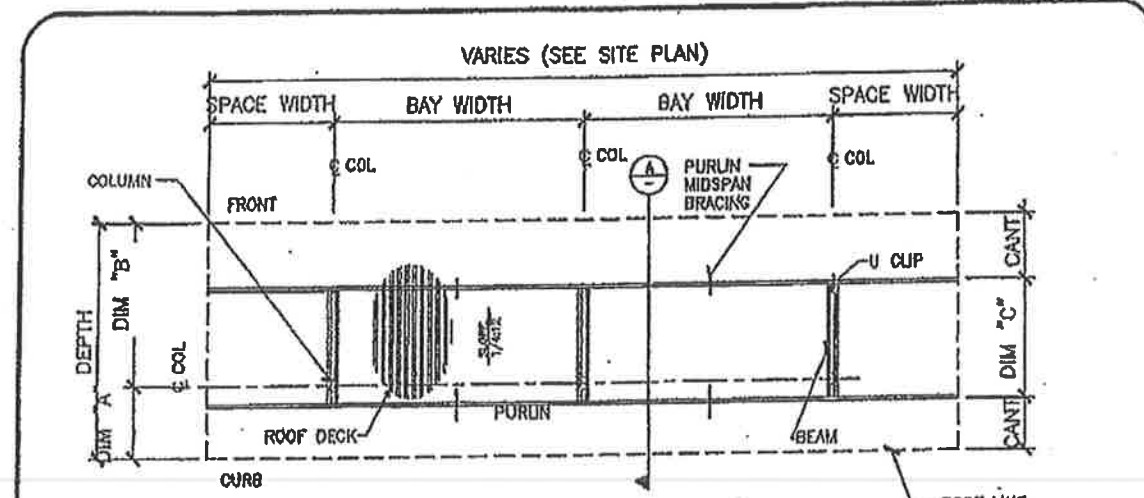
3 TYPICAL SIDE ELEVATION - CARPORT

NTS

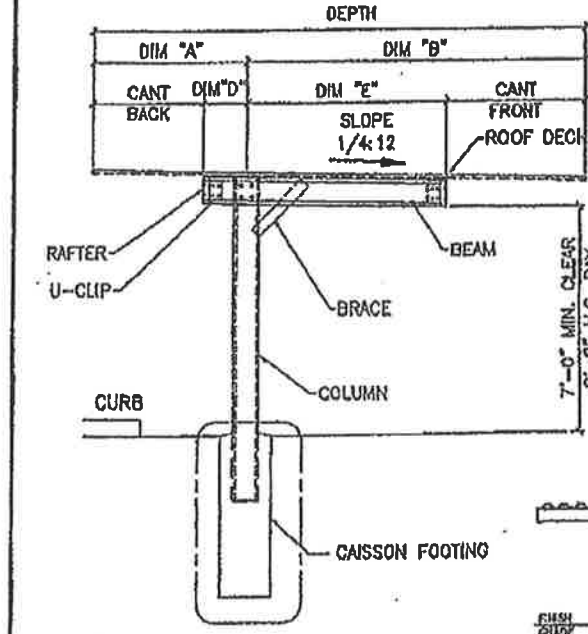


4 PERSPECTIVE - CARPORT

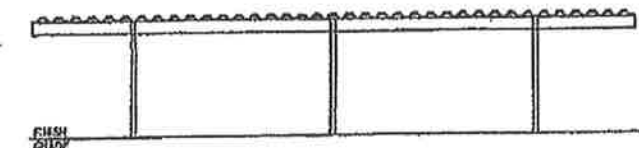
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BSP 1/3 BACK ROOF FRAMING PLAN



A CROSS SECTION

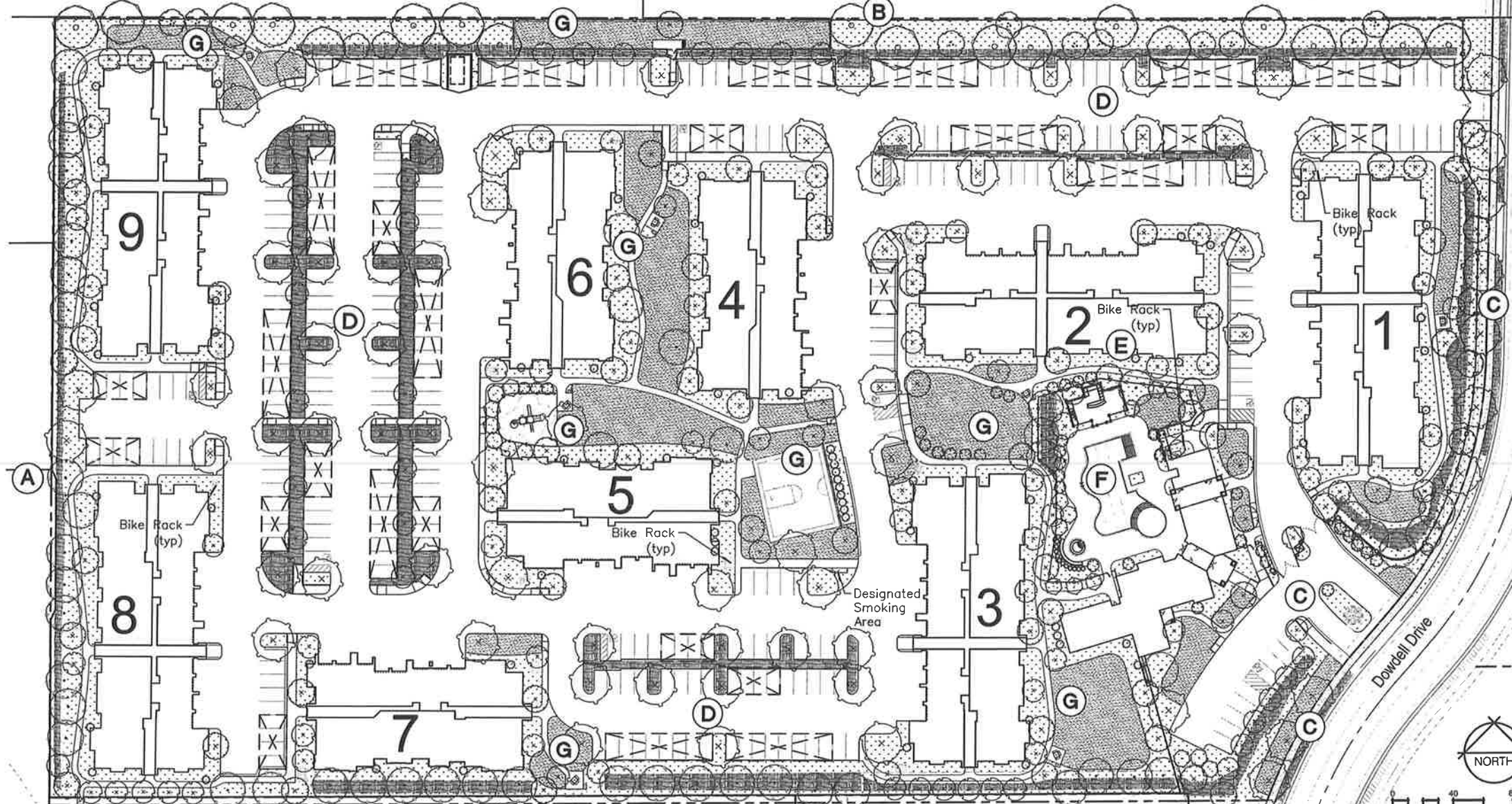


FRONT ELEVATION

SCHEDULE										
SIZE	DEPTH	SPACE WIDTH	"A" DIM	"B" DIM	"C" DIM	"D" DIM	"E" DIM	CANT Front DIM	CANT Back DIM	
9'x18'	18'	9'	5'-7"	12'-6"	10'	2'-1"	7'-11"	4'-6"	3'-6"	
9'x18'	18'	9'	4'-11"	11'-1"	8'	1'-6"	6'-7"	4'-6"	3'-6"	

BAJA STANDARD BSP BACK 1/3 (REPLACES SINGLE POST-BACK 1/3) CARPORTS.	BAJA CONSTRUCTION CO., INC. 223 FOSTER ST., MARTINEZ CA 94553 1-800-368-9600 FAX: (925) 228-0181	SHEET Page 9 of 9
		<small>© BAJA CONSTRUCTION INC. JULY 2003</small>





PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Arbutus x 'Marina'	Arbutus Standard
	Cercis occidentalis	Western Redbud (Multi-trunk)
	Juniperus chinensis 'Blue Point'	Blue Point Juniper
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Lagerstroemia indica 'Muskogee' Standard	Muskogee Crape Myrtle
	Prunus cerasifera 'Thunder Cloud'	Thunder Cloud Flowering Plum
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear
	Quercus agrifolia	Coast Live Oak
	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Redwood
	Tilia cordata	Littleleaf Linden

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	Bio-Swale Plant Area	Bio-swale area
	General NON-Lawn Area	Planter Area
	Lawn Area	Lawn Grass

Plant Container Sizing

- Trees to be planted from minimum 15-gallon size containers
- Shrubs to be planted from 5-gallon and 1-gallon containers
- Ground Covers to be planted from 1-gallon containers
- Lawn areas to be planted from sod

SHRUBS / PERENNIALS	BOTANICAL NAME	COMMON NAME
	Abelia grandiflora 'Edward Goucher'	Glossy Abelia
	Agapanthus africanus 'Queen Anne'	Queen Anne Lily of the Nile
	Agapanthus praecox orientalis	Lily of the Nile
	Anigozanthos flavidus 'Big Red'	Red Kangaroo Paw
	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw
	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry
	Camellia sasanqua	Camellia
	Cistus x skanbergii	Coral Rockrose
	Coleonema pulchrum 'Sunset Gold'	Golden Breath Of Heaven
	Cordyline x 'Baueri'	Bauer's Dracaena
	Cyrus revoluta	Sage Palm
	Dietes bicolor	Fortnight Lily
	Feljoa sellowiana	Pineapple Guava
	Ficus pumila	Creeping Fig
	Gardenia jasminoides 'August Beauty'	Gardenia
	Gardenia jasminoides 'Radicans'	Miniature Or Trailing Jasmine
	Hemerocallis hybrid	Daylily ("Evergreen" Variety)
	Juniperus chinensis 'Blue Point'	Blue Point Juniper
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Loropetalum chinense 'Suzanne'	Plum Delight Fringe-Flower
	Nandina domestica 'Compacta'	Compact Heavenly Bamboo
	Nandina domestica 'Moon Bay' TM	Moon Bay Nandina
	Nerium oleander 'Petite Pink'	Petite Pink Oleander
	Phormium tenax 'Rubrum'	New Zealand Flax
	Phormium tenax 'Sundowner'	New Zealand Flax
	Phormium tenax 'Yellow Wave'	New Zealand Flax
	Photinia fraseri	Photinia
	Pittosporum tobira 'Variegata'	Variegated Mock Orange
	Podocarpus macrophyllus	Staked Yew Pine
	Polystichum munifolium	Western Sword Fern
	Rhaphiolepis indica 'Ballerina'	Indian Hawthorne
	Rhaphiolepis indica 'Clara'	Clara India Hawthorn
	Rhaphiolepis indica 'Enchantress' TM	Enchantress Indian Hawthorne
	Rosa acicularis 'Flower Carpet Red'	Groundcover Rose
	Rosa x 'Flower Carpet Pink'	Flower Carpet Pink Rose
	Rosa x 'Flower Carpet White'	Flower Carpet Rose - White
	Salvia greggii 'Furman's Red'	Furman's Red Salvia
	Salvia greggii 'Lipstick'	Autumn Sage
	Salvia greggii 'White'	White Autumn Sage
	Stipa tenacissima	Mexican Feather Grass
	Tulbaghia violacea	Society Garlic
	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic
	Viburnum davidii	David Viburnum
	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Laurestinus
	Xylosma congestum 'Compacta'	Compact Xylosma
	Yucca recurvifolia	Spineless Yucca

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Annual Flowers	
	Arctostaphylos hybrid 'Emerald Carpet'	Emerald Carpet Manzanita
	Artemisia schmidtiana 'Silver Mound'	Silver Mound Artemisia
	Leymus triticoides	Wild Rye
	Liriope muscari 'Silver Sunproof'	Silvery Sunproof Blue Lilyturf
	Trachelospermum asiaticum	Star Jasmine
	Trachelospermum jasminoides	Star Jasmine
	Turf - Artificial Faux Grass	Putting Green Area
	Turf Sod	Sod
	Bio-swale Vegetation Various	Swale Filter Plants
	A mixture of native grasses, sedges, perennials, and shrubs suitable for bioswales.	
	Festuca californica 'Salmon Creek'	California Fescue

LANDSCAPE CONCEPT NOTES

A. South and West Side Buffer
 1. A mix of evergreen and deciduous trees is proposed on the south side of the perimeter wall in order to soften the 6-ft. sound wall and provide vertical visual buffer between the apartment site and the commercial lands uses.
 2. In the planters along the inside of the wall the landscape will consist of ornamental grasses, accent perennials and small shrubs / ground covers to create a "naturalistic look". The plant materials used will be low to medium water use.

B. North Side Buffer
 1. The north perimeter is defined by a 6-ft. tall ornamental fence with masonry pilasters placed every 80-ft. This utility easement area contains a fenced in dog run and buffer trees consisting staggered groupings of Live Oaks and Western Redbuds to stay out of the sewer easement area. In the under-story planting along the inside of the fence the landscape will consist of ornamental grasses, CA native shrubs / ground covers to create a naturalistic woodland landscape look. The plant materials used will be low to medium water use.

C. Main Entry / East Perimeter
 1. The landscape design intent of the main entry is to provide year round color and textural interest through the use of accent perennials, flowering shrubs, and evergreen plant materials.
 2. The entry is defined by a flowering trees along the right side of the road and a sound wall screening direct views into building #1. The public access sidewalk is located on the west side of the entry road.
 3. The center entry median will include the project sign and visitor call box. Enhanced paving is proposed in the turn around area and at the entry gates to the project.
 4. The east perimeter along Dowell Drive consists of a 6-ft. tall ornamental iron fence with masonry pilasters. The planter strip between the public sidewalk and fence will contain low growing flowering shrubs / ground covers and street trees. Inside the fence medium height shrubs and accents will be planted to provide some privacy from the public street. The planter strip between the sidewalk and curb will also contain a bio-swale plant material in specific areas.

D. Parking Areas
 1. Parking "finger" planters have been located to extend planting areas into the paving where deciduous canopy shade trees and pedestrian friendly plant materials will be planted. Combined with trees planted behind the sidewalk or curb, the tree plantings will provide vertical mass to help soften the architectural elements and provide shade throughout the project. Shade trees will be planted at a size, type and number so that there is a tree for every 4th uncovered parking space.

E. Common Area Landscape
 1. Common area landscape (areas around and between all buildings) will consist of a combination of pedestrian walks flanked by lawn grass (limited in use) and low to medium water use "Mediterranean" type plants shrub / ground cover areas.
 2. Foundation planting areas will consist of a combination of low to medium water use ground covers and shrub / perennial plant materials. The plant materials used throughout the common areas are selected for their low maintenance characteristics, appearance regarding texture and color, and the ability to adapt to the varying sun exposures created by the multi-story buildings. Trees used in the common areas have been selected for their visual interest and adaptability to the limited space between the buildings.

F. Pool / Recreation Area
 1. The pool area consists of a 60-ft. lap pool with both a "beach" and stair entry. Other amenities include a 10-ft. round spa and open air cabana structure that will house an out door kitchen / BBQ, dining area, fire place and lounge area.
 2. The associated landscape design will consist of colorful "Mediterranean" and tropical looking plants that provide year round color and textural interest.

G. Recreation / Picnic Opportunities
 1. Throughout the project "accessible" picnic areas are spotted to provide residents picnic / BBQ opportunities near their residence.
 2. A tot-lot area consisting of play structure and open grass area is located between Bldg. 5 and 6 near the center of the project. A 42" high safety fence is proposed between the parking area and the play area to mitigate opportunities for small children to enter the parking area directly from the tot-lot area.
 3. A half basketball court, picnic pad / BBQ, and open turf area are located in the center of the site between buildings east of Bldg. 5.
 4. A practice putting green is located in the open space area just south of Bldg. 2.
 5. An enclosed dog run area is located in the center of the north perimeter buffer area.
 6. A large lawn area is proposed east of Bldg. 3 and is sized to accommodate volleyball.

2010 CALGreen+Tier 1 Checklist
 The design of the landscape / irrigation system is intended to meet the 2010 CALGreen+Tier 1 Checklist associated with landscape elements. Toward this end the project will include the following best practices:

- Lawn grass area, limited to not more than 50% of the landscape, shall be irrigated by a low volume pop-up spray system.
- Hydrozone irrigation techniques will be incorporated.
- The plant palette will utilize at least 75% native California or drought tolerant plant materials appropriate to the climate zone region.
- The use of potable water will be reduced to a quantity that does not exceed 65% of ETo times the landscape area.
- Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume sprays (where appropriate in large ground cover areas), traditional drip irrigation and an in-line drip irrigation system.
- All irrigation valves shall be connected to an automatic control system.
- All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.

Recreation / "Park" Space Provided
 The project will provide 64,646 sq ft (1.94 acres) of passive and active recreational open space throughout the project area. Park type amenities include:

- Indoor community center / workout room
- Pool and spa
- Outdoor entertainment shade structure (pool area)
- Volleyball opportunity lawn area
- Half-basketball court
- Practice putting green
- Tot-lot
- (6) picnic / bbq areas
- Large passive / active recreation (frisbee, throw ball, etc.) lawn areas



LANDSCAPE CONCEPT

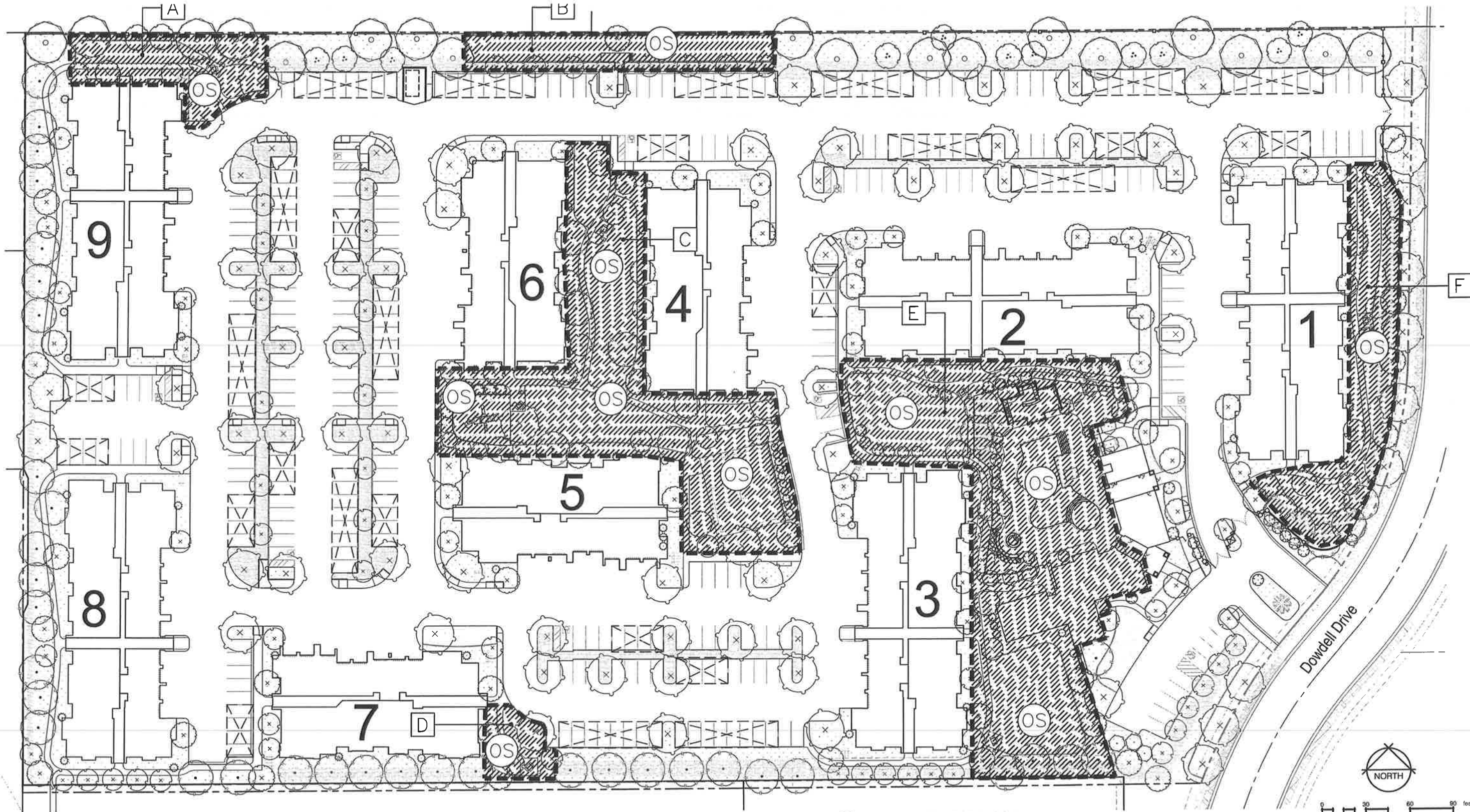
FIORI ESTATES Apartments, By The Spanos Companies

Lot 2 - Stadium Area, Rohnert Park, CA

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Landscape Architecture Design By:
 Omni-Means, Scott Robertson, Landscape Architect
 CA LLA 4271





Private Open Space (balconies) Per Project
15,282 SF (per 244 units)

Recreation / "Park" Space Provided Per Area

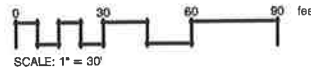
A	5,677 SF
B	5,451 SF
C	26,058 SF
D	2,075 SF
E	34,824 SF
F	9,770 SF

Total Project Open Space
99,137 SF (per 244 units)



Recreation / "Park" Space Provided per Project

- The project will provide a minimum of 83,855 sf (1.93 acres) of passive and active recreational open space throughout the project area. Park type amenities include:
- Indoor community center / workout room
 - Pool and spa
 - Outdoor entertainment shade structure (pool area)
 - Volleyball opportunity lawn area
 - Half-basketball court
 - Practice putting green
 - Tot-lot
 - (B) picnic / bbq areas
 - Large passive / active recreation (frisbee, throw ball, etc.) lawn areas



RECREATION / ACTIVE OPEN SPACE

FIORI ESTATES Apartments, By The Spanos Companies

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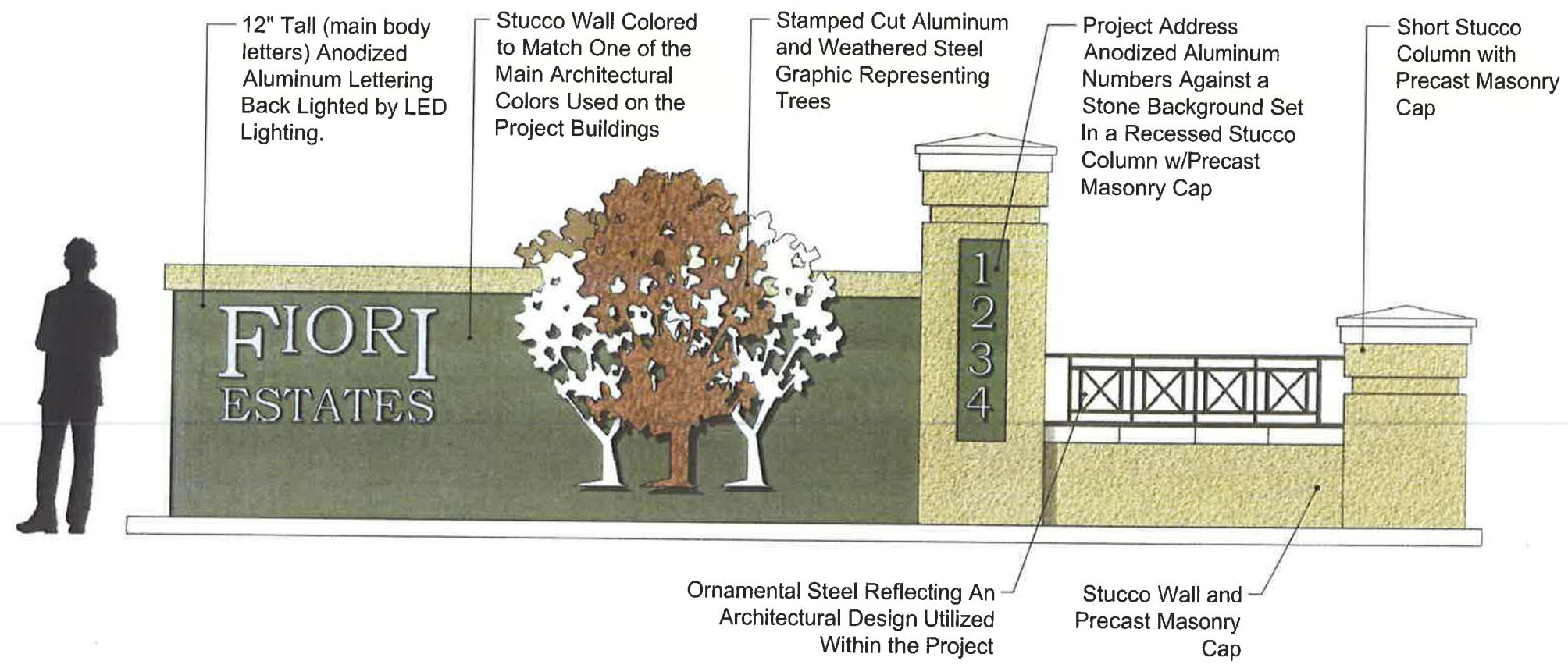
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ROHNERT PARK

L2

Landscape Architecture Design By:
Omni-Means, Scott Robertson, Landscape Architect
CA LLA 4271



SACRAMENTO REGION
643 Roseville Drive
514 100 Roseville, CA 95678
(916) 792-6600, Fax 792-6609
WALNUT CREEK



PROJECT SIGN MONUMENT CONCEPT
FIORI ESTATES Apartments, By The Spanos Companies
Lot 2 - Stadium Area, Rohnert Park, CA

Steel roof structure intended to keep rain fall out of compactor area. Architectural metal work design reflective of same design used in apartment buildings.

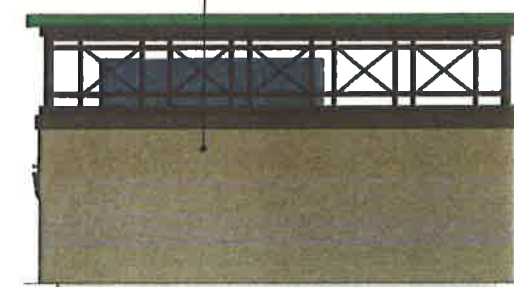
Recycle material storage bins. Recycle trash collected and removed by maintenance staff - area not accessible to residents.

6-ft. tall stucco covered CMU wall construction with foam trim. Colors to match apartment architecture.

Removable trash compactor unit to be pulled out and then pushed back into place after empty.



Left Side View



Back View



DESIGN NOTES

- Trash Compactor enclosure to be constructed from stucco covered CMU with foam 'pop-out' detail along top wall. Colors to match architectural structures. The enclosure will be covered with a metal roof structure designed to match the metal work design used on the project buildings and fencing.

Parking area.

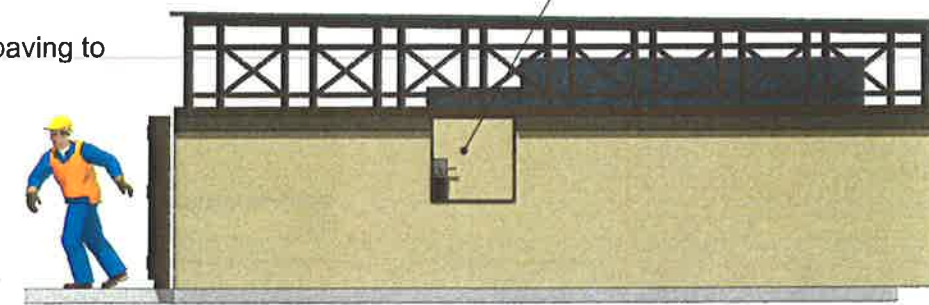
3'x3' door with access code to allow residents access to dump trash into collection chute.

Accessible paving to trash door.

(2) Steel swing gates mounted on 6x6 steel posts.



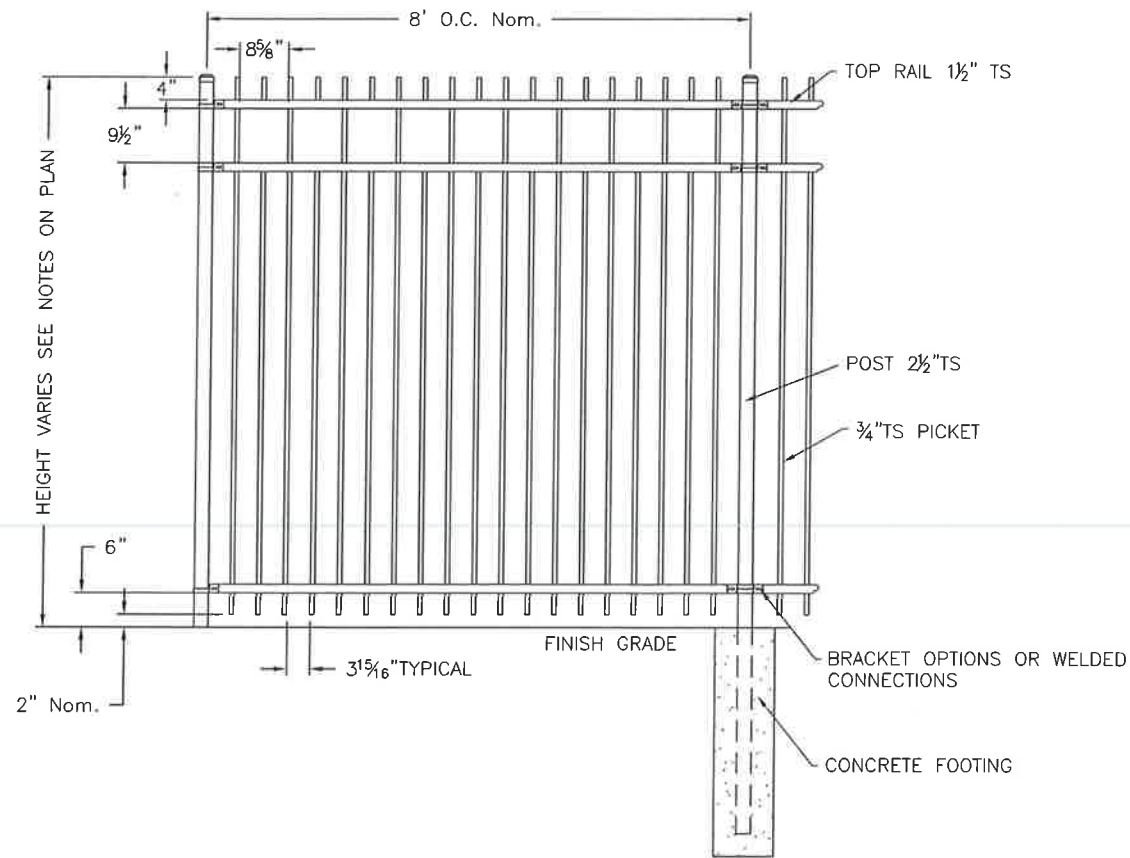
Front View



Right Side View

TRASH COMPACTOR ENCLOSURE CONCEPT
FIORI ESTATES Apartments, By The Spanos Companies
Lot 2 - Stadium Area, Rohnert Park, CA

42" fence height around
tot-lot, 6' height around pool
and along Dowdell Avenue



WALL AND FENCING DESIGN NOTES

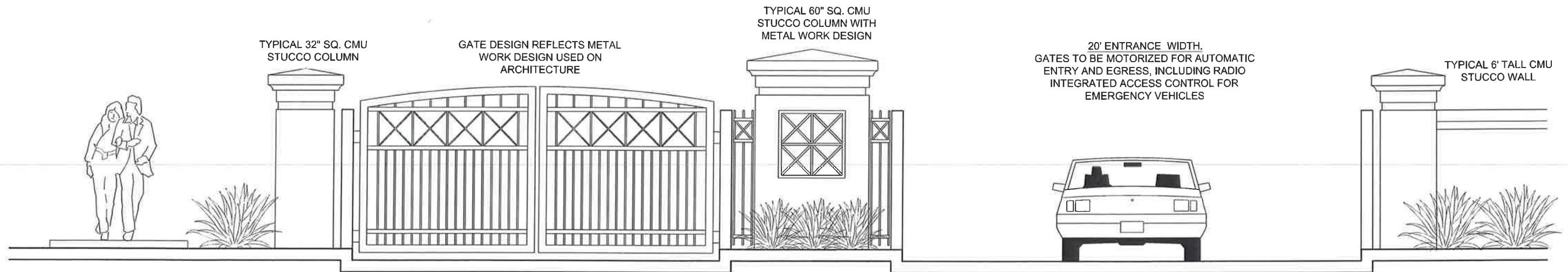
- South and West Perimeter Wall to be Split Faced CMU "CAL-LOK" Wall system
- Entry Walls and Columns to be CMU Masonry covered with stucco to match colors of architectural elements within the project. Precast masonry caps used throughout on columns. See entry monument design concept for typical column design and colors.
- Fencing and entry gates to be ornamental steel painted black or a dark color (to be determined).



Typical Perimeter Wall ("CAL-LOK WALL SYSTEM")

Typical Fence Style Proposed

not to scale



Entry Gate / Wall / Column Concept

not to scale

FENCING & ENTRY GATE CONCEPT
FIORI ESTATES Apartments, By The Spanos Companies
Lot 2 - Stadium Area, Rohnert Park, CA



Illustrative Site Plan
FIORI ESTATES Apartments, By The Spanos Companies
Lot 2 - Stadium Area, Rohnert Park, CA

