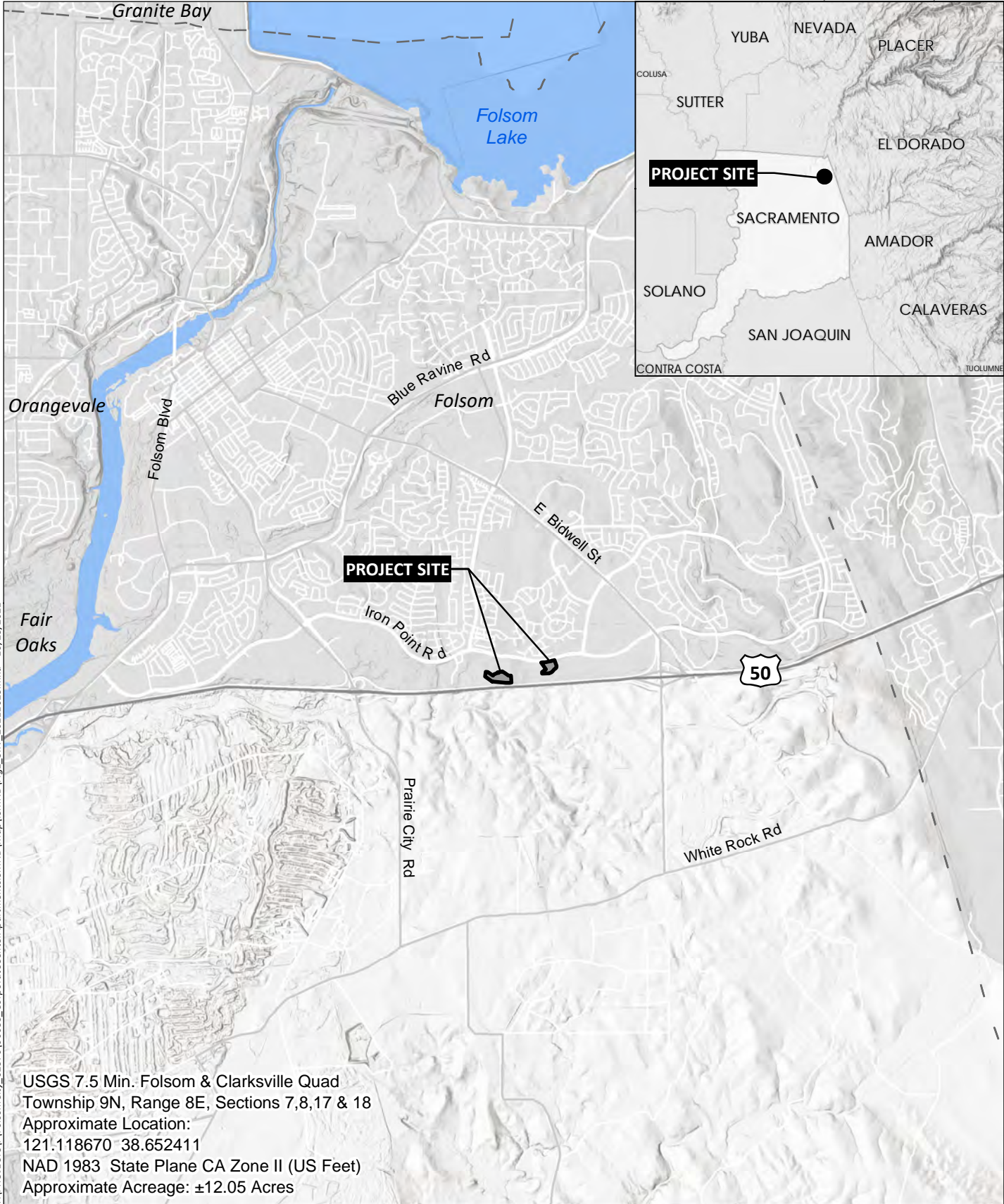


# Appendix A

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Figures



T:\PROJECTS\FolsomCity\02576\00035\_CorporateCenterApartments\SMND\Map\SMND\Fig1\_SnV\_20211025.mxd 10/25/2021

USGS 7.5 Min. Folsom & Clarksville Quad  
 Township 9N, Range 8E, Sections 7, 8, 17 & 18  
 Approximate Location:  
 121.118670 38.652411  
 NAD 1983 State Plane CA Zone II (US Feet)  
 Approximate Acreage: ±12.05 Acres

Source: Base Map Layers (Esri, USGS, NGA, NASA)

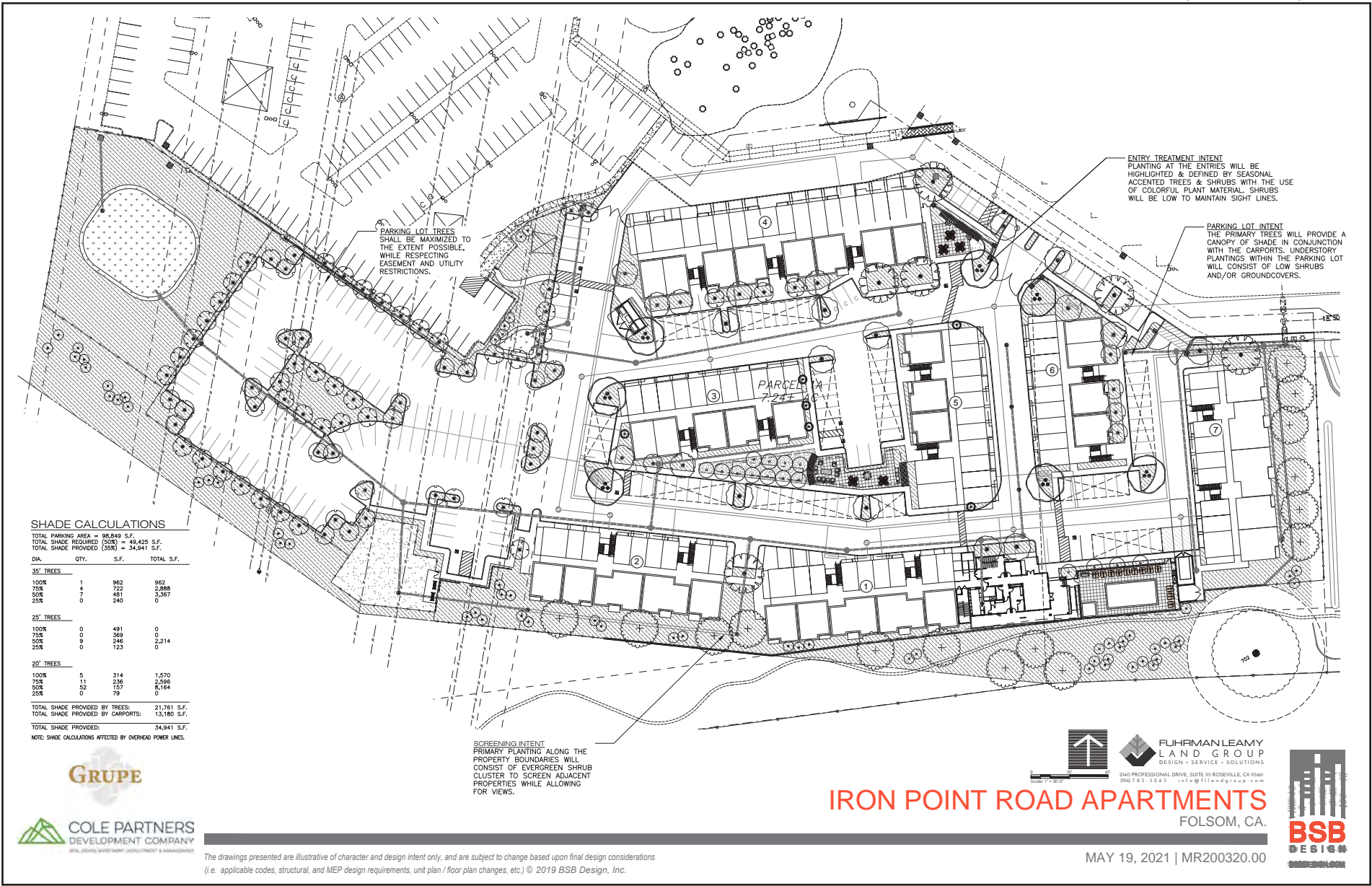


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Sources: BSB Design, 2021

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ENTRY TREATMENT INTENT  
PLANTING AT THE ENTRIES WILL BE HIGHLIGHTED & DEFINED BY SEASONAL ACCENTED TREES & SHRUBS WITH THE USE OF COLORFUL PLANT MATERIAL. SHRUBS WILL BE LOW TO MAINTAIN SIGHT LINES.

PARKING LOT INTENT  
THE PRIMARY TREES WILL PROVIDE A CANOPY OF SHADE IN CONJUNCTION WITH THE CARPORTS. UNDERSTORY PLANTINGS WITHIN THE PARKING LOT WILL CONSIST OF LOW SHRUBS AND/OR GROUNDCOVERS.

PARKING LOT TREES SHALL BE MAXIMIZED TO THE EXTENT POSSIBLE, WHILE RESPECTING EASEMENT AND UTILITY RESTRICTIONS.

SCREENING INTENT  
PRIMARY PLANTING ALONG THE PROPERTY BOUNDARIES WILL CONSIST OF EVERGREEN SHRUB CLUSTER TO SCREEN ADJACENT PROPERTIES WHILE ALLOWING FOR VIEWS.

**SHADE CALCULATIONS**

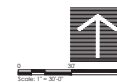
TOTAL PARKING AREA = 98,849 S.F.  
TOTAL SHADE REQUIRED (50%) = 49,425 S.F.  
TOTAL SHADE PROVIDED (50%) = 34,941 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
<b>35' TREES</b>			
100K	1	962	962
75K	4	722	2,888
50K	7	481	3,367
25K	0	240	0
<b>25' TREES</b>			
100K	0	491	0
75K	0	369	0
50K	9	246	2,214
25K	0	123	0
<b>20' TREES</b>			
100K	5	314	1,570
75K	11	236	2,596
50K	92	157	8,164
25K	0	79	0

TOTAL SHADE PROVIDED BY TREES: 21,761 S.F.  
TOTAL SHADE PROVIDED BY CARPORTS: 13,180 S.F.

TOTAL SHADE PROVIDED: 34,941 S.F.

NOTE: SHADE CALCULATIONS AFFECTED BY OVERHEAD POWER LINES.



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**IRON POINT ROAD APARTMENTS**  
FOLSOM, CA.

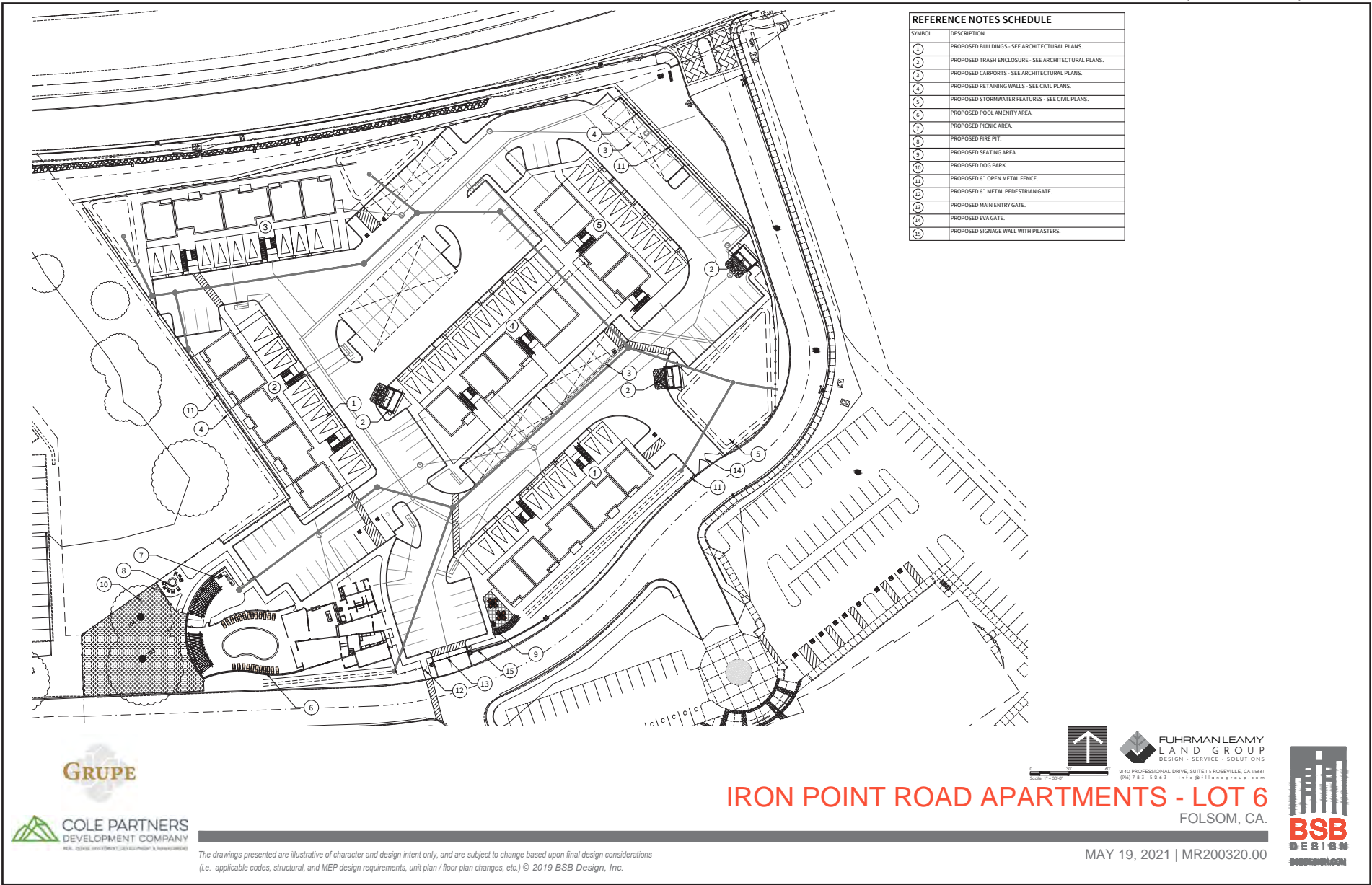


MAY 19, 2021 | MR200320.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

Sources: BSB Design, 2021

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IRON POINT ROAD APARTMENTS - LOT 6  
FOLSOM, CA.



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Source: Aerial Imagery (DigitalGlobe, 2020)

