



AGENDA

September 19, 2019

DESIGN COMMITTEE MEETING
4:30 p.m.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CONSENT CALENDAR**
 - 3.1. Minutes of May 16, 2019
- 4. REQUESTS/PRESENTATIONS**
 - 4.1. SRSP PCL 15 - Saint Anna Greek Orthodox Church Sanctuary Building - 1001 Stone Canyon Dr - PL19-0240

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a ±7,400-square-foot sanctuary building and associated site improvements for the existing Saint Anna Greek Orthodox Church campus. A Tree Permit is also requested to authorize removal of one (1) native oak tree from the site. The Planning Commission previously approved this project in February 2017 under file #PL 16-0366, however it has since expired.

Applicant: Jake Elliott, Lionakis

Owner: Christy Moustris, Saint Anna Greek Orthodox Church

RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

4.2. INFILL PCL 356 - Roseville Cemetery Administration Building - 421 Berry St - PL19-0222

REQUEST

The applicant requests approval of a Design Review Permit to construct a new 2,700-square-foot administration building for the Roseville Cemetery, with associated site improvements including landscaping, lighting, and parking.

Applicant: Kimberly A. Navarro, Williams + Paddon Architects + Planners, Inc.

Owner: Kelly Ehrman, Roseville Public Cemetery

RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

5.1. Election of the Design Committee Vice-Chair

6. PUBLIC COMMENTS

7. ADJOURNMENT



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of May 16, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 9/19/2019
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of May 16, 2019



MINUTES

May 16, 2019

DESIGN COMMITTEE MEETING

4:30 p.m.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, CA 95678

www.roseville.ca.us

1. CALL TO ORDER

Chair Mendonsa called the meeting to order at 4:35 p.m.

2. ROLL CALL

Present: Mendonsa, Paulsen, Wesp

3. CONSENT CALENDAR

Motion by Daniel Wesp, seconded by Jared Poulsen, to approve the Consent Calendar. The Motion Passed unanimously with a voice vote.

3.1. Minutes of March 21, 2019

4. REQUESTS/PRESENTATIONS

4.1. NIPA PCL 56 - Recess Self Storage - 8405 Washington Blvd. - PL17-0105

REQUEST

The applicant requests approval of a Design Review Permit to allow a 115,065-square-foot self-storage facility, consisting of one three-story building (a portion of which would be climate controlled) and two two-story buildings; and associated parking, lighting, and landscaping. The request also includes a Tentative Parcel Map to merge and re-subdivide 13 existing parcels into three (3) parcels.

Applicant: Larry Thom, American Recess

Owner: Dale Carlsen, Symphony Dreams LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the

following actions:

- A. Adopt the Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval; and,
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to sixty-one (61) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

Chair Mendonsa invited questions from the committee members.

Committee Discussion:

- Location of the air conditioner unit.
- Proposed landscaping is beautiful.
- Like the colors and design of the buildings.
- Will the existing landscape be preserved?
- The architecture matches the recently designed hotels on Washington Blvd.
- The project will meet a need in the area.

Chair Mendonsa opened the public hearing and invited comments from the applicant and/or audience.

Applicant representative, Reid Hamilton, American Recess, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He thanked City staff for their responsiveness. He also responded to committee members' questions regarding the location of the air conditioning unit.

No public comments were received.

Chair Mendonsa closed the public hearing.

Daniel Wesp made the motion, seconded by Jared Poulsen, to

- A. Adopt the Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval; and,
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to sixty-one (61) conditions of approval.

The motion passed unanimously with a voice vote.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports:

- Welcome to Committee Member Jared Poulsen, Willaims & Paddon

Architects. His term expires in June but is applying to be reappointed.

Committee Members Reports:

- None

6. PUBLIC COMMENTS

Chair Mendonsa opened the Oral Communication period. Hearing none, Chair Mendonsa closed the Oral Communication.

7. ADJOURNMENT

Motion by Jared Poulsen, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion Passed unanimously at 4:52 p.m. with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: SRSP PCL 15 - Saint Anna Greek Orthodox Church Sanctuary Building - 1001
Stone Canyon Dr - PL19-0240

Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 9/19/2019
Item #: 4.1.

ATTACHMENTS:

Description

Staff Report
Attachment 1 3D Renderings
Exhibit A Site Plan
Exhibit B Floor Plan
Exhibit C Grading Plan
Exhibit D Drainage Plan
Exhibit E Planting Plan
Exhibit F Fire Access Plan
Exhibit G Elevations
Exhibit H Sections
Exhibit I Arborist Report

ITEM 4.1: **Design Review Permit Modification and Tree Permit – 1001 Stone Canyon Drive – SRSP PCL 15 – Saint Anna Greek Orthodox Church Sanctuary Building – File # PL19-0240**

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a ±7,400-square-foot sanctuary building and associated site improvements for the existing Saint Anna Greek Orthodox Church campus. A Tree Permit is also requested to authorize removal of one (1) native oak tree from the site. The Planning Commission previously approved this project in February 2017 under file #PL16-0366, however it has since expired.

Applicant – Jake Elliott, Lionakis
Property Owner – Christy Moustris, Saint Anna Greek Orthodox Church

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The ±4.04-acre project site is located at the northwest corner of East Roseville Parkway and Stone Canyon Drive, at 1001 Stone Canyon Drive (see Figure 1). The site is located within the Stoneridge Specific Plan (SRSP) area of the City of Roseville. The subject parcel has a zoning designation and General Plan land use designation of Public/Quasi-Public (P/QP).

In April 2004, the City's Design Committee approved a Design Review Permit (file #DRP 03-79) to construct three buildings in phases, totaling 26,100 square feet. To date, only Phase 1 has been

Figure 1: Project Location



completed. Phase 1 (completed in 2007) consisted of Building 1, an 8,500-square-foot fellowship hall, office, and classroom building (“Founders Hall”), with landscaping, lighting, and parking areas. The Founders Hall is currently being used as a worship area until Building 2 (the Sanctuary, 7,400 square feet) is constructed.

Phase 3 of the project will include Building 3 (the Great Hall, 9,600 square feet), which will include additional facilities, such as a gymnasium, large hall, and kitchen, that would be used by the Church and possibly a private K-5th grade school. A private elementary school in the P/QP zone will require approval of a Conditional Use Permit. This phase is not part of the current request.

Modifications to the Sanctuary building were approved through a Design Review Permit Modification on February 23, 2017 (file #PL16-0366). The modifications consisted of minor site plan and building orientation modifications. The project also included a Tree Permit to authorize the removal of one (1) native oak tree from the site. The project entitlements expired on February 23, 2019, prior to the construction of the sanctuary building and effectuation of the building permit. Building construction plans are currently in review by the City, however the building permit cannot be issued with an expired entitlement. As such, the applicant is requesting a new Design Review Permit Modification to construct a ±7,400-square-foot sanctuary building and a Tree Permit to authorize removal of one (1) native oak tree from the site.

SITE INFORMATION

Location: 1001 Stone Canyon Drive; APN 456-010-005-000

Total Size: ±4.04 acres

Topography and Setting: The church campus site is varying in grade elevation and slope. The site is elevated above surrounding streets and slopes downward toward the intersection of Stone Canyon Drive and East Roseville Parkway (see Figure 2). Elevation varies from ± 275 feet at the northwest portion of the property to ± 234 feet at the southeast corner of the property (see Exhibit C). The site has project frontage on East Roseville Parkway to the southwest and Stone Canyon Drive to the southeast. The site is adjacent to Life Time Fitness (a fitness center) to the northwest and Silver Ridge Apartments to the northeast.

Figure 2: View from the corner of E. Roseville Pw. and Stone Canyon Dr.



Grading: Following approval of the multi-phased project in 2004, the entire project site was graded in preparation for construction of the existing building and associated site improvements. Since the site has been previously graded, only minimal grading will be required for construction of the sanctuary building. The existing slope at the southeast portion of the property will be modified to accommodate the raised foundation of the sanctuary. The finished floor elevation of the new building will be approximately 30 feet above the grade elevation at the street.

EVALUATION: DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification has been based on the Saint Anna Greek Orthodox Church project's original approval (file #DRP 03-79), and the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Stoneridge Specific Plan (SRSP). Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

- 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines.***

Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in the Zoning Ordinance, CDG, and SRSP. The following discussion is provided as clarification on areas of interest.

Building Siting: The proposed site plan for the new sanctuary is similar to the approved site plan from 2004. The difference is that the building's orientation has been modified to better conform to the site and building requirements of the Greek Orthodox Archdiocese, as discussed below. Two of the main design goals for the project were to create a large and inviting plaza and connect the New Sanctuary with the Founders Hall. The plaza will be the central organizing exterior space for the Parish, supporting both cultural and religious activities.

A central planning requirement of the Greek Orthodox Archdiocese of North and South America is to have the entries of church buildings face directly east. A portion of the approved site plan from 2004 is shown in Figure 3. This site plan had the Sanctuary directly facing the Founders Hall, almost due north, which is inconsistent with the Greek Orthodox Archdiocese building siting requirements. For this church site, facing the entry directly east is precluded by site constraints. As such, the New Sanctuary has been rotated so that its entry faces toward the east to the greatest extent possible (see Figure 4).

Figure 3: Approved Site Plan

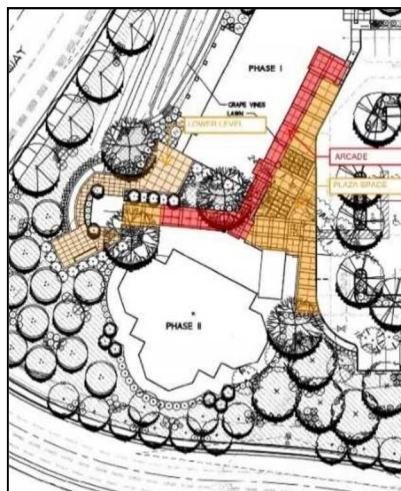
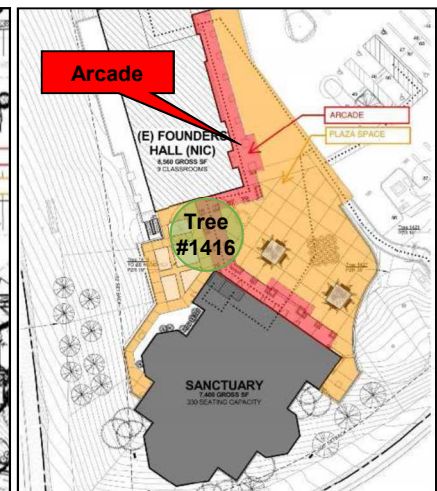


Figure 4: Proposed Site Plan



The change in building orientation requires a change in the configuration of the covered walkway (referred to as the Arcade, shown in red) that connects the New Sanctuary with the existing Founders Hall. The

new configuration of the Arcade necessitates the removal of the existing Blue oak (Tree #1416) located at the south end of Founders Hall. Alternatives to route the Arcade around the tree were reviewed, but each of these options resulted in a layout for the plaza space that significantly limited its utility and functionality. However, the modified building siting and site plan will result in the preservation of four (4) native oaks (Tree #s 1421, 1422, 1428, and 1427) that were authorized for removal under the original plan approved in 2004.

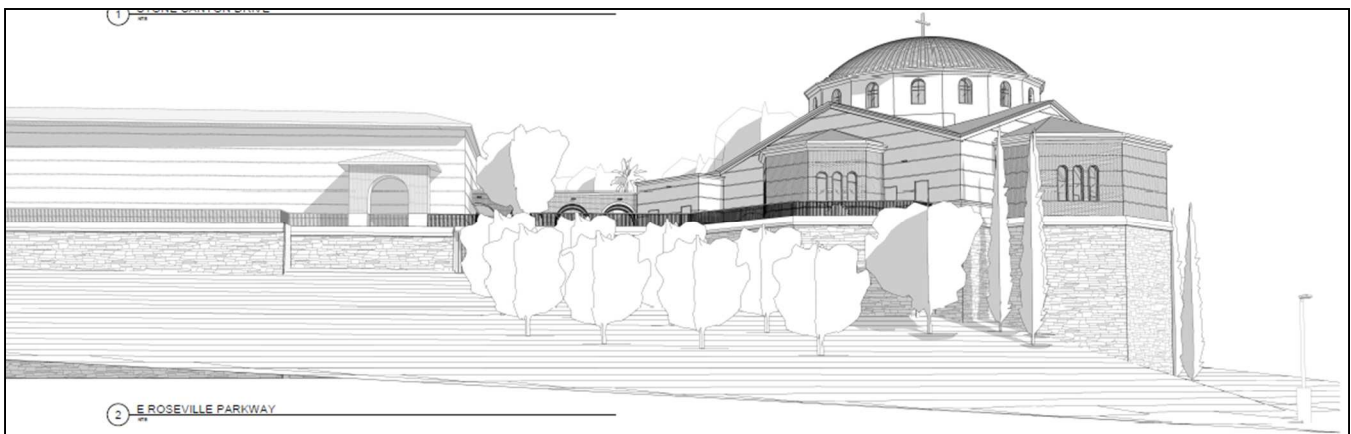
Parking, Vehicular Access & Circulation: The parking areas and drive aisles associated with the project have already been constructed, and access to the site will be provided by the existing entrance off of Stone Canyon Drive. Parking for the site was determined based on the Zoning Ordinance parking requirement for the Community Assembly use type, which is 1 space per 3 fixed seats and 1 space per classroom. Based on these ratios, the site requires a total of 116 spaces and there are currently 120 spaces provided on the site.

The site design and parking proposed for the sanctuary generally match the original site design approved by the Design Committee in April 2004. The proposed modifications will result in the removal of three (3) parking spaces in order to accommodate minimum Fire Department turning radii standards, and to provide additional space for native oak tree plantings along the property's eastern border. With the modifications, the site will exceed the overall parking requirement by one (1) space.

Architecture: The proposed building architecture is consistent with the original Design Review Permit for the overall church campus. The sanctuary design follows Greek Orthodox tradition by utilizing a Byzantine architectural style. The building incorporates the same colors, materials, and elements of the existing building on the site, including brick, stone veneer, stucco, and clay tile roofing. The covered walkway connecting the New Sanctuary with the Founders Hall will feature brick archways similar to the archways located along the front of the existing building.

The foundation wall of the sanctuary visible from East Roseville Parkway and Stone Point Drive will be clad in stone veneer to match Founders Hall. Due to the extreme slope and change in grade, the foundation wall, at its tallest point, will be approximately 30 feet in height from the base of the wall to the floor level of the sanctuary (see Exhibit C). The height to the top of the building dome is 49 feet above the foundation wall. A mix of trees and shrubs will be planted along the base of the wall to reduce the visual impact of the foundation wall and to add additional visual interest (see Figure 5).

Figure 5: 3D Perspective View from E. Roseville Parkway



Landscaping: The proposed planting plan (Exhibit E) consists of fruiting trees and evergreen shrubs along the project frontage and within the plaza space that will provide a variety of colors and textures. The Church and its members utilize many of the existing plants on site in their services and for church functions. As mentioned, the plantings along the project frontage will provide visual interest and reduce visual impacts of

the foundation wall. As proposed and conditioned, staff finds the landscape plan meets the intent of the SRSP and CDG, and is consistent with the City's Water Efficient Landscape Ordinance.

Overall, the proposed modifications are in substantial compliance with the intent of the original approval, and the modifications comply with the applicable goals, policies, and objectives of the Zoning Ordinance, CDG and SRSP. As such, staff supports the project as outlined above.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project includes the removal of one 16" Blue oak tree (*Quercus douglasii*). The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.**
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.**

An arborist report, dated May 14, 2019, was prepared for the project by Acorn Arboricultural Services, Inc. (Exhibit I). The report includes a tree inventory summary that identifies six (6) protected oak trees with a total of 93 aggregate diameter inches located in the project area. Table 1, below, identifies impacts to these trees.

Table 1: Tree Inventory Summary

Tree #	Species	Diameter at Breast Height (DBH)	Condition	Perceived Impacts	Maintenance Recommendations
1416	<i>Quercus douglasii</i>	16"	Fair	Requires removal for construction of covered walkway.	Removal under arborist supervision.
1421	<i>Quercus douglasii</i>	14"	Poor to Fair	No encroachment depicted.	None at this time.
1422	<i>Quercus douglasii</i>	15"	Fair	No encroachment depicted.	None at this time.
1427	<i>Quercus douglasii</i>	22"	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 20' west of the trunk.	Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.
1428	<i>Quercus douglasii</i>	18"	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 18' west of the trunk.	Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.
1441	<i>Quercus douglasii</i>	8"	Poor to Fair	No encroachment depicted.	None at this time.

Of the 6 oak trees, one 16" Blue oak tree (Tree #1416) is proposed for removal to facilitate the construction of the covered walkway (or Arcade). Trees #1427 and #1428 will sustain minor encroachment from excavation for retaining wall footings. As discussed in the Design Review Permit Modification evaluation section, alternative designs for the Arcade were reviewed in efforts to preserve Tree #1416. However, each of these options limited the usability and functionality of the plaza space.

The total tree mitigation requirement is 16 inches and will be accomplished by on-site replacement plantings. The City's Tree Preservation Ordinance requires mitigation for the removal of native oak trees on an inch per inch basis with a minimum of 50% of the mitigation being provided as native trees. A 15-gallon tree replaces one inch DBH of the removed tree and a 24-inch box tree replaces two inches. The proposed planting plan includes six (6) 24-inch box native oak trees (12 inches), eleven (11) 24-inch box non-native trees (22 inches), and six (6) 15-gallon non-native trees (6 inches), for a total of 40 mitigation inches provided. The proposed plantings will complete the required mitigation for Tree #1416.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The removal of the tree will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on September 6, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration were prepared for the Design Review Permit for the Saint Anna Greek Orthodox Church, which was adopted by the Design Committee on April 5, 2004. The proposed sanctuary building is within the scope of the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 1001 STONE CANYON DRIVE – SRSP PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE # PL19-0240** subject to seventy-five (75) conditions of approval; and
- B. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 1001 STONE CANYON DRIVE – SRSP PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE # PL19-0240** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION (FILE #PL19-0240)

1. This Design Review Permit modification approval shall be effectuated within a period of two (2) years from **September 19, 2019** and if not effectuated shall expire on **September 19, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 19, 2022**. (Planning)
2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)

3. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
4. The project shall comply with all required environmental mitigation identified in the Stoneridge SRSP Environmental Impact Report). (Planning)
5. The project shall be addressed as 1001 Stone Canyon Drive. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two months after end of warranty or Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

10. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall about a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)

11. A Building Permit is required for the construction of the new Sanctuary building. (Building)
12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
13. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
14. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the City of Roseville's Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Ordinance WELO. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
16. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2, shall be submitted as part of the project Building Permit Plans. (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
18. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Fire)

19. Developer shall provide an approved building address number on the upper section of the building, as required by CFC Section 901.4.4 as amended by the City of Roseville. Landscape planting shall not obstruct the building address. (Fire)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
21. If the project site has 50 or more employees, a Transportation Systems Management (TSM) Plan shall be required for approval by the Transportation Commission. (Alternative Transportation)
22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
24. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
25. A covered seating area shall be located at the handicapped parking area closet to the main entrance, visible from the drive aisle for dial-a-ride passenger drop-off and pick-up. Location and detail of this seating area shall be shown on building and/or improvement plans. (Alternative Transportation, Planning, Engineering)
26. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the West Placer Storm Water Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Engineering)
28. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)

29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
34. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
35. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
36. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area that would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
37. Water to supply the fountain shall be provided via irrigation water not the domestic water supply. (Environmental Utilities)
38. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department.

The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

39. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
40. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
41. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
42. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Plan Check Engineer, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
43. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
44. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
45. All buildings with an Assembly Use type occupancy having an occupant load exceeding 1000 persons shall have a voice evacuation system installed throughout the entire structure in accordance with Section 907.1.3 of the California Building and Fire Code. Permit application for such system shall be submitted to the fire prevention division of the fire department for review and approval. (Fire)
46. The fire flow required, at a 50% reduction, due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detailed plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
47. All exterior structures shall be within 150 feet from an approved emergency vehicle access road without crossing property lines as per the Fire Code. All alternate means of access shall be approved by the Fire Department. (Fire)
48. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)

49. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
50. The parking lot shall have properly posted signs that state the use of the building area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
51. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

52. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
54. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

56. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
57. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
60. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
62. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
63. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
64. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
65. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

66. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
67. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
68. The City reserves the right to restrict vehicle-turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
69. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire

Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

70. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000-gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
71. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
72. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
73. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
74. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
75. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is Desired, the applicant must submit a written request to the Building division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0240)

1. The approval of this Tree Permit shall expire on the same date as the Design Review Permit Modification, on **September 19, 2021**. (Planning)
2. All recommendations contained in the Arborist Report (Exhibit I) shall be incorporated as part of these conditions except as modified herein. (Planning)
3. **Tree #1416** is approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
4. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 16 inches (16"). Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of **Tree(s) 1427 and 1428**, as detailed in Exhibit I, and as described in the staff report is permitted. (Planning)
6. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
8. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. (Planning)
9. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)
10. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)
11. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
12. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (For the initial Subdivision or Project Tree Permit but not needed for the TP's for individual lots) (Planning)

DURING CONSTRUCTION

14. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
17. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)

PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

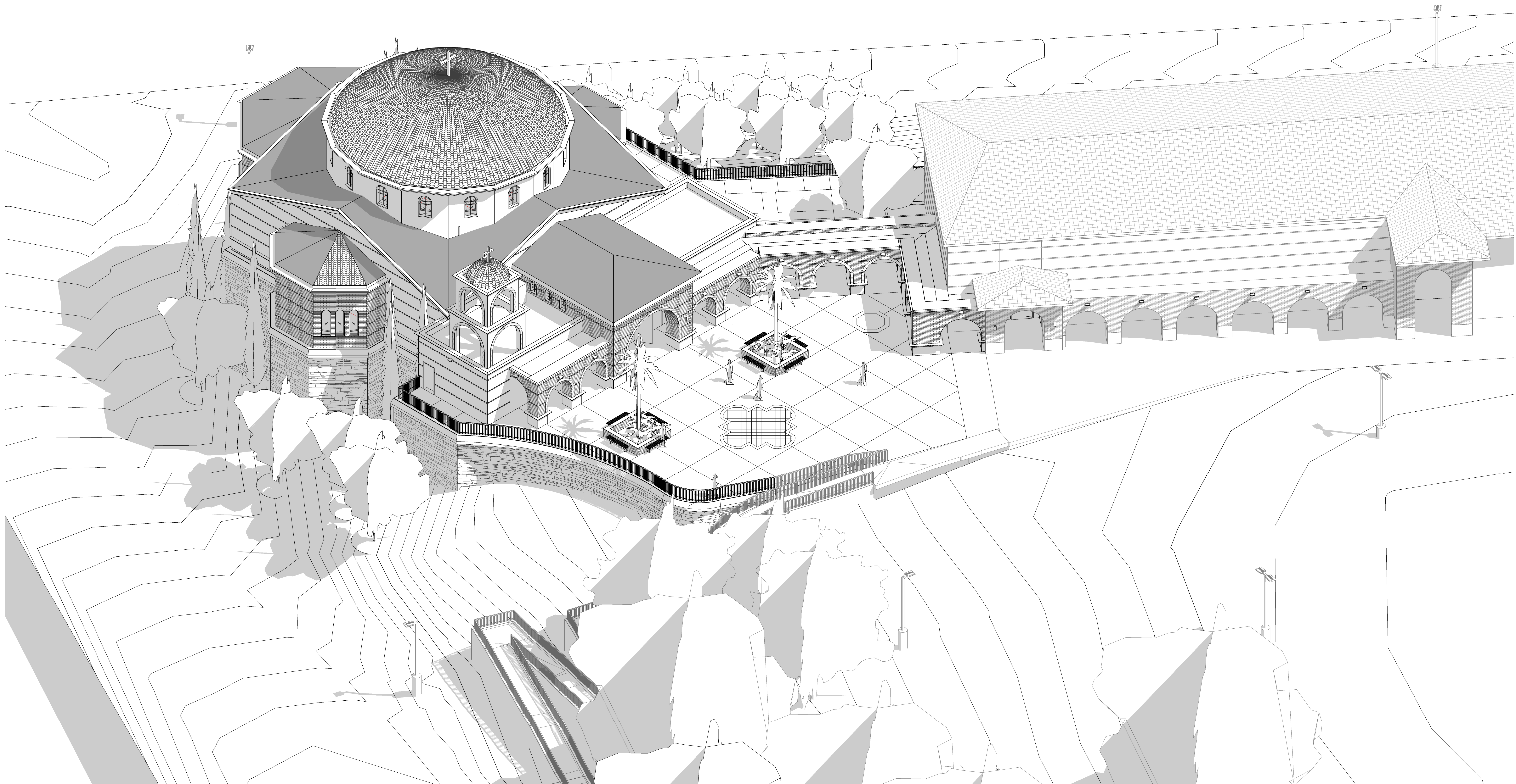
ATTACHMENTS

1. 3D Isometric Views (3 sheets)

EXHIBITS

- A. Site Plan
- B. Floor Plan
- C. Preliminary Grading Plan (2 sheets)
- D. Drainage Plan
- E. Planting Plan (3 sheets)
- F. Fire Access Plan
- G. Elevations (2 sheets)
- H. Building Sections
- I. Arborist Report

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.





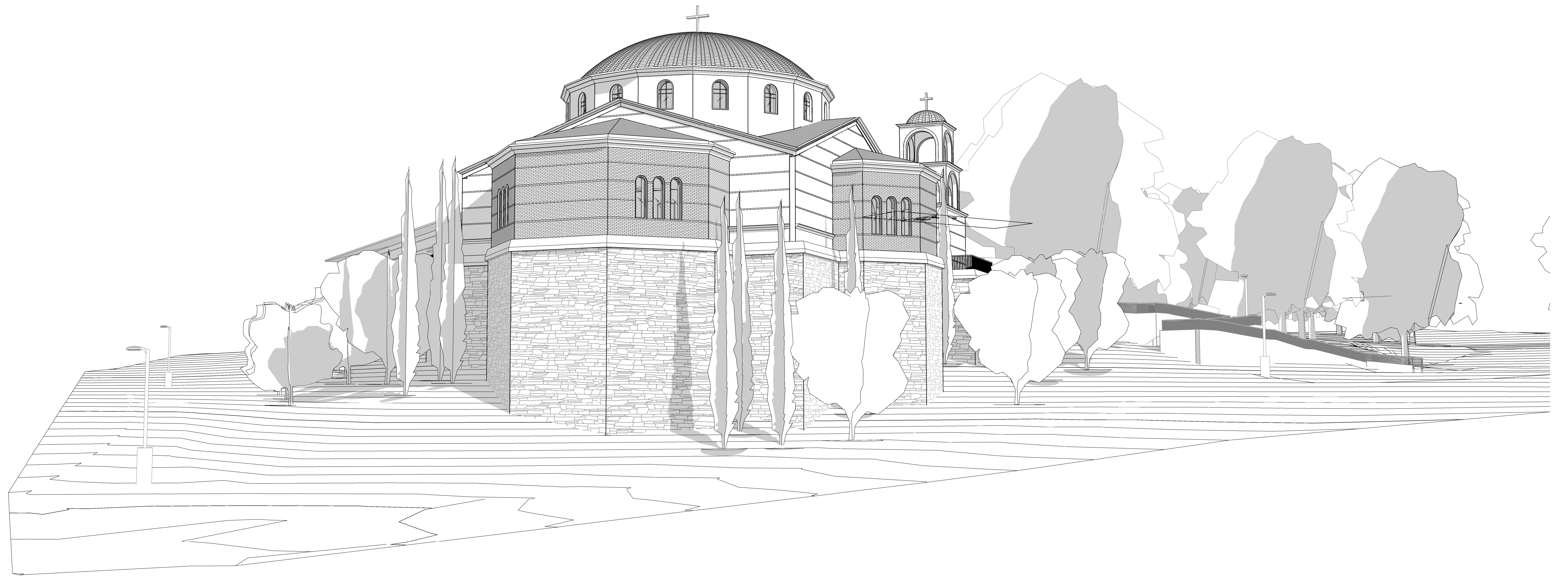
① PLATEIA
NTS



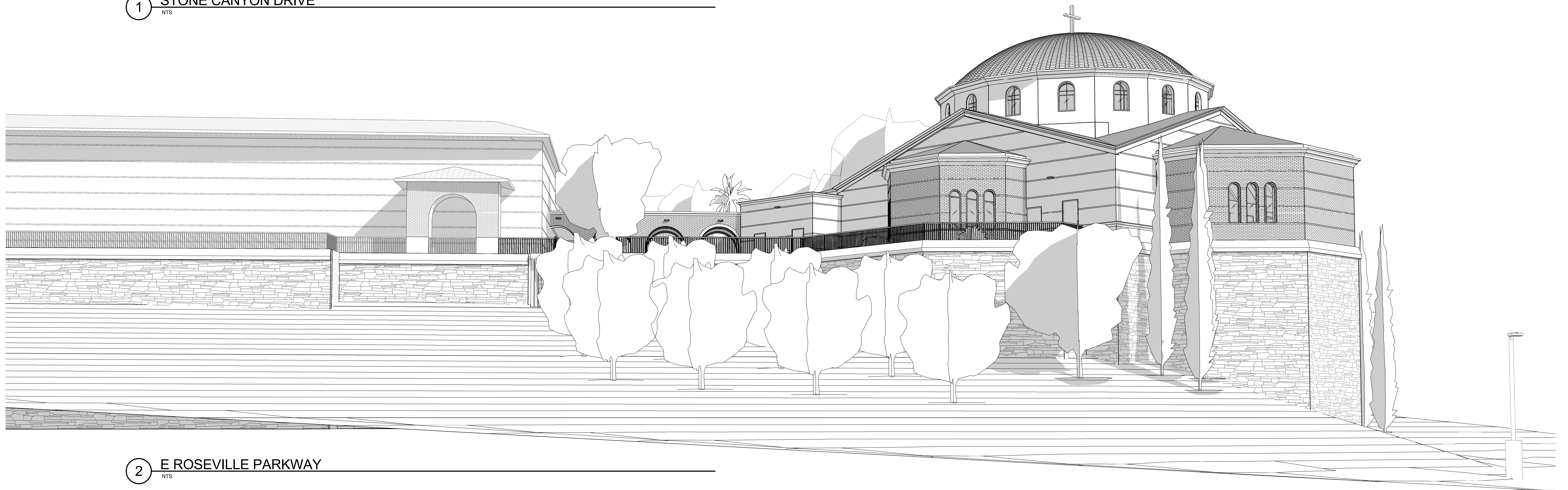
② ENTRANCE
SCALE

PERSPECTIVES

ST ANNA SANCTUARY SEPTEMBER 23, 2016



1 STONE CANYON DRIVE
NTS



2 E ROSEVILLE PARKWAY
NTS

PERSPECTIVES

ST ANNA SANCTUARY SEPTEMBER 23, 2016

13/2018 9:55:47 AM



SCALE 1" = 20'-0"

NORTH

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT CHANGES. EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPES SHALL NOT EXCEED 1:48. THE MAXIMUM SLOPE OF ANY PORTION OF TRAVEL IS LESS THAN 1:20, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OBSTRUCTIONS TO 80" MINIMUM. VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

1001 STONE CANYON DR
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH
1001 STONE CANYON DR.

ISSUED		
MARK	DATE	DESCRIPTION
1	4/19/2017	PLAN CHECK RESPONSE
CITY OF ROSEVILLE	8/25/17	AGENCY REVIEW
3	3/30/18	INTERWEST RESPONSE

ISSUE FOR BID - 04/17/18

MANAGEMENT

LIONAKIS PROJECT NO: 01616

CLIENT PROJECT NO:

COPYRIGHT: LIONAKIS 2015

AGENCY

TITLE

SITE PLAN

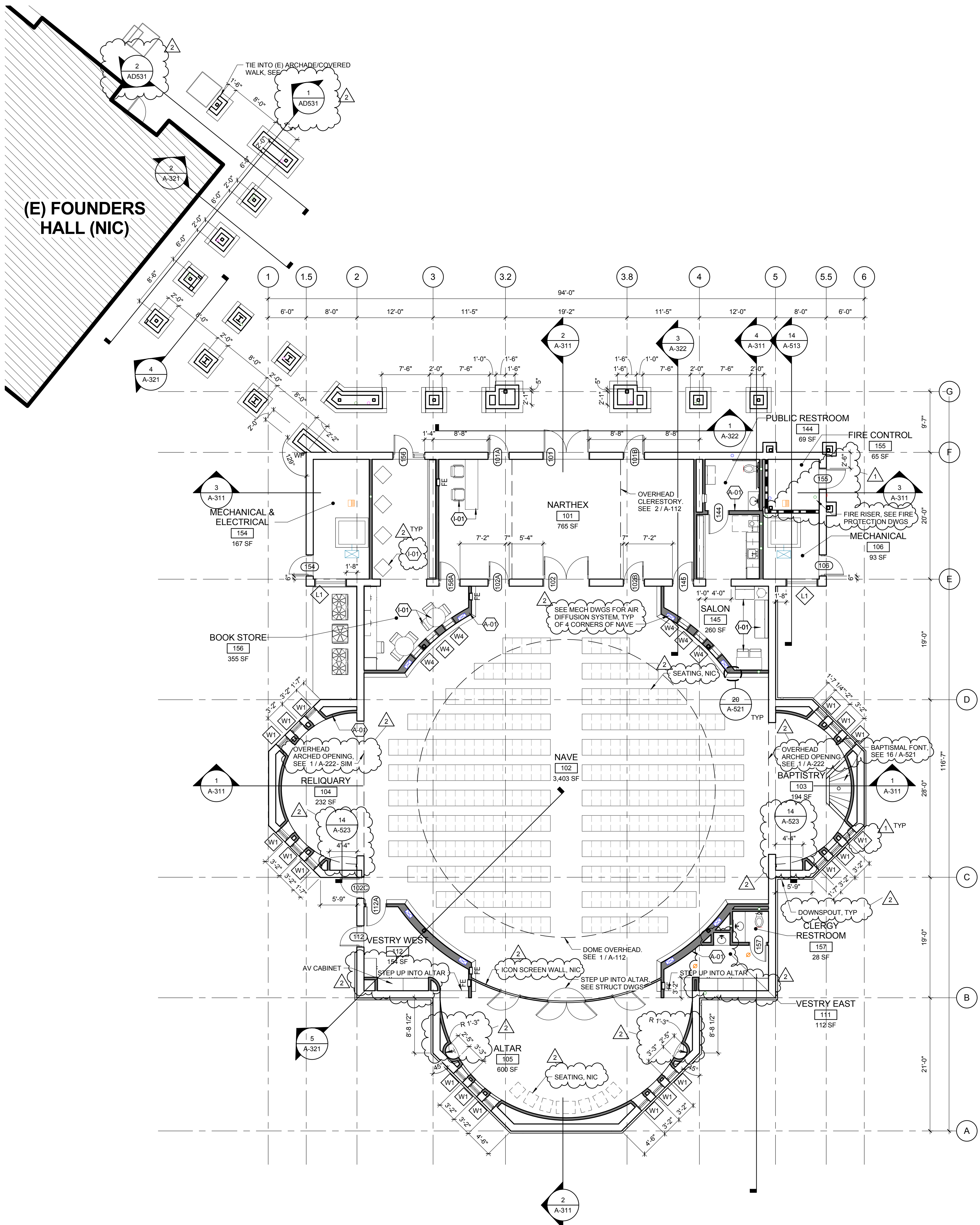
SHEET

AS101

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

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4/13/2018 9:48:44 AM



1 FLOOR PLAN - LEVEL 1
SCALE 1/8" = 1'-0"



FLOOR PLAN LEGEND

DC EXHIBIT B

LIONAKIS

- 154 J PARTITION TYPE INDICATOR (SEE A-111, A-112)
- 10 WINDOW OR LOUVER IDENTIFIER
- 22 KEYNOTE INDICATOR
- 234 FURNITURE, FIXTURE & EQUIPMENT INDICATOR (FNC) 2
- 11 SIGNAGE INDICATOR
- 101A DOOR OPENING IDENTIFIER
- PLAN NORTH
- PLAN NORTH & TRUE NORTH INDICATOR
- 1-HOUR FIRE RATED PARTITIONS, SEE PARTITION PLANS AND A-611
- FE FIRE EXTINGUISHER CABINET

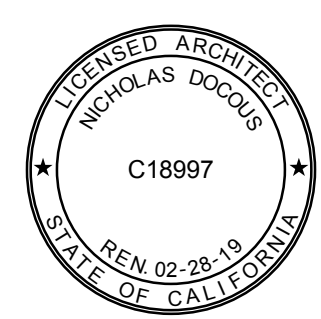
SHEET KEYNOTES

- A-01 SEE PARTITION PLANS AND A-611 FOR TYPES AND LOCATIONS
- I-01 FURNITURE IS OFOI, N.I.C.

1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

CONSULTANT

SEAL



PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED		
MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
1	4/19/2017	PLAN CHECK RESPONSE
2	4/19/2017	DESIGN QC
3x	8/25/17	PLAN CHECK RESPONSE
CITY OF ROSEVILLE	8/25/17	AGENCY REVIEW

ISSUE FOR BID - 04/17/18

MANAGEMENT	
LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	
COPYRIGHT:	LIONAKIS 2015

AGENCY

TITLE
FLOOR PLAN

SHEET
A-111

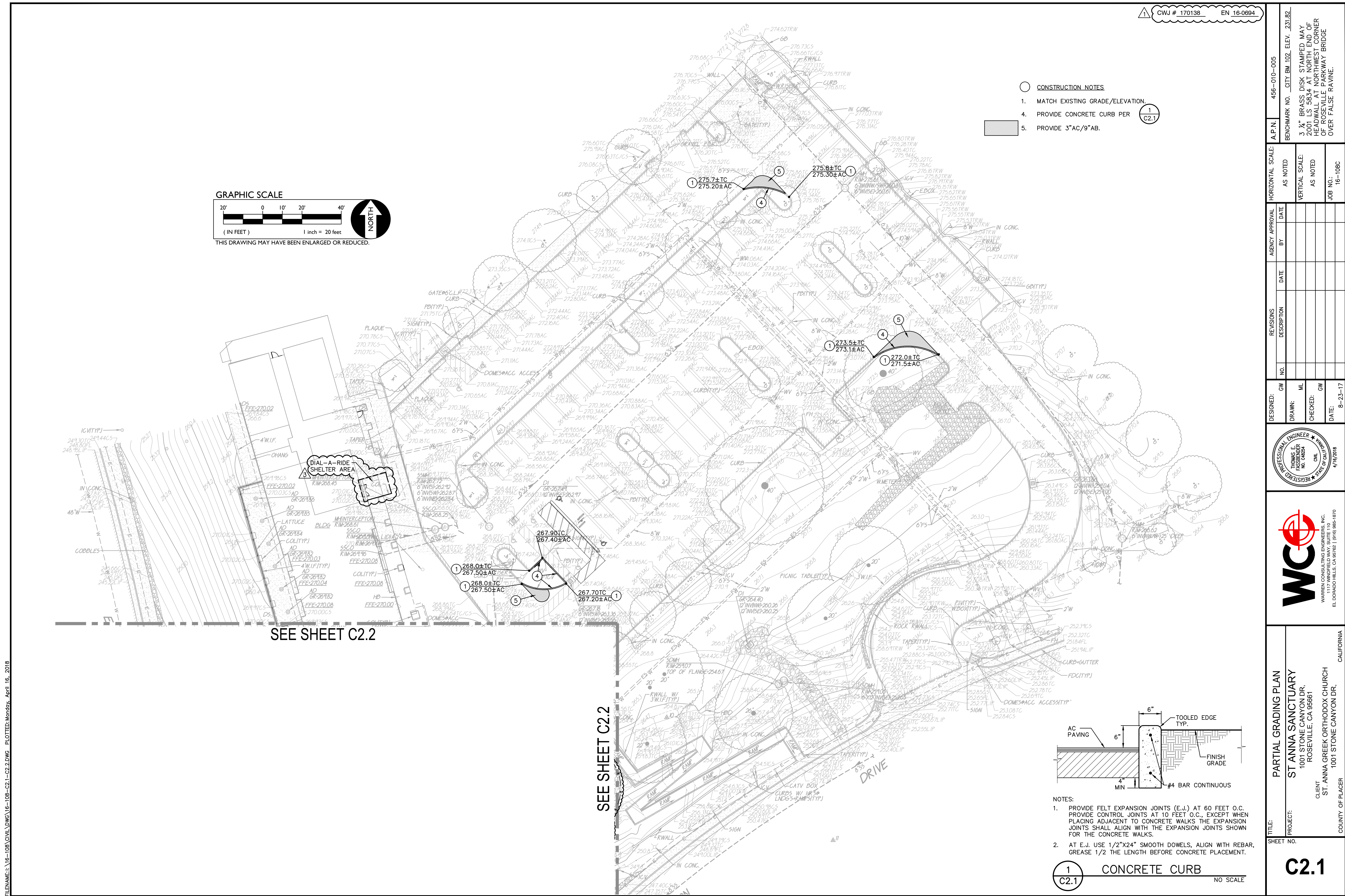
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C

B

A

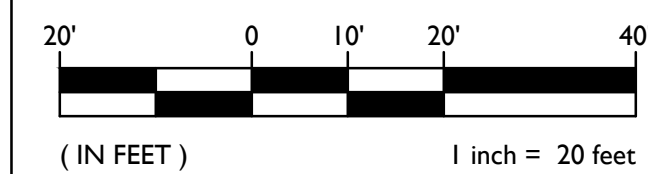
FILENAME: \\16-108\CIVIL\DWG\16-108-C2.1-C2.2.DWG PLOTTER: Monday, April 16, 2018



CWJ # 170138 EN 16-0694

- CONSTRUCTION NOTES
1. MATCH EXISTING GRADE/ELEVATION.
 4. PROVIDE CONCRETE CURB PER C2.1
 5. PROVIDE 3"AC/9"AB.

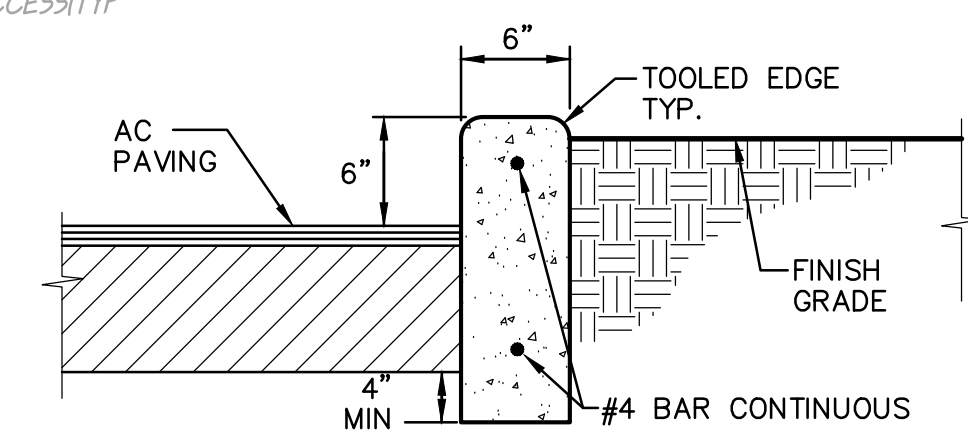
GRAPHIC SCALE



THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

SEE SHEET C2.2

SEE SHEET C2.2



- NOTES:
1. PROVIDE FELT EXPANSION JOINTS (E.J.) AT 60 FEET O.C. PROVIDE CONTROL JOINTS AT 10 FEET O.C., EXCEPT WHEN PLACING ADJACENT TO CONCRETE WALKS. THE EXPANSION JOINTS SHALL ALIGN WITH THE EXPANSION JOINTS SHOWN FOR THE CONCRETE WALKS.
 2. AT E.J. USE 1/2"x24" SMOOTH DOWELS, ALIGN WITH REBAR, GREASE 1/2 THE LENGTH BEFORE CONCRETE PLACEMENT.

1 CONCRETE CURB NO SCALE

SHEET NO.	PARTIAL GRADING PLAN			DESIGNED:	REVISIONS		AGENCY APPROVAL		HORIZONTAL SCALE:		A.P.N.	458-010-005
	PROJECT:	ST ANNA SANCTUARY 1001 STONE CANYON DR, ROSEVILLE, CA 95661		GW	NO.	DESCRIPTION	DATE	BY	DATE	AS NOTED		
C2.1	CLIENT	ST ANNA GREEK ORTHODOX CHURCH		DRAWN:					VERTICAL SCALE:		BENCHMARK NO. CITY BM 102 ELEV. 231.82	
		1001 STONE CANYON DR, ST. ANNA GREEK ORTHODOX CHURCH		ML					AS NOTED		3" BRASS DISK STAMPED MAY 2001 LS 5834 AT NORTH END OF HEADWALL AT NORTHWEST CORNER OF ROSEVILLE PARKWAY BRIDGE OVER FALSE RAVINE.	
COUNTY OF PLACER		CALIFORNIA		CHECKED:					JOB NO.:			
				GW					16-108C			
				DATE:	8-23-17							
						4/16/2018						



WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 P 916.558.1919
www.lionakis.com

FOR REVIEW ONLY / NOT FOR CONSTRUCTION
THE CONSTRUCTION DOCUMENTS HAVE NOT BEEN APPROVED BY THE
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SEAL

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR.
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR.

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
2	4/19/2017	DESIGN QC
CITY OF ROSEVILLE	8/23/2017	AGENCY REVIEW
5	7/03/2019	PARISH DIRECTED SCOPE REDUCTIONS

ISSUE FOR BID - 04/17/18

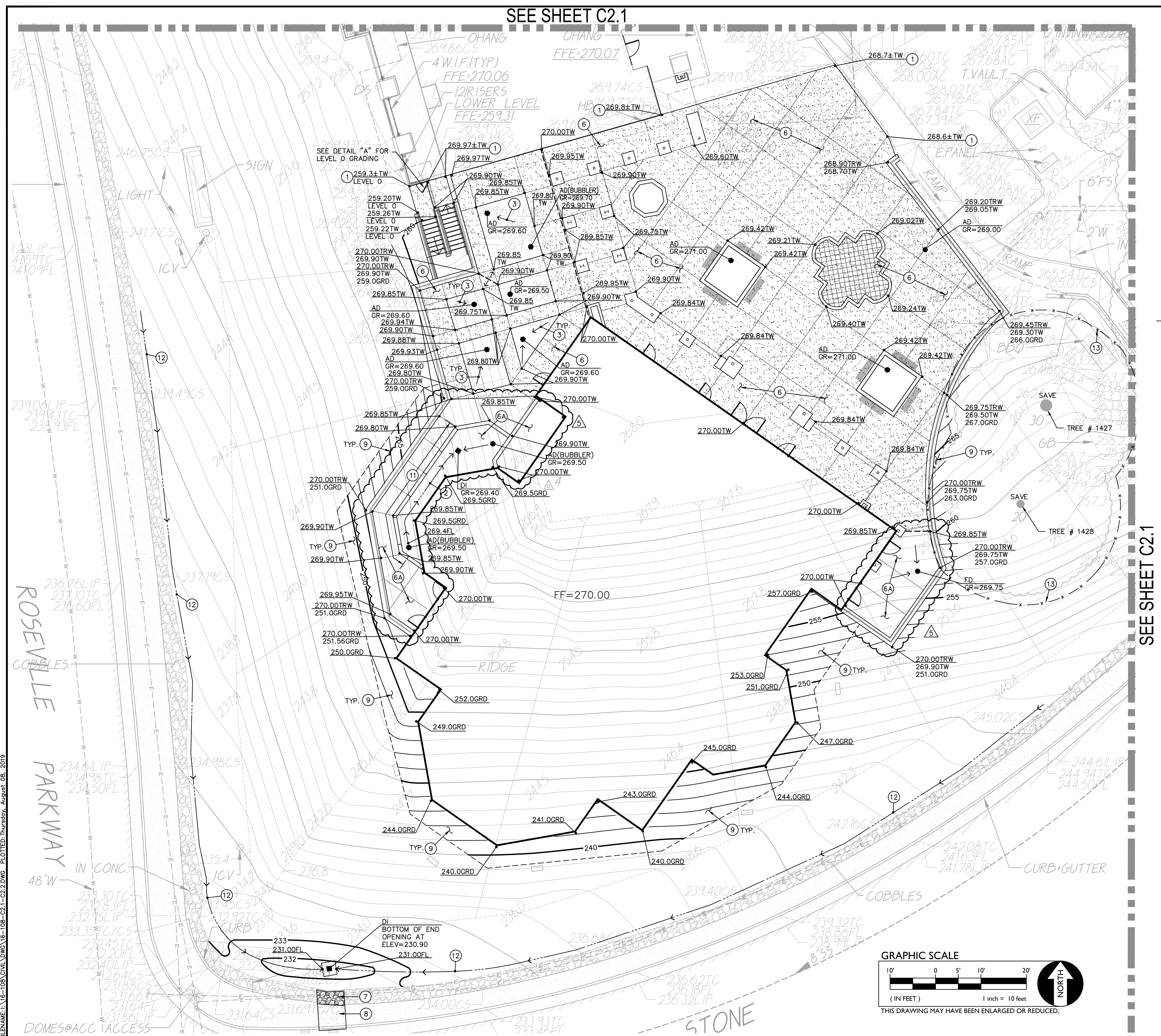
MANAGEMENT
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AGENCY

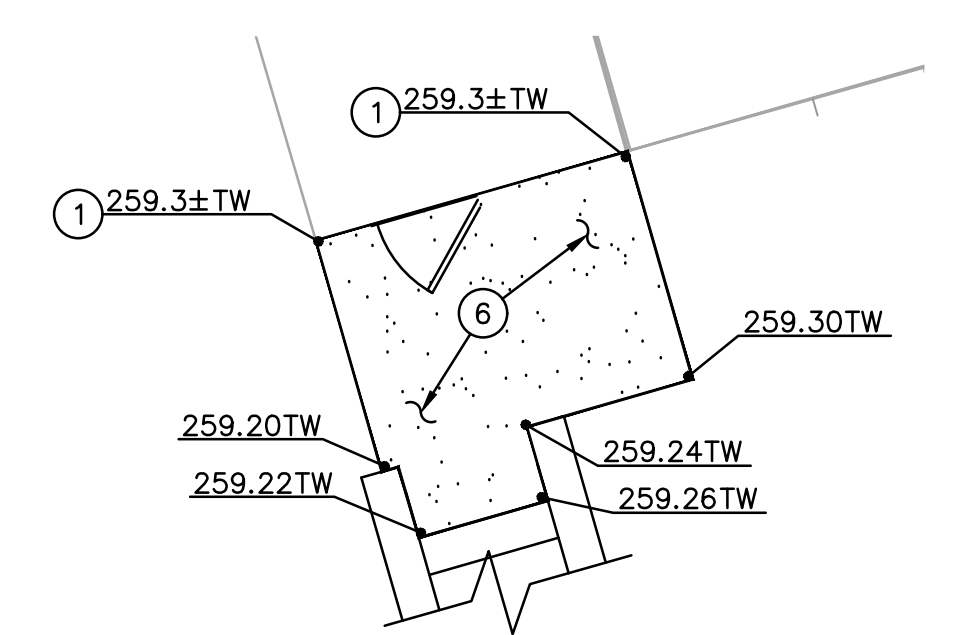
TITLE

PARTIAL
GRADING PLAN

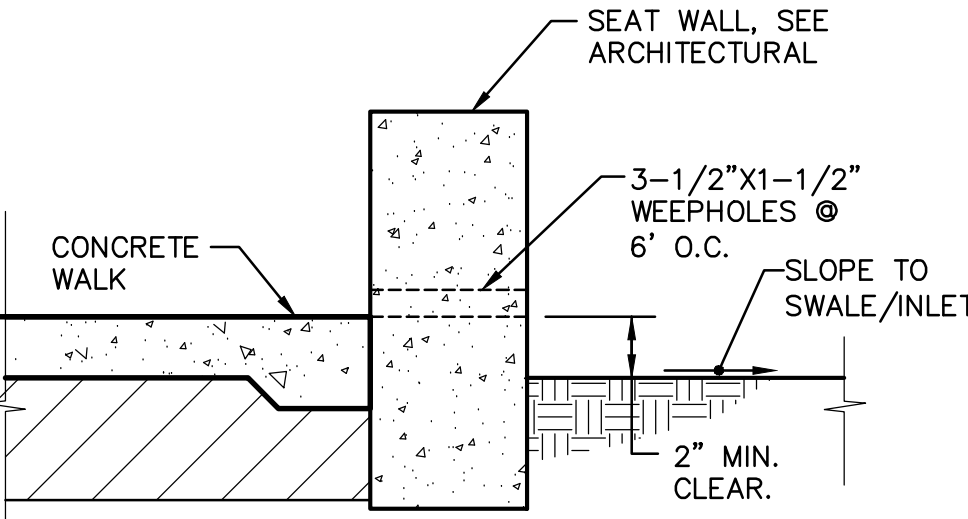
SHEET
C2.2



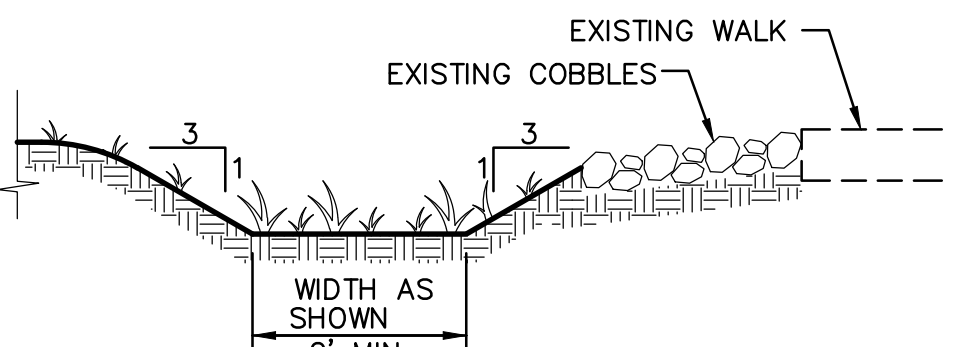
- CONSTRUCTION NOTES
- MATCH EXISTING GRADE/ELEVATION.
 - PROVIDE SWALE.
 - GRADE UNIFORMLY TO INLET.
 - PROVIDE 4" PCC W/#3 @ 24" O.C.E.W. OVER 4" AB.
 - 6A. PROVIDE 4" PCC W/#3 @ 24" O.C.E.W. SEE STRUCTURAL.
 - REPLACE COBBLES AFTER STORM DRAIN INSTALLATION IS COMPLETE.
 - PROVIDE CONCRETE SIDEWALK AT TRENCH PER CITY OF ROSEVILLE STANDARDS. DOWEL INTO EXISTING CONCRETE, PER CITY OF ROSEVILLE STANDARD DETAIL ST-17.
 - FILL AND RESTORE EXISTING GRADE AFTER STRUCTURAL CONSTRUCTION IS COMPLETED.
 - NOT USED
 - SEAT WALL WITH 3-1/2"x1-1/2" WEEPHOLES SET AT THE ELEVATION OF THE CONCRETE WALK. PLACE AT 6' O.C.
 - PROVIDE BIOSWALE PER
 - PROVIDE HIGH VISIBILITY TREE PROTECTION FENCING. INSPECTION BY CITY PLANNING DEPT. REQUIRED PRIOR TO INSTALLATION.



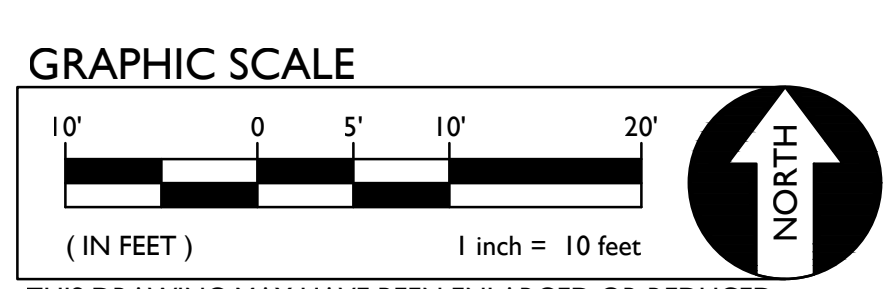
DETAIL "A", LEVEL 0
SCALE: 1"=5'



1 WEEPHOLES AT SEAT WALL
NO SCALE



2 GRASS LINED SWALE
NO SCALE



WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 P 916.558.1919
www.lionakis.com

PARTIAL GRADING PLAN
PROJECT:
ST ANNA SANCTUARY
1001 STONE CANYON DR.
ROSEVILLE, CA 95661
CLIENT
ST. ANNA GREEK ORTHODOX CHURCH
1001 STONE CANYON DR.
COUNTY OF PLACER
CALIFORNIA

C2.2

FILENAME: \\16-108\CIVIL\DWG\16-108-C2.1-C2.2.DWG PLOTTED Thursday, August 08, 2019



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SEAL

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR.
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR.

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
2	4/19/2017	DESIGN QC
CITY OF ROSEVILLE	8/23/2017	AGENCY REVIEW
3	3/30/2018	RESPONSE TO INTEREST
CITY OF ROSEVILLE	7/03/2019	ROUND 3 COMMENTS 8/6/17
5		PARRISH DIRECTED SCOPE REDUCTIONS

ISSUE FOR BID - 04/17/18

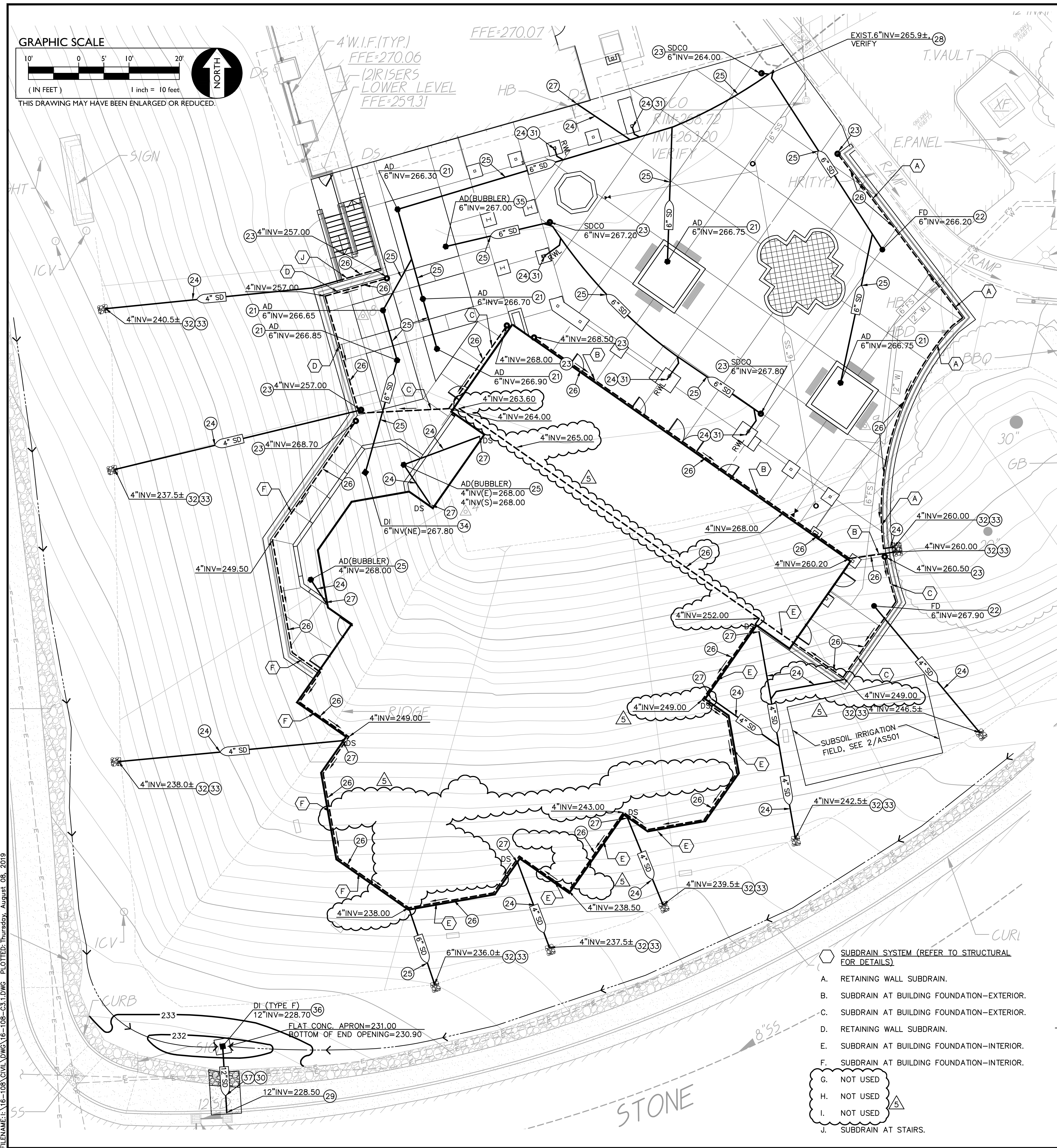
MANAGEMENT
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AGENCY

TITLE

DRAINAGE PLAN

SHEET
C3.1

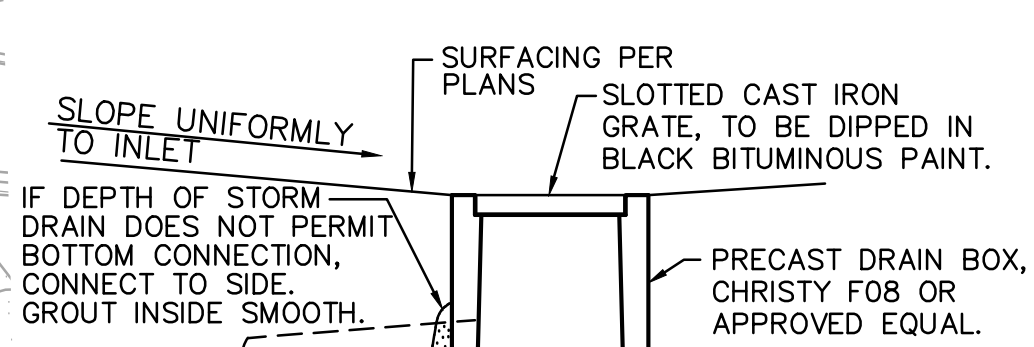


DRAINAGE NOTES

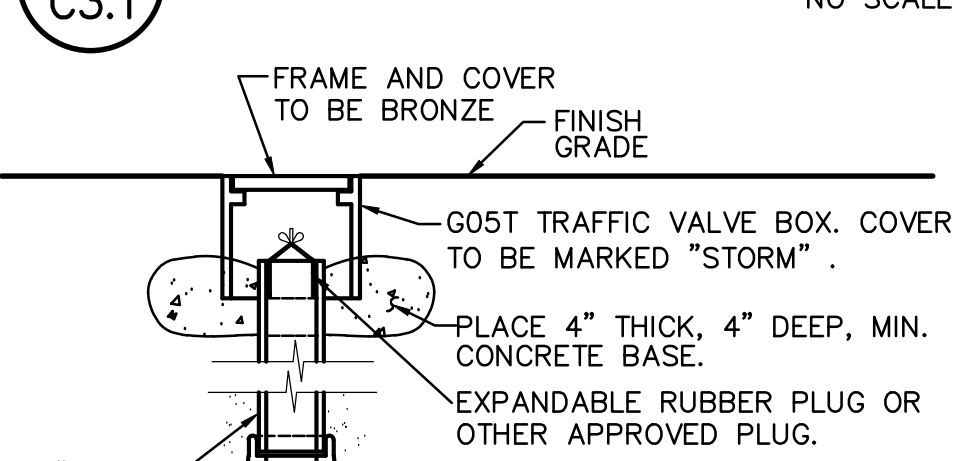
21. PROVIDE AREA DRAIN PER C3.1
22. PROVIDE FLOOR DRAIN PER C3.1
23. PROVIDE CLEANOUT PER C3.1
24. PROVIDE 4" STORM DRAIN SLOPE VARIES, S=0.01 MIN.
25. PROVIDE 6" STORM DRAIN, SLOPE VARIES, S=0.01 MIN.
26. PROVIDE 4" PERFORATED PIPE. LOCATE AND DETAIL PER STRUCTURAL PLANS.
27. PROVIDE DOWNSPOUT CONNECTION PER C3.1
28. CONNECT TO EXISTING STORM DRAIN. VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION.
29. CONNECT TO EXISTING CURB INLET.
30. POT HOLE EXISTING UTILITY. VERIFY LOCATION AND DEPTH.

CWJ # 170138 EN 16-0694

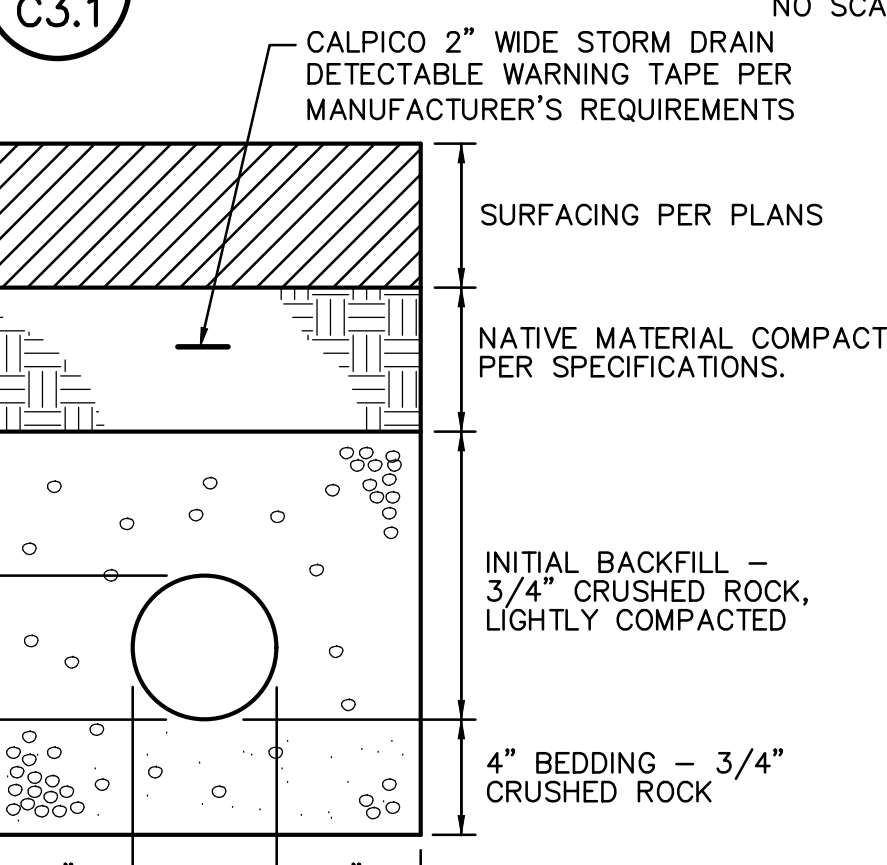
31. CONNECT TO RAIN WATER LEADER. VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
32. PROVIDE 2" WIDE X 3' LONG X 12" DEEP RIP-RAP OUTFALL.
33. DAYLIGHT 4" STORM DRAIN AT TOE OF FILL.
34. PROVIDE DROP INLET PER C3.1
35. PROVIDE AREA DRAIN BUBBLER PER C3.1
36. PROVIDE CITY OF ROSEVILLE TYPE F INLET. PROVIDE WITH TWO END SECTION OPENINGS 6"X24" PER CITY OF ROSEVILLE DETAIL DR-3. PROVIDE W/12" WIDE CONCRETE APRON.
37. PROVIDE 12" STORM DRAIN RCP CLASS IV PER C3.1
38. NOT USED



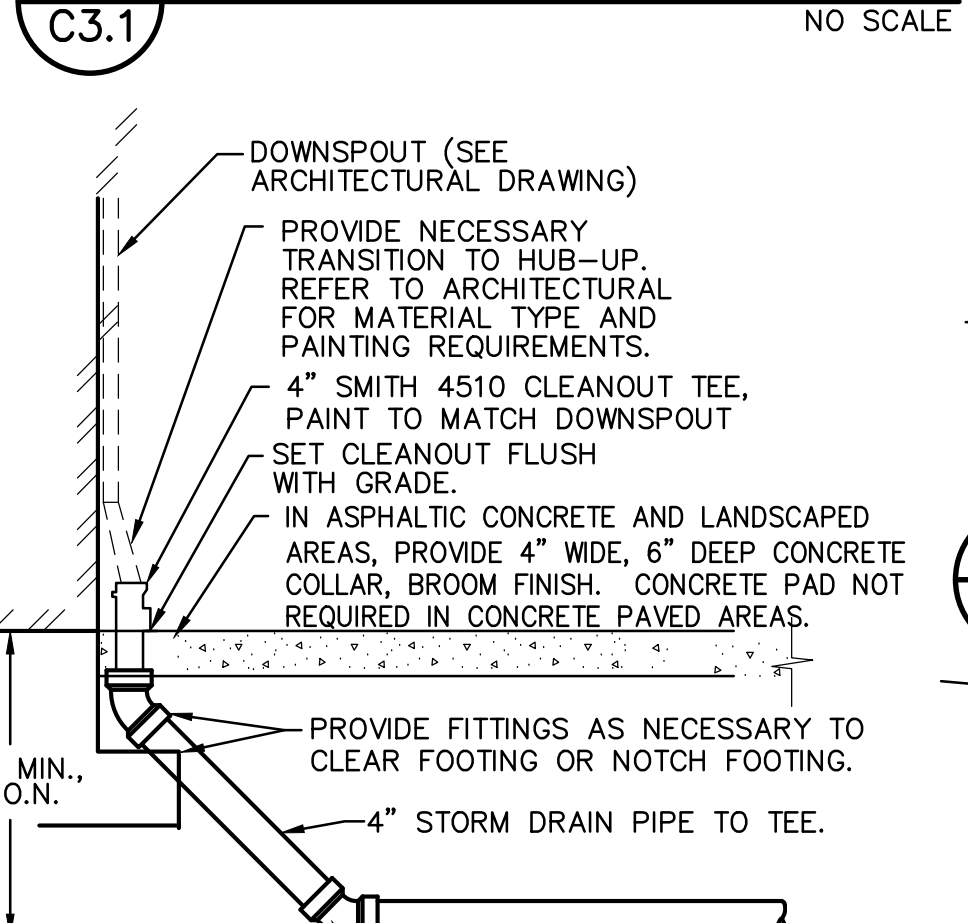
1 AREA DRAIN



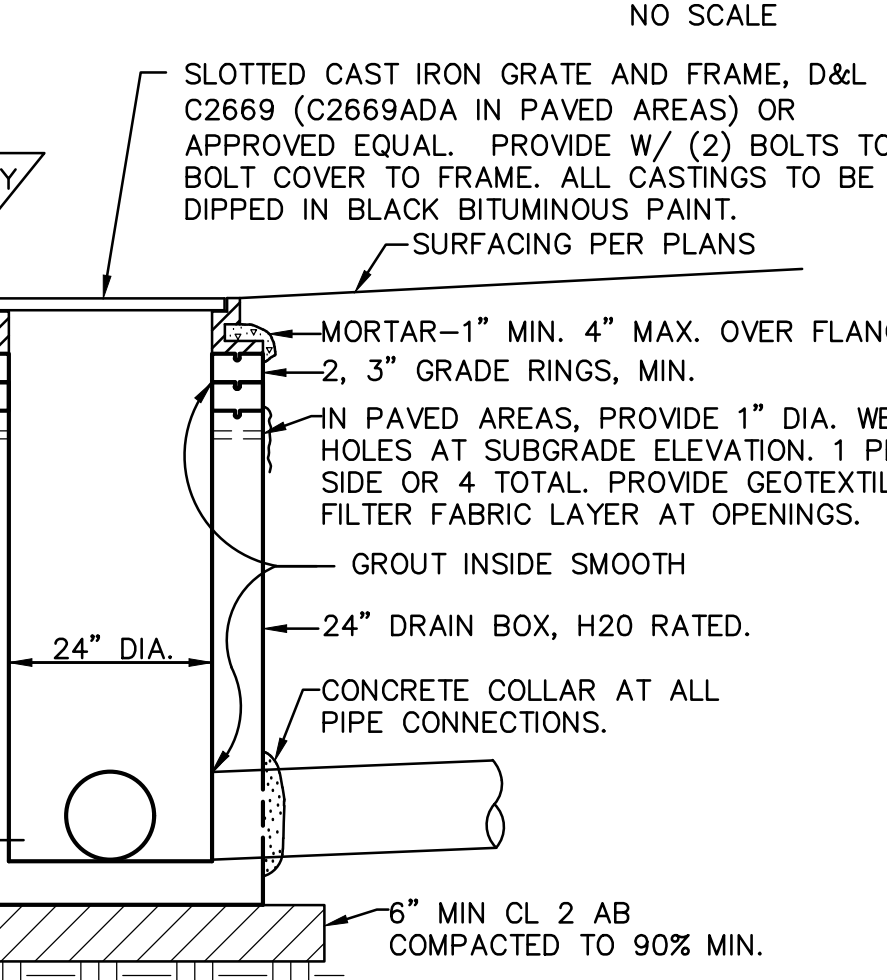
2 FLOOR DRAIN



3 STORM DRAIN CLEANOUT

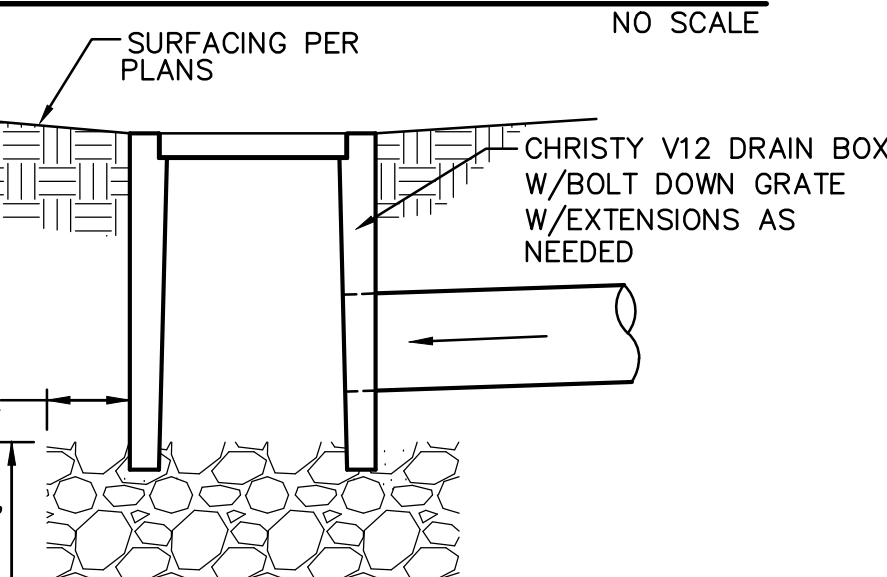


4 STORM DRAIN TRENCH



5 DOWNSPOUT CONNECTION

6 DROP INLET



7 AREA DRAIN - BUBBLER

NO SCALE

- SUBDRAIN SYSTEM (REFER TO STRUCTURAL FOR DETAILS)
- A. RETAINING WALL SUBDRAIN.
 - B. SUBDRAIN AT BUILDING FOUNDATION-EXTERIOR.
 - C. SUBDRAIN AT BUILDING FOUNDATION-EXTERIOR.
 - D. RETAINING WALL SUBDRAIN.
 - E. SUBDRAIN AT BUILDING FOUNDATION-INTERIOR.
 - F. SUBDRAIN AT BUILDING FOUNDATION-INTERIOR.
 - G. NOT USED
 - H. NOT USED
 - I. NOT USED
 - J. SUBDRAIN AT STAIRS.

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C

B

C:\Users\jake.elliott\Documents\016169_BIM_MASTER_R16_CENTRAL_jake.elliott.rvt

1/31/2017 9:47:43 AM

DC EXHIBIT E-1

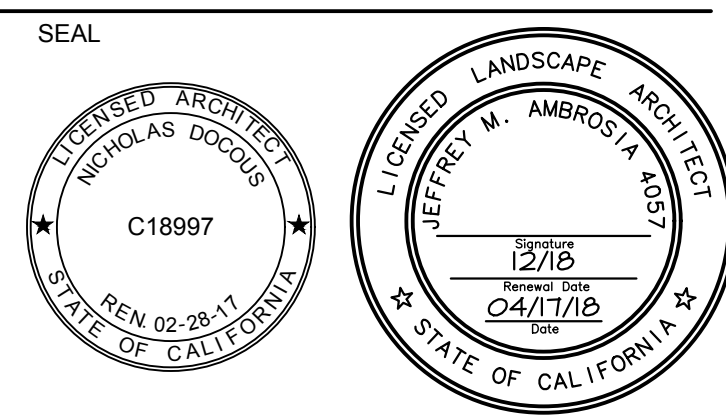
LIONAKIS

1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
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CONSULTANT



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PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED		
MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
1	4/12/2017	PLAN CHECK RESPONSE
2	4/12/2017	DESIGN QC
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4	8/25/2017	DESIGN QC

ISSUE FOR BID - 04/17/18

MANAGEMENT	
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AGENCY

TITLE

PLANTING PLAN

SHEET
L1.1



ENLARGEMENT
Scale: 1/8" = 1'-0"

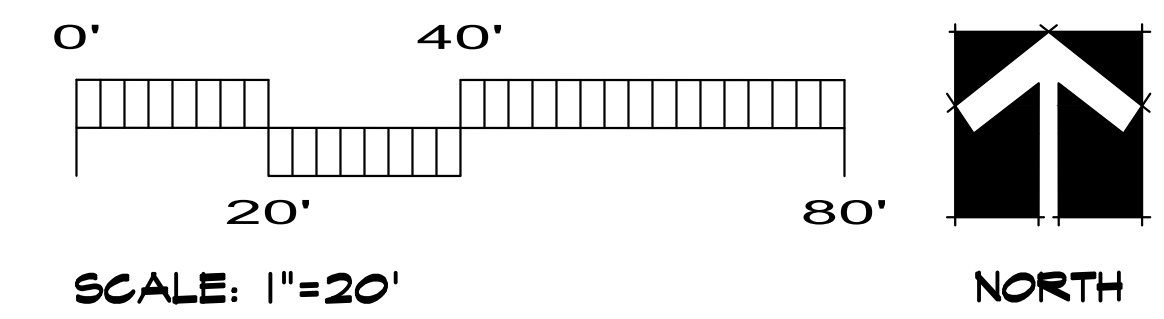
PLANT SCHEDULE

TREES		CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME
CIT IMP		CIT IMP	Citrus x limon 'Improved Meyer'	(Symbol)	CTC REV	Cycas revoluta
CUP SEM		CUP SEM	Cupressus sempervirens	(Symbol)	LAU NOB	Laurus nobilis 'MonRik'
DIO FUY		DIO FUY	Diospyros kaki 'Fuyu'	(Symbol)	LAV GRE	Lavandula dentata 'Goodwin Creek Gray'
LAG MUL		LAG MUL	Lagerstroemia x 'Muskogee'	(Symbol)	ROS ICE	Rosa floribunda 'Iceberg' Patio Tree
OLE EUR		OLE EUR	Olea europaea	(Symbol)	ROS FLO	Rosa x 'Flower Carpet White'
PHO MED		PHO MED	Phoenix dactylifera 'Medjool'	(Symbol)	SAL SAL	Salvia greggii 'Furmans Red'
PUN GRA		PUN GRA	Punica granatum	(Symbol)	GROUND COVERS	
QUE WIS		QUE WIS	Quercus wislizenii	(Symbol)	ROS IRE	Rosmarinus officinalis 'Irene' TM
CAL DMA		CAL DMA	Callistemon viminalis 'Little John'	(Symbol)	TUR NAT	Turf Sod Native Monctree Fescue
CIS CRI		CIS CRI	Cistus crispatus 'Narley Rose'	(Symbol)	Mulch 3" Thick	
CIS PRO		CIS PRO	Cistus salvifolius 'Prostratus'	(Symbol)		
CUP TIN		CUP TIN	Cupressus sempervirens 'Tiny Tower' TM	(Symbol)		

SHEET NOTES

SYMBOL	DESCRIPTION	QTY
(01-14)	Existing hydrant, typ.	
(01-15)	Existing backflow preventers, see CIVIL plans for more information.	
(01-16)	Area under existing Oak tree is to be designated as a insect habitat. Do not place mulch under existing tree.	

AT COMPLETION OF PROJECT, "A CERTIFICATE OF COMPLETION" MUST BE SIGNED AND SUBMITTED TO THE CITY PER ROSEVILLE MUNICIPAL CODE SECTION 14.18.60.



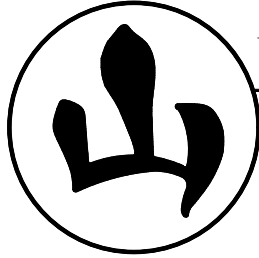
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B
C
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0, 1/4", 1/2", 1"

DC EXHIBIT E-2

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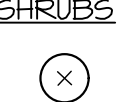
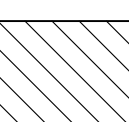
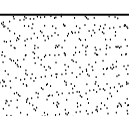
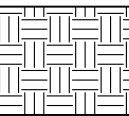


YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(916) 885-0040
FAX (916) 885-0042

Note:

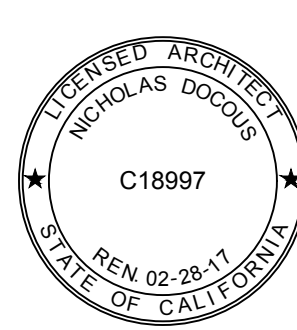
- Fruiting trees and shrubs have been chosen to promote the Church's goals of reducing their carbon footprint and increasing sustainability. The Church and it's members utilize many of the existing plants on site in their services and also for church functions, for example, providing palm fronds for services, harvesting grapes for wine and food for Church events. They would like to increase the variety of the plants they can harvest on site by including more fruiting trees and edible plants as shown on the legend.
- Following the installation of the landscaping, all landscaping material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA).
- Provide a minimum of 3 feet of clearance around all fire protection equipment such as fire hydrants, post indicator valves and backflow preventers.
- Place a 3" layer minimum of Walk on Bark in all shrub and ground cover areas prior to planting of ground cover plants. Gorilla Hair is not acceptable. Stabilizing mulching products shall be used on slopes greater than 1 foot of vertical elevation change for every 3 feet of horizontal length. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch.
- Contractor to amend soils per soils analysis to a depth of 6", see sheet L3.1 for analysis.
- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
- A minimum three-inch layer of Walk on Bark shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is not advisable.
- Owner will be responsible for maintaining trees planted near fire access need to be maintained to provide 13 feet 6 inches of vertical clearance.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	H X W	Very Low	Low	Medium	High	
	GIT IMP	2	Citrus x limon 'Improved Meyer' / Meyer Lemon	15 gal				X		
	CUP SEM	10	Cupressus sempervirens / Italian Cypress	24"box				X		
	DIO FUJ	2	Diospyros kaki 'Fuyu' / Persimmon	15 gal				X		
	LAG MUL	1	Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle Multi-Trunk	24"box			X			
	OLE EUR	6	Olea europaea / European Olive	Field Grown	12'x12'		X			
	PHO MED	2	Phoenix dactylifera 'Medjool' / Date Palm	15' BTH		X	X			
	PUN GRA	2	Punica granatum / Pomegranate	15 gal			X	X		
	QUE WIS	6	Quercus wislizenii / Interior Live Oak	24"box		X				
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	H X W	Very Low	Low	Medium	High	
	CAL DWA	41	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal			X			
	CIS CRI	4	Cistus crispatus 'Warley Rose' / Rockrose	5 gal						
	CIS PRO	48	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	5 gal			X			
	CUP TIN	2	Cupressus sempervirens 'Tiny Tower' TM / Tiny Tower Italian Cypress	15 gal			X			
	CYC REV	8	Cycas revoluta / Japanese Sago Palm	15 gal				X		
	LAU NOB	41	Laurus nobilis 'MonRik' / Little Ragu Sweet Bay	5 gal			X			
	LAV GRE	58	Lavandula dentata 'Goodwin Creek Gray' / Goodwin Creek Gray Lavender	1 gal			X			
	ROS ICE	19	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal				X		
	ROS FLO	51	Rosa x 'Flower Carpet White' / Rose	1 gal				X		
	SAL SAL	8	Salvia greggii 'Furmans Red' / Furman's Red Salvia	5 gal			X			
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	H X W	SPACING	Very Low	Low	Medium	High
	ROS IRE	524	Rosmarinus officinalis 'Irene' TM / Irene Trailing Rosemary	1 gal		36" o.c.		X		
	TUR NAT	518 sf	Turf Sod Native Mowfree Fescue / Drought Tolerant Fescue Blend	sod						
			Mulch 3" Thick							

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SEAL



PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
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2	4/12/2017	DESIGN QC
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4	8/25/2017	DESIGN QC

ISSUE FOR BID - 04/17/18

MANAGEMENT

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TITLE

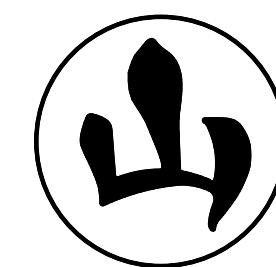
PLANTING PLAN

SHEET

L1.2

1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.191
www.lionakis.com

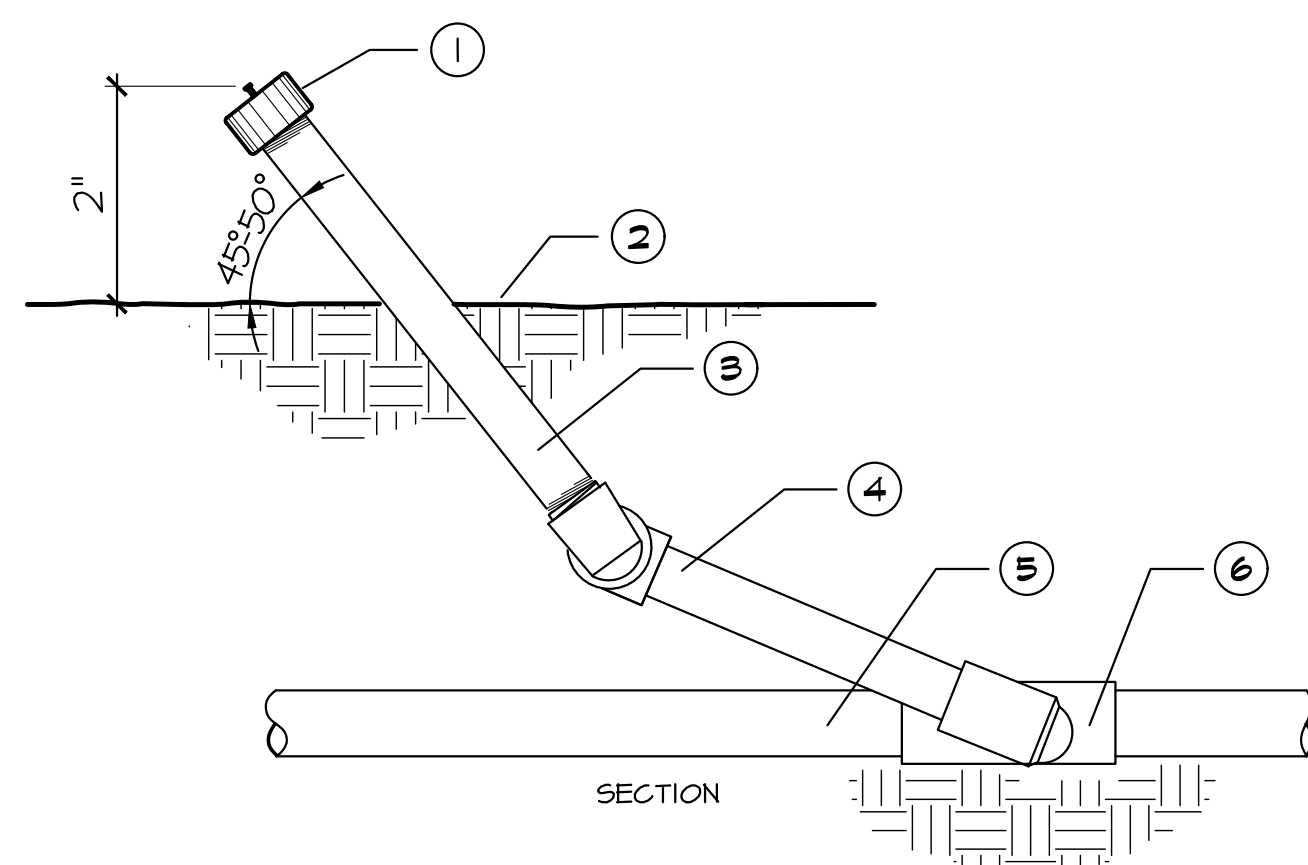
CONSULTAN



YAMASAK
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

ESTABLISHMENT PERIOD						
RUN TIMES PER DAY / DAY'S PER WEEK						
Plant type	Irig type	SPRING		SUMMER		FALL
						WINTER
Trees	Spray	1	3	1	4	1 3 1 1
Shrubs	Spray	1	3	1	4	1 3 1 1
Groundcover	Spray	1	3	1	4	1 3 1 1
Mixed	Spray	1	3	1	4	1 3 1 1
Turf	Spray	1	4	1	7	1 4 1 1
Trees	Drip	1	2	1	3	1 2 1 1
Shrubs	Drip	1	2	1	3	1 2 1 1
Groundcover	Drip	1	2	1	3	1 2 1 1
Mixed	Drip	1	2	1	3	1 2 1 1
Turf	Drip	1	4	1	7	1 4 1 1
Trees	Bubbler	1	3	1	4	1 3 1 1
Shrubs	Bubbler	1	3	1	4	1 3 1 1

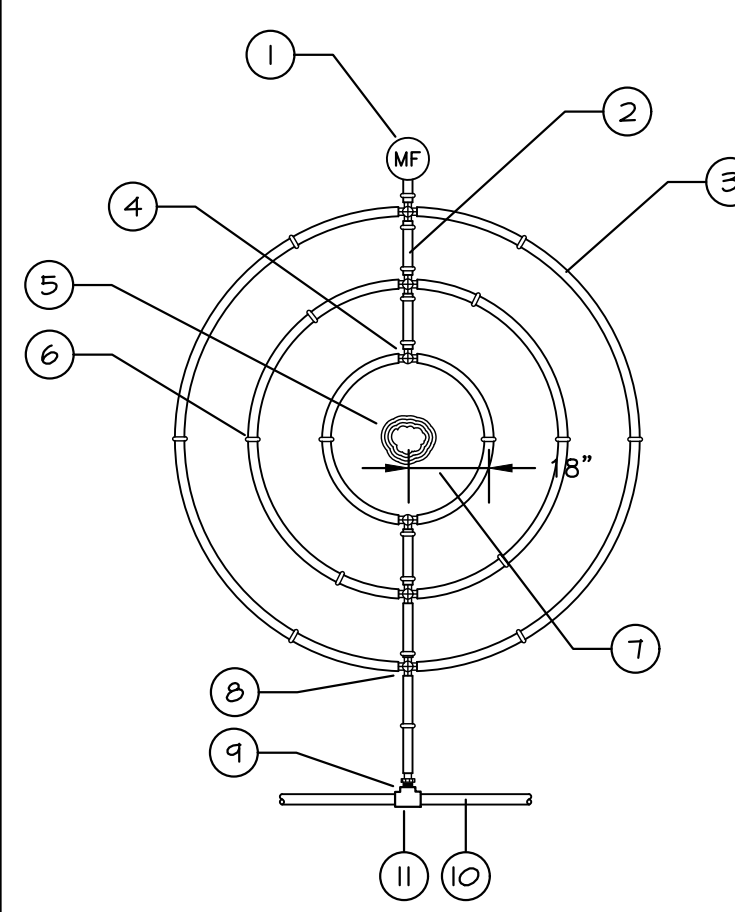
ESTABLISHED PERIOD						
RUN TIMES PER DAY / DAY'S PER WEEK						
Plant type	Irig Type	SPRING		SUMMER		FALL
Trees	Spray	1	2	1	3	1
Shrubs	Spray	1	2	1	3	1
Groundcover	Spray	1	2	1	3	1
Mixed	Spray	1	2	1	3	1
Turf	Spray	1	2	1	4	1
Trees	Drip	1	1	1	2	1
Shrubs	Drip	1	1	1	2	1
Groundcover	Drip	1	1	1	2	1
Mixed	Drip	1	1	1	2	1
Turf	Drip	1	2	1	4	1
Trees	Bubbler	1	2	1	3	1
Shrubs	Bubbler	1	2	1	3	1



LEGEND

- ① ADJUSTABLE FLOOD BUBBLER - INSTALLED AT AN ANGLE (45° - 50°)
- ② FINISHED GRADE
- ③ SCH 80 RISER
- ④ 12" SWING JOINT MARLEX ASSEMBLY
- ⑤ LATERAL PIPE
- ⑥ LATERAL TEE

SCALE: N.T.S.



LEGEND

- (1) MANUAL FLUSH VALVE
PLUMBED TO PVC OR POLY
MODEL: TLSOV
- (2) 1"mm BLANK DRIPLINE
EXHAUST HEADER
MODEL: TLCVO
- (3) Techniched CV DRIPLINE,
FLOW, DRIPPER SPACING,
LIFT SPACING PER NETAFIM
INSTALLATION GUIDELINES
- (4) INSERT TEE (TYF)
MODEL: TLTEE
- (5) TREE TRUNK
- (6) 6-INCH SOLID STAPLE (TYF)
MODEL: TLS6
- (7) Techniched CV SPACING PER
NETAFIM INSTALLATION
GUIDELINES
- (8) INSERT CROSS (TYF)
MODEL: TLCROS
- (9) 1/2-INCH MALE ADAPTER
MODEL: TLOSOMA
- (10) SCH 40 PVC DRIP LATERAL
(SIZE PER FLOW)
- (11) SCH 40 PVC 1/2-INCH
FEMALE THREADED TEE

TREE RING LAYOUT

SCALE: N.T.S

Sleeving Schedule

ALL PIPE SLEEVES TO BE SCHEDULE 40 PVC.
ALL PLASTIC LINES SHALL BE INSTALLED
IN SLEEVES UNDER PAVED AREAS. SLEEVES
SHALL EXTEND AT LEAST 12 INCHES BEYOND
THE EDGES OF THE PAVEMENT. SIZE OF
SLEEVES SHALL BE AS FOLLOWS:

PIPE OR WIRE SIZE	REQUIRED SLEEVE
3/4", 1" PIPE	1-2" PVC SLEEVE
1-1/4", 1-1/2", 2", 2-1/2" PIPE	1-4" PVC SLEEVE
3", 4" PIPE	1-6" PVC SLEEVE
6" PIPE	1-8" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVES

Pipe Sizing Schedule

PIPE SIZE	CL 200 (GPM)	CL 315 (GPM)	SCH 40 (GPM)
3/4"	6-10	7-8	5-8
1 INCH	11-16	9-14	9-13
1-1/4"	17-26	15-24	14-23
1-1/2"	27-35	25-33	24-32
2 INCHES	36-55	34-44	33-53
2-1/2"	56-83	50-74	54-74
3 INCHES	84-125	75-109	75-116
4 INCHES	126-200	110-180	117-200
6 INCHES	200-425	190-375	200-450

1. ALL LATERAL PIPE LARGER THAN 1/2" TO BE MINIMUM CLASS 200.
2. ALL MAINLINE PIPE 3/4" - 1 1/2" SHALL BE SCH 40.
- ALL MAINLINE PIPE 2" - 4" SHALL BE CLASS 315.
- ALL MAINLINE PIPE 6" AND GREATER SHALL BE CLASS 200.

										ESTABLISHMENT PERIOD												ESTABLISHED PERIOD																		
										JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC							
VALVE #	GPM	AREA	PLANT TYPE	IE	IR	PR (IN/HR)	MAX CYCLE TIME (MIN.)	WATERING DAYS/WEEK		RUN TIME (MIN./DAY)												RUN TIME (MIN./DAY)																		
1	3.53	751	S/G	0.7	0.81	0.54	0.45	72	7	5	8	15	23	30	37	41	35	27	18	8	5	4	6	11	17	23	28	31	27	21	14	6	3							
2	0.61	130	S/G	0.7	0.81	0.54	0.45	72	7	5	8	15	23	30	37	41	35	27	18	8	5	4	6	11	17	23	28	31	27	21	14	6	3							
3	2	80	TR	0.3	0.81	0.54	2.41	13	7	0	1	14	2	2	3	3	2	1	1	0	0	0	1	1	1	2	2	3	2	2	1	1	1							
4	19	4037	S/G	0.3	0.81	0.14	0.45	19	7	2	3	6	10	13	16	17	15	12	8	3	2	2	3	5	7	7	10	12	13	12	9	6	3	2						
5	2.49	530	TF	0.6	0.75	0.14	0.45	19	7	8	7	14	21	34	40	35	29	17	8	4	2	4	6	11	16	21	25	35	39	33	19	13	8	3						
6	21.8	4638	S/G	0.3	0.81	0.14	0.45	19	7	2	4	6	10	13	16	18	15	12	8	4	2	2	3	5	7	7	10	12	13	12	9	6	3	2						
7	2.2	308	TR	0.3	0.81	0.14	0.69	12	7	2	2	4	6	8	10	12	10	8	5	2	0	1	2	3	5	6	7	8	9	8	6	4	2	2						
TOTAL MIN./DAY										22	24	4	6	8	10	12	10	8	5	2	0	1	17	26	48	62	72	95	118	128	12	86	57	26	14	10	6	4	2	
TOTAL HOURS/DAY										0	2	34	62	94	124	154	170	146	112	74	34	14	1	28	48	62	72	95	118	128	12	86	57	26	14	10	6	4	2	1

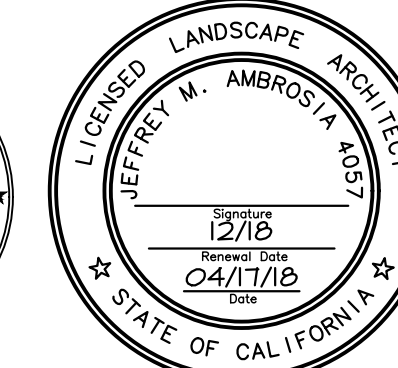
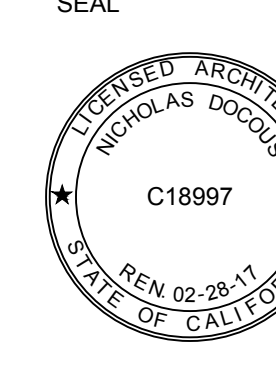
CONTRACTOR TO PROGRAM CONTROLLER TO RUN MULTIPLE DAYS OF THE WEEK, SEE DAYS PER WEEK SCHEDULE ABOVE. RUN TIME NOT TO EXCEED MAXIMUM DAILY RUN TIME IN IRRIGATION SCHEDULE. FOR STATIONS THAT REQUIRE RUN TIMES THAT EXCEED THE MAXIMUM CYCLE TIME, PROGRAM ONE HOUR SOAK TIME MINIMUM BETWEEN IRRIGATION CYCLES.

YAMASAKI LANDSCAPE ARCHITECTURE PROJECT INFORMATION Project Name: St. Anna Greek Orthodox Church Date: 12-14-2016 Project Contact: Applicant: Yamasaki Landscape Architecture 1223 High Street, Auburn, CA 95603 (530) 885-0040 Contact: Jeff Ambrosia St. Anna Greek Orthodox Church 1001 Stone Canyon Drive Roseville, Ca. 95661 Project Address: 1001 Stone Canyon Drive Roseville, Ca. 95661 Project Type: New Private Project Local Water Purveyor: City of Roseville Water Supply: Potable Water Total Landscape Area: 10,427 ± ft. Maximum Applied Water Allowance: 151,857 gallons Estimated Total Water Use: 106,209 gallons Document Check List: ☒ Project Information ☒ Water Efficient Landscape Worksheet ☒ Soil Management Report ☒ Landscape Design Plan ☒ Irrigation Design Plan ☒ Grading Design Plan Applicant Signature 04.03.2017 Date "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."	YAMASAKI LANDSCAPE ARCHITECTURE Water Efficient Landscape Worksheet Section A: Hydrozone Information Sheet <table><thead><tr><th>Hydro-zone</th><th>Zone or Valve #</th><th>Irrigation Method</th><th>Area [Sq.Ft.]</th><th>% of Landscape Area</th></tr></thead><tbody><tr><td>M</td><td>1</td><td>Drip</td><td>751</td><td>7%</td></tr><tr><td>M</td><td>2</td><td>Drip</td><td>130</td><td>1%</td></tr><tr><td>M</td><td>3</td><td>Bubbler</td><td>80</td><td>1%</td></tr><tr><td>L</td><td>3</td><td>Drip</td><td>4,037</td><td>39%</td></tr><tr><td>M</td><td>4</td><td>Rotor</td><td>530</td><td>5%</td></tr><tr><td>L</td><td>5</td><td>Drip</td><td>4,638</td><td>44%</td></tr><tr><td>M</td><td>6</td><td>Drip</td><td>308</td><td>3%</td></tr><tr><td>H</td><td>6</td><td>NAP</td><td>33</td><td>0%</td></tr><tr><td></td><td></td><td></td><td>0</td><td>0%</td></tr><tr><td colspan="3">Total Bubbler Area</td><td>80</td><td>1%</td></tr><tr><td colspan="3">Bubbler Area is deducted from Drip Area</td><td>Total Area[Sq.Ft.] 10,427</td><td>Total [%] 100%</td></tr></tbody></table>	Hydro-zone	Zone or Valve #	Irrigation Method	Area [Sq.Ft.]	% of Landscape Area	M	1	Drip	751	7%	M	2	Drip	130	1%	M	3	Bubbler	80	1%	L	3	Drip	4,037	39%	M	4	Rotor	530	5%	L	5	Drip	4,638	44%	M	6	Drip	308	3%	H	6	NAP	33	0%				0	0%	Total Bubbler Area			80	1%	Bubbler Area is deducted from Drip Area			Total Area[Sq.Ft.] 10,427	Total [%] 100%	YAMASAKI LANDSCAPE ARCHITECTURE Water Efficient Landscape Worksheet Section B. Water Budget Calculation Maximum Applied Water Allowance (MAWA) Project Eto City: Roseville MAWA = (ETo) [(0.62) [(0.45 x LA) + (0.55 x SLA)] Inset: Where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration (inches per year) 0.45= ET Adjustment Factor (ETadj) per 1981 Dec. 1, 2015) LA = Landscape Area includes Special Landscape Area (Sq.Ft.) 0.62 = Conversion Factor (to gallons per Sq.Ft.) SLA = Special Landscape Area (Sq.Ft.) 0.55= The additional ET Adjustment Factor for SLA (1.0-0.45=0.55) MAWA = 52.2 [(0.62) [(0.45x 10,427) + (0.55x 0)] Maximum Applied Water Allowance: 151,857 Gal. / Yr Effective Precipitation (Eppt) If considering Effective Precipitation, use 25% of Annual precipitation. 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SEAL



PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
1	4/12/2017	PLAN CHECK RESPONSE
2	4/12/2017	DESIGN QC
3	8/25/2017	PLAN CHECK RESPONSE
4	8/25/2017	DESIGN QC

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IRRIGATION DETAILS

SHEF

L3.3



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CONSULTANT

13" ACTUAL CLEAR WIDTH

ST ANNA SANCTUARY

1001 STONE CANYON DR

ISSUED		
MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
CITY OF ROSEVILLE	8/25/17	AGENCY REVIEW

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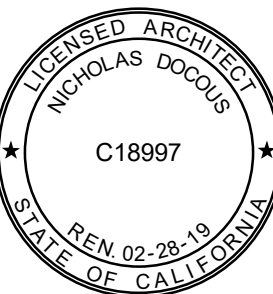
1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

CONSULTANT

LEGEND

- BRICK FIELD:**
BORAL: CULTURED BRICK USED - ANTIQUE RED
- BANDING COURSES:**
BORAL: HANDMADE BRICK - MOROCCAN SAND
- STONE VENEER:**
BORAL: 80% SOUTHERN LEDGESTONE - LEDGESTONE
BORAL: 20% DRESSED FIELDSTONE - CHARDONNAY
- CLAY TILE ROOFING:**
BORAL: 2-PIECE MISSION - NEWPORT BLEND
- STUCCO:**
OMEGA: COLORTEK
COLOR: 434 VANILLA CREAM
- STANDING SEAM:**
AEP SPAN: CURVED SPANLOK
COLOR: SW 7586 SIERRA REDWOOD
- NOTE:**
WINDOW FINISH COLOR SHALL BE SHERWIN WILLIAMS SW 7055 ENDURING BRONZE OR APPROVED SIMILAR

SEAL



PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

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2	4/19/2017	DESIGN QC
3x	8/25/17	PLAN CHECK RESPONSE
CITY OF ROSEVILLE	8/25/17	AGENCY REVIEW
4	6/12/2018	ADDENDUM 1
5	7/3/2019	PARISH DIRECTED SCOPE REDUCTIONS

ISSUE FOR BID - 04/17/18

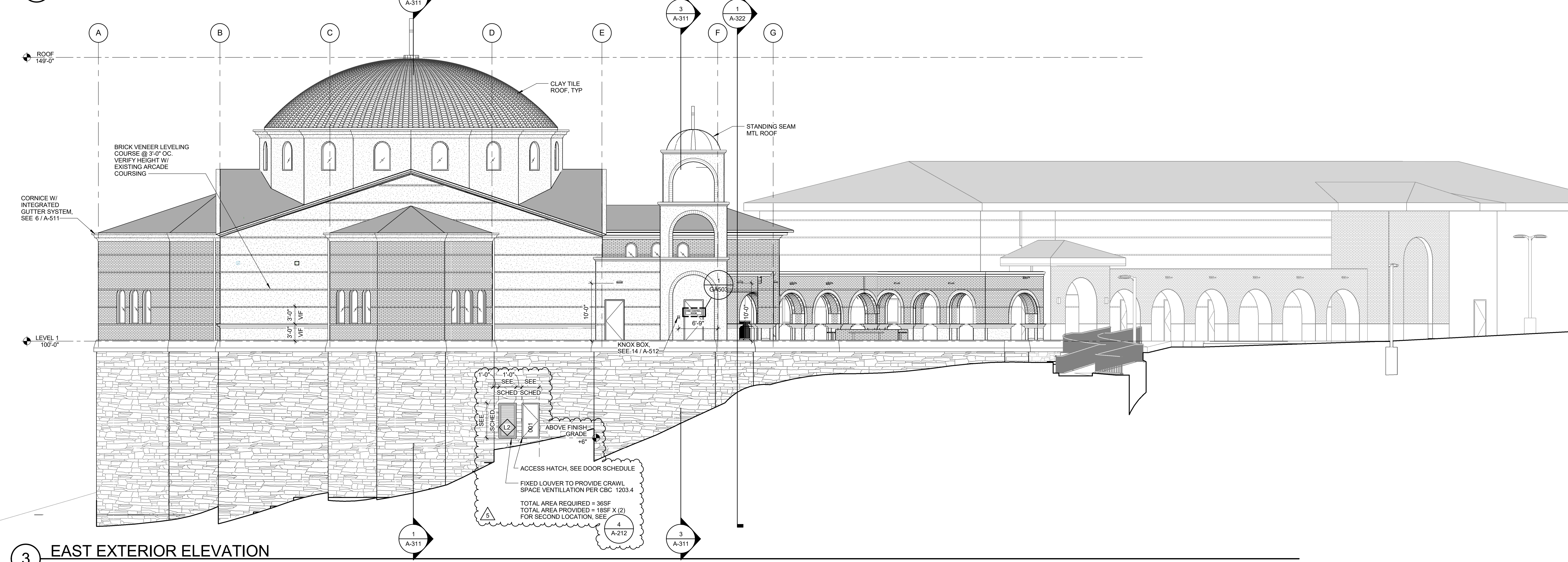
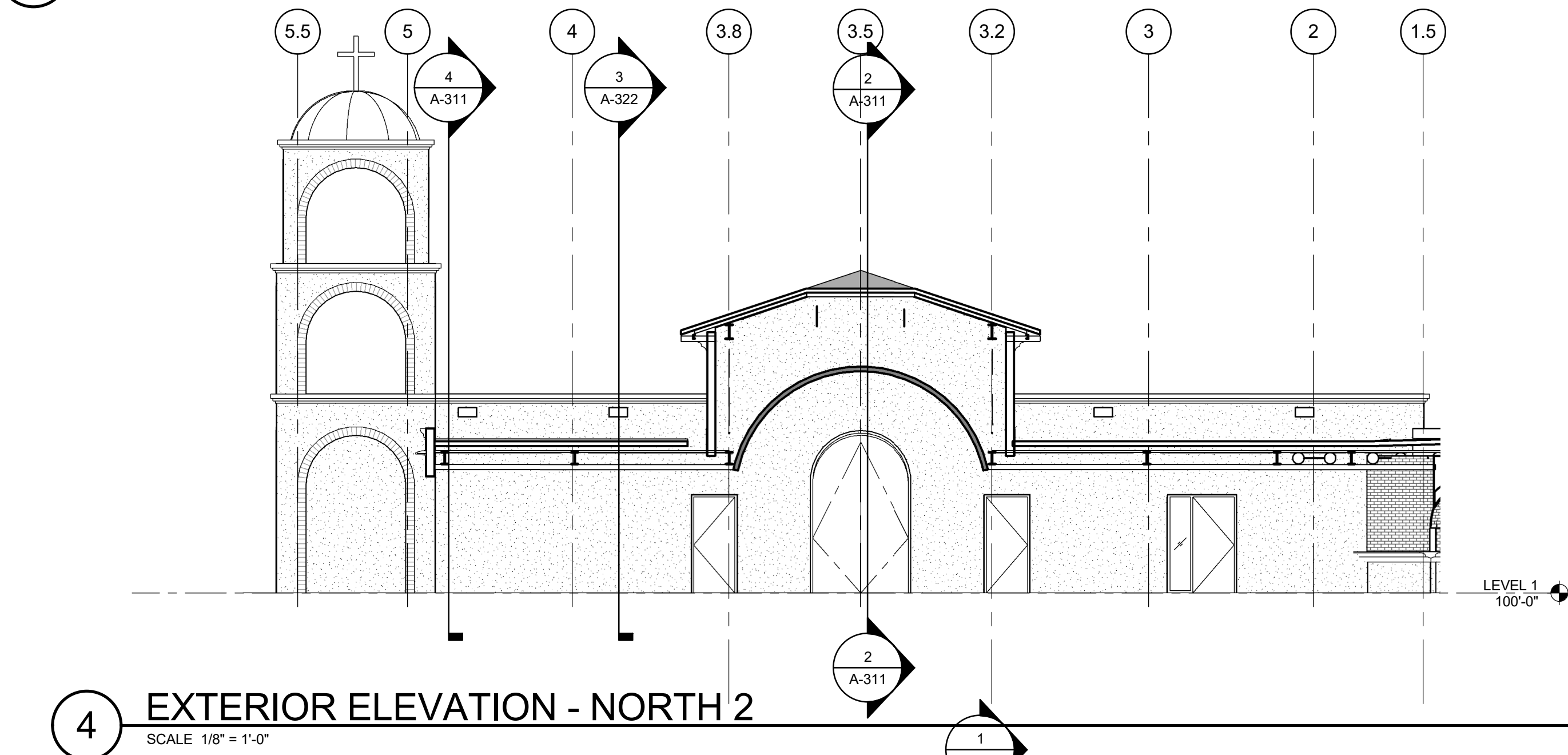
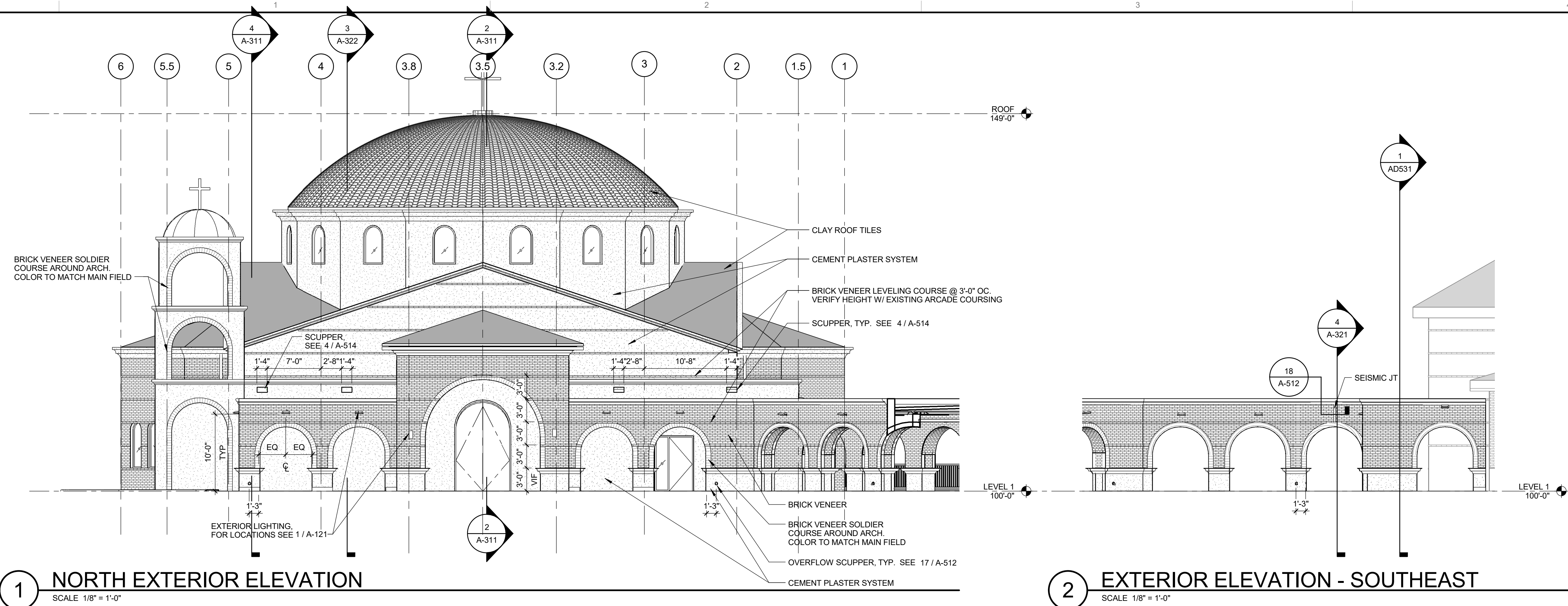
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TITLE
ELEVATIONS -
EXTERIOR

SHEET

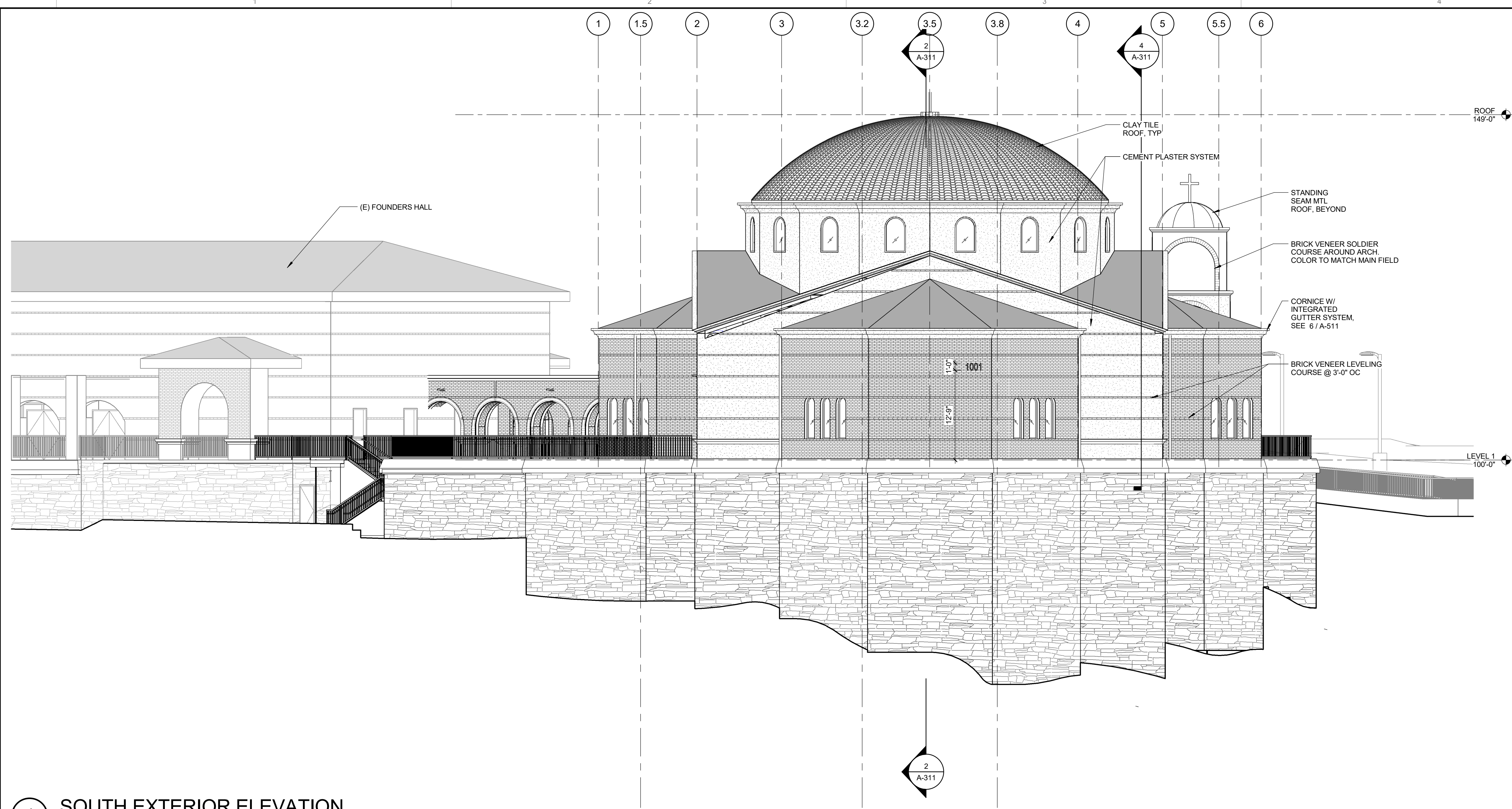
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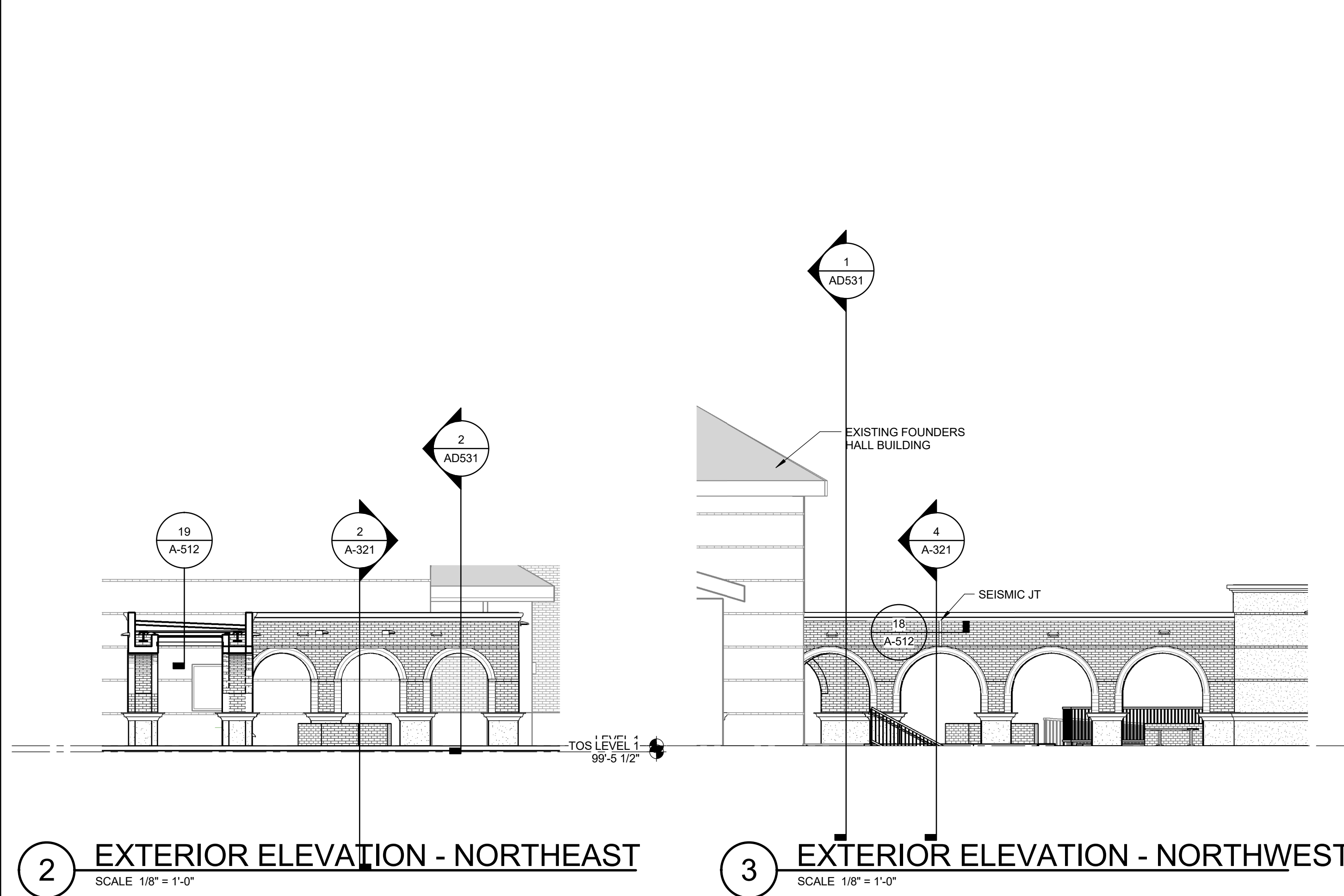
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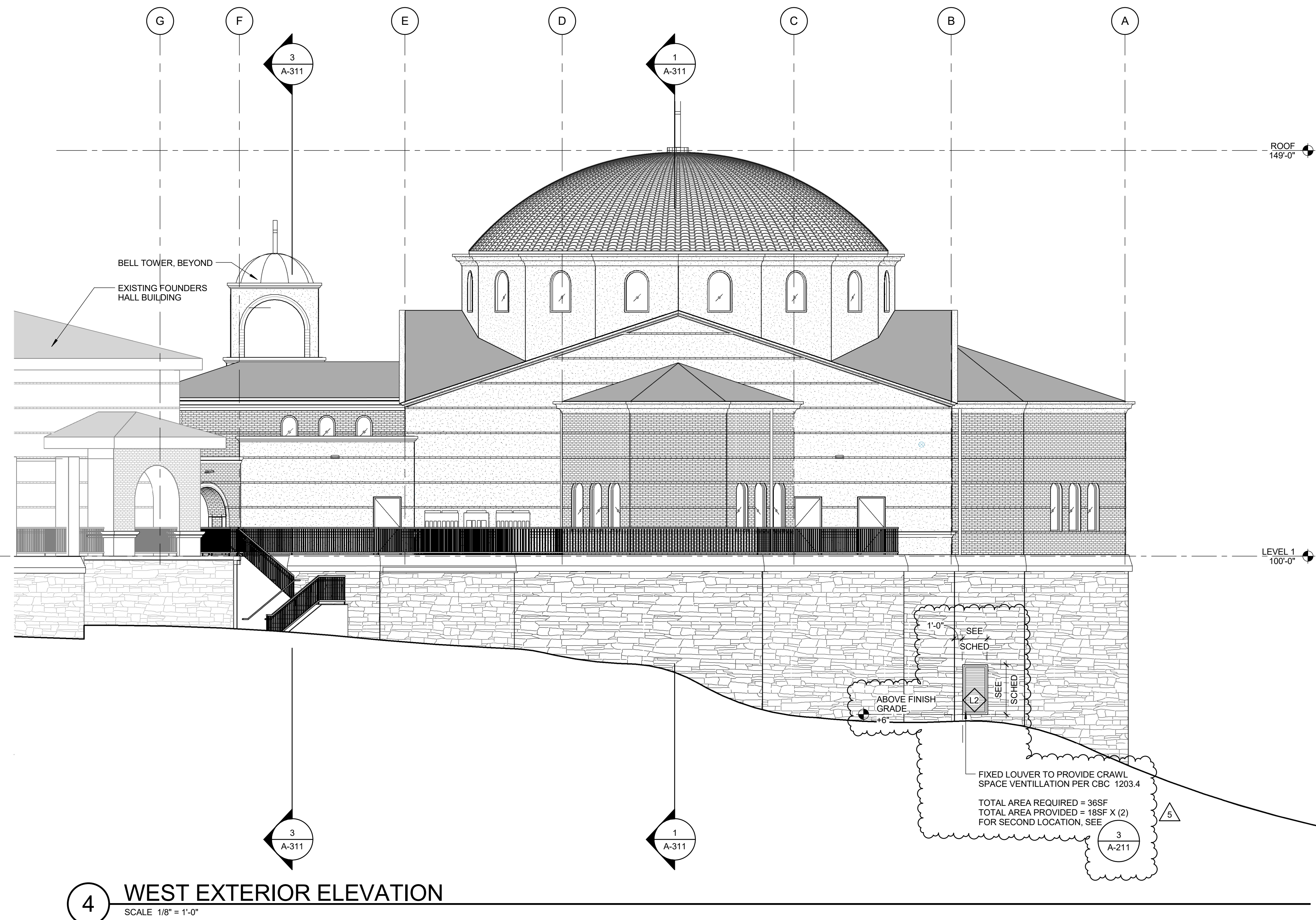


1 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTHEAST
SCALE 1/8" = 1'-0"

3 EXTERIOR ELEVATION - NORTHWEST
SCALE 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

LEGEND

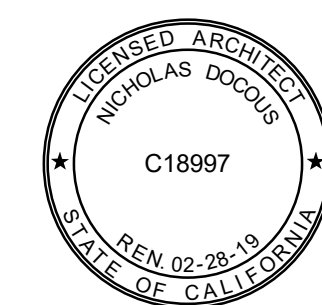
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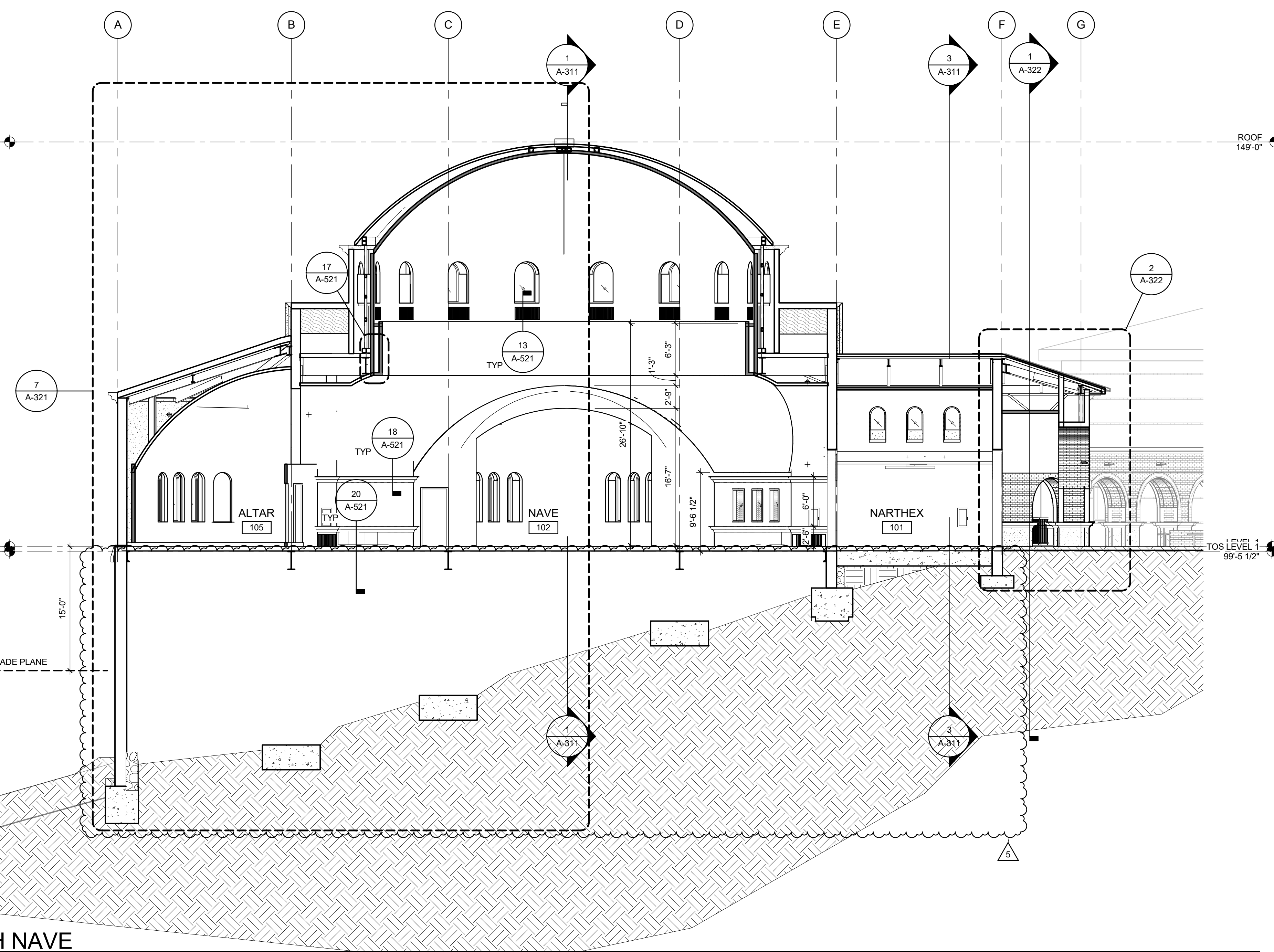
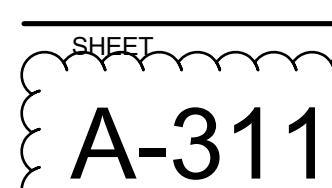
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**UPDATED ARBORIST REPORT,
TREE INVENTORY SUMMARY,
AND IMPACT ASSESSMENT**

**St. Anna Greek Orthodox Church Project Site
1001 Stone Canyon Drive, City of Roseville, California**

Prepared for:

**Lionakis
1919 19th Street
Sacramento, California 95811**

Prepared by:

**Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists**

**Acorn Arboricultural Services, Inc.
631 Commerce Drive, Suite 200
Roseville, California 95678**

May 14, 2019

TABLE OF CONTENTS

COPYRIGHT STATEMENT	i
QUALIFICATION STATEMENT	ii
INTRODUCTION	1
SCOPE OF INVENTORY EFFORT	1
METHODOLOGY	1
SUMMARY OF INVENTORY EFFORT	2
CONSTRUCTION IMPACT ASSESSMENT	3
Removals and Mitigation Overview	3
Encroachments	3
GENERAL COMMENTS AND ARBORISTS' DISCLAIMER	4
ASSUMPTIONS AND LIMITING CONDITIONS	6
DEFINITIONS	8
TREE CONDITION RATING CRITERIA	9
GENERAL PROTECTION GUIDELINES FOR TREES PLANNED FOR PRESERVATION	10

APPENDICES:

- A. Updated Tree Inventory Summary and Construction Impact Assessment
- B. Tree Inventory Exhibit

COPYRIGHT STATEMENT

This consultant's report, dated May 14, 2019, is for the exclusive and confidential use of Lionakis concerning potential development of the St. Anna Greek Orthodox Church Project Site, located in the City of Roseville, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Acorn Arboricultural Services, Inc. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville, California-based arboriculture consulting firm founded by its Principal, Jay Bate. Edwin E. Stirtz is an ISA Certified Arborist and a member of the American Society of Consulting Arborists and International Society of Arboriculture. Mr. Stirtz possesses in excess of 30 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 23 years as a consulting and preservation specialist in the Sacramento and surrounding regions.

INTRODUCTION

Acorn Arboricultural Services, Inc. is pleased to present to Lionakis this Updated Arborist Report, Tree Inventory Summary, and Construction Impact Assessment for the trees located within and/or overhanging the subject parcel at the St. Anna Greek Orthodox Church Project Site, located at 1001 Stone Canyon Drive, in the City of Roseville, California. This report memorializes the tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on May 11, 2019, and updates the information from our original report dated October 21, 2016.

SCOPE OF INVENTORY EFFORT

The City of Roseville Municipal Code, Chapter 19.66, Tree Preservation, defines a "Protected Tree" as any native oak tree equal to or greater than 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The purpose of this field reconnaissance effort was to identify, inventory, and comment upon the current structure and vigor of the "protected trees" located within and/or overhanging the project site.

At the request of Lionakis, on May 11, 2019, Edwin E. Stirtz of Acorn Arboricultural Services, Inc. visited the St. Anna Greek Orthodox Church Project Site, located in the City of Roseville, California. The purpose of this field reconnaissance effort was to update the data provided on our prior report dated October 21, 2016.

METHODOLOGY

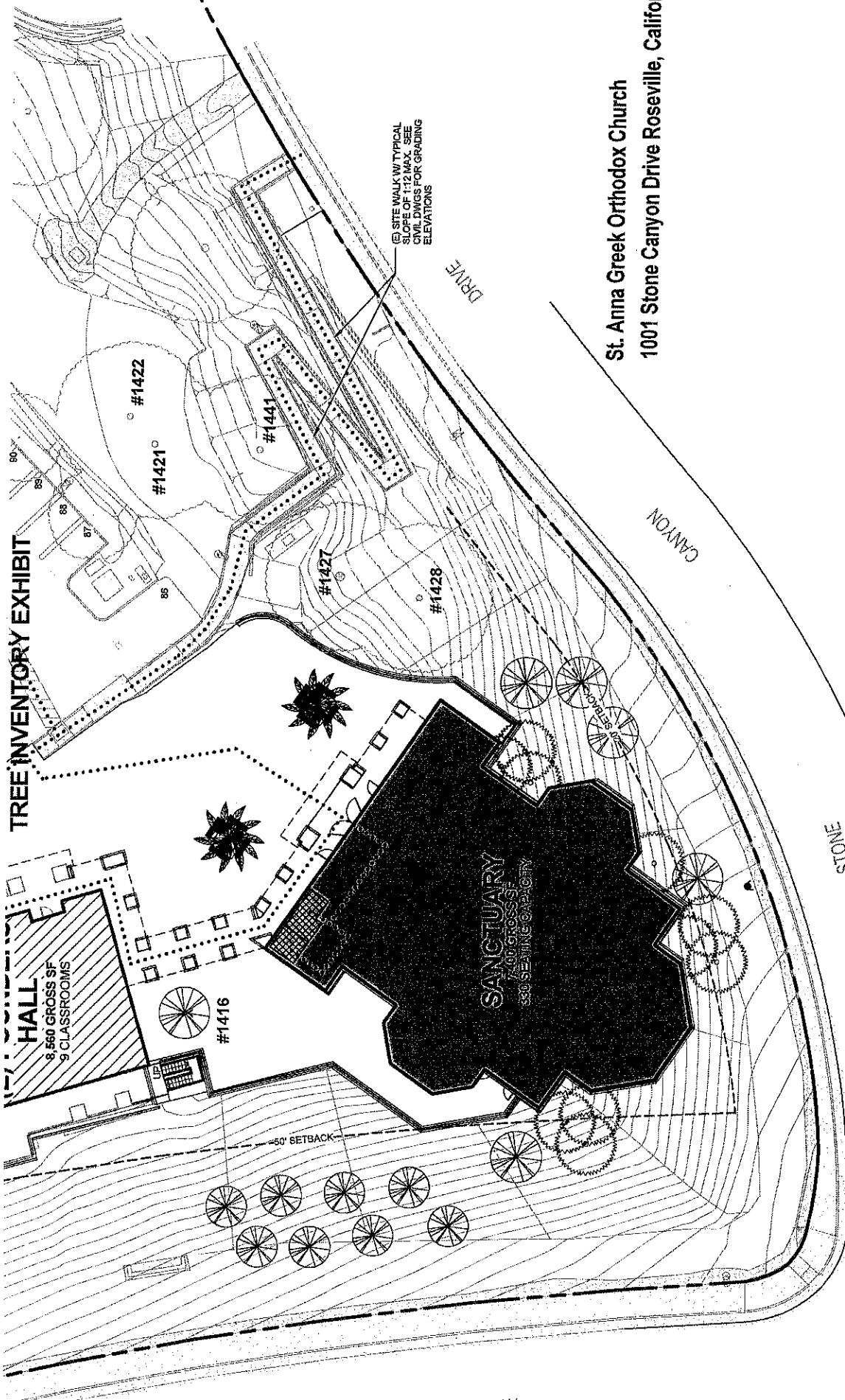
During field reconnaissance and inventory efforts Edwin E. Stirtz of Acorn Arboricultural Services, Inc. conducted a visual review from ground level of the trees within and/or overhanging the proposed project area. The trees were previously identified in the field during previous tree inventories and to avoid numbering confusion the existing tag numbers were used for this inventory. The tree numbers utilized in this report and the accompanying Tree Inventory Summary correspond to the tree tag which is affixed to the tree in the field, and those tree numbers or grouping of numbers have been rough-plotted on the enclosed copy of the Tree Inventory Exhibit so that the precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land surveyor and data for the trees (i.e., tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree's species, diameter measured at breast height ("DBH") and dripline radius ("DLR"). Utilizing this data, the tree's overall structural condition and vigor

TREE INVENTORY EXHIBIT

HALL
8,560 GROSS SF
9 CLASSROOMS

SANCTUARY
10,000 GROSS
336 SEATING CAPACITY



St. Anna Greek Orthodox Church
1001 Stone Canyon Drive Roseville, California

PREPARED BY ACORN ARBORICULTURAL SERVICES, INC.

MAY 13, 2019

were separately assessed ranging from “excellent”¹ to “poor” based upon the observed characteristics noted within the tree and the Arborist’s best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 6 trees measuring 6 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area which qualify as a “protected tree.” Composition of the 6 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
Blue Oak	=	6 trees	(93 aggregate diameter inches)
TOTAL	=	6 trees	(93 aggregate diameter inches)

CONDITIONAL RATINGS (1-6, where 6 is remove)	
1 = None	
2 = None	
3 = 6 trees	
4 = None	
5 = None	
6 = None	
TOTAL = 6 trees	

¹ It is rare that a tree qualifies in an “excellent” category, and it should be noted that there were no trees observed within the project area which fell within the criteria of an “excellent” or “good” rating. A complete description of the terms and ratings utilized in this report and accompany inventory summary are found on pages 8-9.

SUITABILITY FOR PRESERVATION (P/M/G)	
Poor = None	
Moderate = 6 trees	
Good = None	
TOTAL = 6 trees	

TOTAL PROTECTED SPECIES			
Blue Oak	=	6 trees	(93 aggregate diameter inches)
TOTAL	=	6 trees	(93 aggregate diameter inches)

CONSTRUCTION IMPACT ASSESSMENT

Acorn Arboricultural Services, Inc. was asked to prepare an updated assessment of tree impacts which may be sustained by the protected trees from the depicted construction activities.

Removals and Mitigation Overview

At this time, no trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. However, Tree 1416 will require removal to facilitate construction activities.

Encroachments

A review of the referenced plans finds that two native oak trees will sustain encroachment into their protected root zones from contemplated construction activities as depicted on the referenced plans. The trees which will sustain encroachment from the proposed construction activities have been noted within the accompanying Tree Inventory Summary and Construction Impact Assessment, along with a description of the perceived impacts. The perceived impacts have been rated as either "minor" (no anticipated long-term negative effects), "moderate" (potential long-term negative effects) or "significant" (probable long-term negative effects), and general and specific recommendations on a tree-by-tree basis have been provided to help reduce adverse impacts from construction on the trees which will be retained within the project area. All recommended activities should be performed by an ISA Certified Arborist employed by a licensed and fully-insured tree maintenance company in accordance with current American National Standards Institute (ANSI) A300 standards, specifically including Parts 1 and 2, as updated in 2001 regarding arboricultural practices, tree pruning and subsurface liquid fertilization injection, as well as ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture published Best Management Practices.

GENERAL COMMENTS AND ARBORISTS' DISCLAIMER

The City of Roseville regulates both the removal of “protected trees” and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Roseville prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. ***Acorn Arboricultural Services, Inc. will not provide written Certification of Compliance unless we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction.*** Therefore, it will be necessary for the project applicant to notify Acorn Arboricultural Services, Inc. well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees' ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees.*** Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage.*** Acorn Arboricultural Services, Inc. cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees preserved within and/or overhanging the proposed project area will experience a physical environment different from the pre-development environment. As a result, tree health and structural stability should be regularly monitored. Occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required. In addition, ***provisions for monitoring both tree health and structural stability following construction must be made a priority.*** As trees age, the likelihood of failure of branches or entire trees increases. Therefore, ***the future management plan must include an annual inspection*** by a qualified ISA Certified Arborist to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Acorn Arboricultural Services, Inc. to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,



Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of

reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
12. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this Project Site, their future demise and/or any damage which may result therefrom.
13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.
14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter ("DBH"):	This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius ("DLR"):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting. When depicted on a map, the dripline will appear as an irregularly shaped circle that follows the contour of the tree's branches as seen from overhead.
Protected Zone:	A circle equal to the largest radius of a protected tree's dripline plus 1 foot.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

Lionakis
St. Anna Greek Orthodox Church Project Site
Updated Arborist Report, Tree Inventory Summary & Impact Assessment
May 14, 2019

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both

GENERAL PROTECTION GUIDELINES **FOR TREES PLANNED FOR PRESERVATION**

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the critical root zone protection area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.

Any protected trees on site which require pruning shall be pruned by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.

Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the root protection zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.

Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

**WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF
ROSEVILLE.**

Once approval has been obtained by the City of Roseville protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the dripline protection area of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.

No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.

No trenching shall be allowed within the driplines of protected trees, except as specifically approved by the Planning Department as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the dripline of a protected tree the utility line within the protected zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.

Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.

Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.

Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.

If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.

When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two options.

In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.

The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.

Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.

No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.

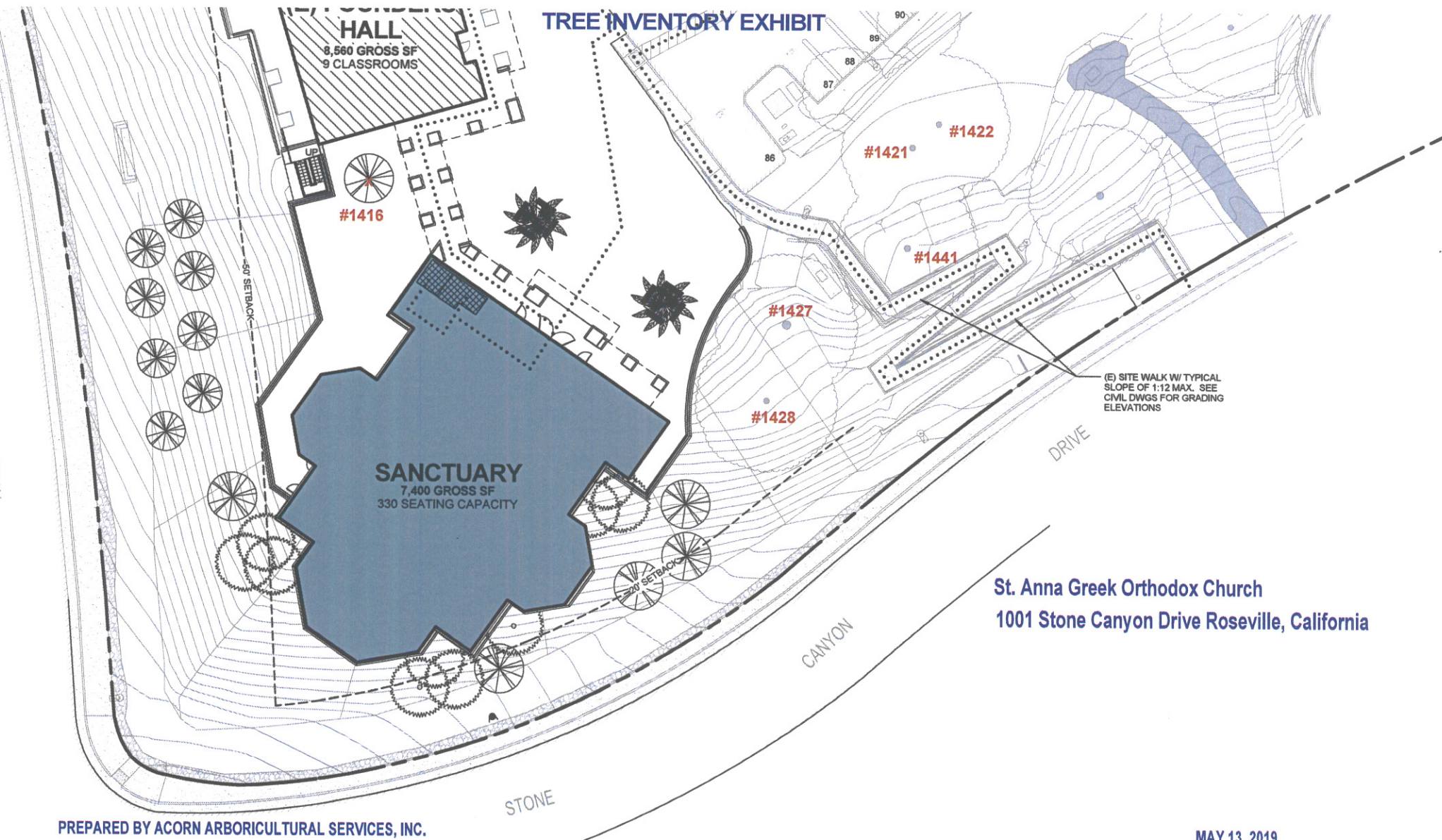
All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter at breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. The only plant species which shall be planted within the dripline of native oak trees are those which are tolerant of the natural, semi-arid environs of the tree(s).

LIONAKIS
St. Anna Greek Orthodox Church Project Site
1001 Stone Canyon Drive, City of Roseville, California
UPDATE TREE INVENTORY SUMMARY & CONSTRUCTION IMPACT ASSESSMENT

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						Rating (1-6)	Preservation (P/M/G)	Protected City Tree	PERCEIVED IMPACTS	NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR						
1416	Blue Oak	<i>(Quercus wislizeni)</i>		16	19	Fair	Fair	Fair	Fair	Fair	Fair	3	M	16	Requires removal to facilitate proposed activities.	AKA Tree #4 Slightly above average amount of deadwood.	None at this time.
1421	Blue Oak	<i>(Quercus wislizeni)</i>		14	18	Obscured	Poor to fair	Poor to fair	Poor to fair	Poor to fair	Fair	3	M	14	No encroachment depicted.	AKA Tree #10 Root collar obscured by fill soil. Out of balance to the southwest.	None at this time.
1422	Blue Oak	<i>(Quercus wislizeni)</i>		15	18	Obscured	Fair	Fair	Fair	Fair	Fair	3	M	15	No encroachment depicted.	AKA Tree #11 Root collar partially obscured by fill soil.	None at this time.
1427	Blue Oak	<i>(Quercus wislizeni)</i>		22	26	Fair	Fair	Fair	Fair	Fair	Fair	3	M	22	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 20' west of the trunk.	AKA Tree #7 Slightly above average amount of deadwood.	<i>Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.</i>
1428	Blue Oak	<i>(Quercus wislizeni)</i>		18	18	Fair	Fair	Fair	Fair	Fair	Fair	3	M	18	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 18' west of the trunk.	AKA Tree #8 Slightly above average amount of deadwood.	<i>Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.</i>
1441	Blue Oak	<i>(Quercus douglasii)</i>		8	13	Poor to fair	Poor to fair	Fair	Fair	Fair	Fair	3	M	8	No encroachment depicted.	Above average amount of deadwood.	None at this time.

TOTAL INVENTORIED TREES = 6 trees (93 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 0 trees (0 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE
Rating (1-6, where 6 is remove) = 1=0 trees; 2=0 trees; 3=6 trees; 4=0 trees; 5=0 trees; 6=0 trees
Suitability for Preservation (Poor/Moderate/Good) = P=0 trees; M=6 trees; G=0 trees
Total Protected City Trees = 6 trees (93 aggregate diameter inches)



St. Anna Greek Orthodox Church
1001 Stone Canyon Drive Roseville, California



DESIGN COMMITTEE COMMUNICATION

Title: INFILL PCL 356 - Roseville Cemetery Administration Building - 421 Berry St -
PL19-0222

Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 9/19/2019

Item #: 4.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Renderings

Exhibit A Site Plan

Exhibit B Elevations

Exhibit C Grading Plan

Exhibit D Utility Plan

Exhibit E Planting Plan

Exhibit F Photometric Plan

ITEM 4.2: **Design Review Permit – 421 Berry Street – Infill Pcl 356 – Roseville Cemetery Administration Building – File # PL19-0222**

REQUEST

The applicant requests approval of a Design Review Permit to construct a new 2,700-square-foot administration building for the Roseville Cemetery, with associated site improvements including landscaping, lighting, and parking.

Applicant – Kimberly A. Navarro, Williams + Paddon Architects + Planners, Inc.
Property Owner – Kelly Ehrman, Roseville Public Cemetery

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

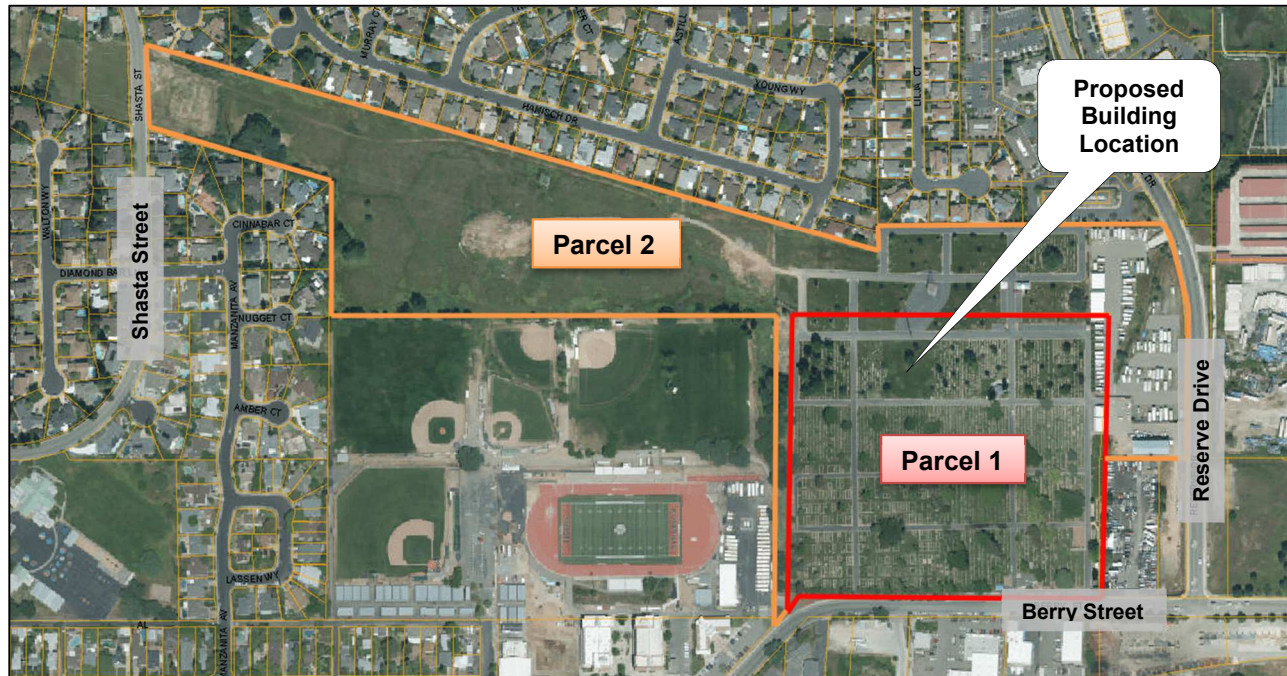
BACKGROUND

The project site is located within the City's Infill planning area, near the intersection of Reserve Drive and Berry Street. The site consists of two parcels totaling 48.51 acres, referred herein as Parcel 1 and Parcel 2 (see Figure 1). Parcel 1 has a zoning designation and General Plan land use designation of Public/Quasi-Public (P/QP). Parcel 2 has three zoning designations: Planned Development, Single-Family Residential (R1), and P/QP; and two General Plan land use designations: Low Density Residential (LDR) and P/QP. The Roseville Cemetery, which was initially established over 150 years ago, currently encompasses approximately 24 of the 48.51 acres.

In December 2000, the City's Subdivision Committee approved a lot line adjustment (file #LLA 00-16) to transfer approximately 20.2 acres to the Roseville Cemetery District. A majority of the land that was transferred has the PD zoning designation, while a small portion of the site adjacent to Shasta Street is zoned R1. This portion of the overall project site is undeveloped. At the time of the lot line adjustment, the parcels were considered to be under the jurisdiction of Placer County. However, the City processed the lot line adjustment and amended the City's zoning map to accurately reflect the representative zoning for the transferred property.

The current project is a request for a Design Review Permit to allow the construction of a 2,700-square-foot, single-story office administration building for the Roseville Cemetery District, with associated site improvements including landscaping, lighting, parking, and an emergency vehicle access road off of Young Way. The building will be located on the northern portion of Parcel 1 in between burial plots. The building will include offices, a conference room, a planning room, and a storage vault. The site currently has a ±1,600 square-foot office building located on the southern portion of the parcel along Berry Street. The proposed building will provide additional space to meet the needs of the Roseville Cemetery District.

Figure 1: Project Location



SITE INFORMATION

Location: 421 Berry Street, APNs 015-100-012-000 and 015-100-060-000

Total Size: 48.51 acres

Topography and Setting: The project site is relatively flat, while the undeveloped portion of Parcel 2 is uneven and gently undulating. Both parcels consist of non-native annual grasses and trees. The two parcels are bordered by single-family residential uses to the north, Berry Street to the south, Reserve Drive to the east, and Roseville High School and Shasta Street to the west. Curb, gutter, and sidewalk is provided along all street frontages.

Grading: Grading of the property will be necessary to provide parking areas, emergency vehicle access, walkways, and building pads.

EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding.

- 1. The Project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is primarily developed with the Roseville Cemetery. Approximately four (4) acres of Parcel 2 are developed with an RV storage facility (located adjacent to Reserve Drive). The portion of Parcel 2 with the PD and R1 zoning designations is undeveloped and consists of non-native grasses and trees, including several oak trees on the western portion of the site. The proposed project is not located on this portion of the parcel. The City's Engineering Division has reviewed the proposed

project, and improvement plans are required to ensure that adequate drainage and stormwater quality facilities are constructed.

- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.**

Parking, Vehicular Access & Circulation: Section 19.26.030 of the Zoning Ordinance establishes minimum parking requirements based on use type. Parking for cemetery uses is determined as part of the design review permit process. The existing cemetery was established without a Design Review Permit, as it was considered outside of the City's jurisdiction at the time of development. There are currently seventy-one (71) parking spaces on the site, with twenty-one (21) of these spaces located to the north of the proposed building. In addition, the drive aisles along the burial plots are used for parking during funeral services.

The administration building is considered an office use, which requires one (1) space per 250 square feet of net leasable square footage. Based on this, the project requires eleven (11) spaces. Staff finds that the existing 71 parking spaces are adequate for the proposed project. The project will also add two (2) new accessible stalls as required by the CA Building Code.

There are three existing driveways located along Berry Street that provide access into and out of the site. Circulation throughout the site is provided by multiple existing internal drive aisles. The proposed project includes the construction of a 20-foot wide access road off of Young Way on the northwestern portion of the site that will connect to the internal drive aisles. The road will be restricted to Fire Department access only and will be gated with a Knox box. The City's Fire Department reviewed the project and determined there is adequate vehicular access and circulation provided for emergency vehicles. The overall site circulation is consistent with the standards outlined in the CDG.

Landscaping & Lighting: The project proposes a mix of trees including Chinese pistache, southern magnolia, and drake elm trees, as well as a variety of shrubs and groundcover, which will be compatible with the surrounding landscaping. The project includes an outdoor plaza area with benches and a water feature. The proposed landscaping will be located along the walking paths to the building and within the outdoor area. Staff finds that the landscape plan meets the intent of the CDG. In addition, the project is conditioned to comply with the City's Water Efficient Landscape Ordinance (Condition #11d).

Consistent with the CDG, pedestrian-scale lighting will be provided along the walkways and in the outdoor areas at a height of four (4) feet. A 14-foot tall light pole will also be installed adjacent to the proposed ADA parking spaces.

- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.**

The proposed building is approximately 2,700 square feet in area and will be located generally in the center of the site. The building will be setback ±620 feet from Berry Street and ±430 feet from the single-family residences along the northern most property line. Based on these building setbacks, the building will not be readily visible from Berry Street or from the adjacent residences. Views of the building will be buffered from the existing landscape setback along Berry Street in addition to the existing and proposed trees located throughout the property.

Figure 2 includes a view of the project site from the north property line adjacent to the residences. The building will be located beyond the transmission tower. The existing trees, in combination with the building setbacks, reduce visual impacts of the building. There is also an existing masonry wall between the residences and the Cemetery that provides a buffer between the adjacent uses.

Figure 2: View from North Property Line



The building is one-story and reaches a maximum roof height of approximately 18.5 feet, with variations in roof height and pitch. The roof extends over the paved walkways around the building and is supported by stacked stone columns. Figure 3 is a rendering of the building entrance, which demonstrates variation in wall planes with building projections ranging from 5.5 to 8 feet. Outdoor seating areas are provided using 1'-8" tall CMU with stacked stone veneer to match the building columns. The use of columns and wall plane projections is encouraged by the CDG as a means to provide shade and shadow interest (Policy OI-42).

Figure 3: 3D Rendering of Entrance



The color scheme uses neutral earth tones and the building materials consist of CMU, stacked stone, aluminum storefronts, and metal roofing with wood trusses. The stacked stone is applied creatively to provide texture and articulation to the façade. The building is designed to bring in a great amount of natural sunlight through the use of skylights on the roof, in addition to the storefront window system at the building entrance and windows on each building elevation.

Overall, the proposed building design is consistent with the CDG, which call for variations in wall planes and building form (Policy OI-34), variation in colors and materials (Policy OI-39), and the use of architectural features such as windows and exposed wood trusses to add detail to the façade (Policy OI-41).

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

The project will utilize the existing trash enclosure on the site. The City's Environmental Utilities Department reviewed the location of the trash enclosure and determined there was sufficient access and circulation provided for refuse trucks. Mechanical equipment for the building will be ground-mounted and screened within a 6-foot tall fenced area on the east side of the building.

CONCLUSION

Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on September 6, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, staff responded to two inquiries from adjacent residents seeking clarification on the proposed location and design of the building.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is in an urbanized area consisting of no more than four commercial buildings not exceeding 10,000 square feet in floor area, does not involve the use of significant amounts of hazardous substances, can be served by all necessary public services and facilities, and the surrounding area is not environmentally sensitive.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 421 BERRY STREET – INFILL PCL 356 – ROSEVILLE CEMETERY ADMINISTRATION BUILDING – PL19-0222** subject to sixty-five (65) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL19-0222)

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 19, 2019** and if not effectuated shall expire on **September 19, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 19, 2022**. (Planning)
2. The project is approved as shown in Exhibits A - F and as conditioned or modified below. (Planning)
3. The project shall be addressed as 421 Berry Street. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

13. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
14. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code– CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
15. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
16. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
17. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
18. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
20. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
21. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works

will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

22. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
23. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
24. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
25. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
26. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
27. A public sewer easement shall be dedicated to the City centered over the proposed 6" sewer line that extends past the Right of Way boundary of Young Way to just beyond the first onsite sewer manhole. (Environmental Utilities)
28. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
29. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

30. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
31. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
32. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm based on the Appendix III-AA of the California Fire Code as amended by the City. (Fire)
33. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
34. Manually opened perimeter gates located across fire apparatus access roads shall be provided with a Model 3770 padlock manufactured by the KNOX Company of Irvine, California. Said padlock shall be placed directly on the gate locking system to provide fire apparatus access into the site in accordance with the adopted Fire Code. In addition, add the following note to the drawing; **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific padlock for the City of Roseville, CA. Notes shall be added to this resubmittal.** (Fire)
35. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 450 ft on center. Fire hydrants shall not be located at the end of any courts. Preferred location would be street corners and entry points of driveways. (Fire)
36. There shall be one fire department connection per building. The location of the fire department connection shall be within 40 feet of a fire hydrant and along the same drive aisles to allow operational protocol for our emergency responders' vehicle access. Fire department connection(s) shall be within 2-feet of back of curb or back of walkway, and shall remain unobstructed at all times. (Fire)
37. Underground fire lines shall not run under foundations in accordance with the national fire protection standards on fire protection. (Fire)
38. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This designated access road shall also maintained 20 feet wide unobstructed and 13 feet 6 inches vertical clearance. These provisions will be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
39. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)

40. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
41. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
42. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

43. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
44. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. A 10' PUE will be required centered on electric facilities from point of connection to proposed building site (Electric, Public Works, Environmental Utilities)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
46. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will

require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 48. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 49. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 50. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 51. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 52. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 53. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
- 54. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
- 55. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 56. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 57. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

58. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
59. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
60. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
61. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
62. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
63. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
64. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
65. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

ATTACHMENT

1. Renderings

EXHIBITS

- A. Site Plan
- B. Elevations (3 sheets)
- C. Preliminary Grading Plan (2 sheets)
- D. Utility Plan
- E. Planting Plan (2 sheets)
- F. Photometric Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.



ROSEVILLE CEMETERY DISTRICT ADMINISTRATION BUILDING

11 APRIL 2019

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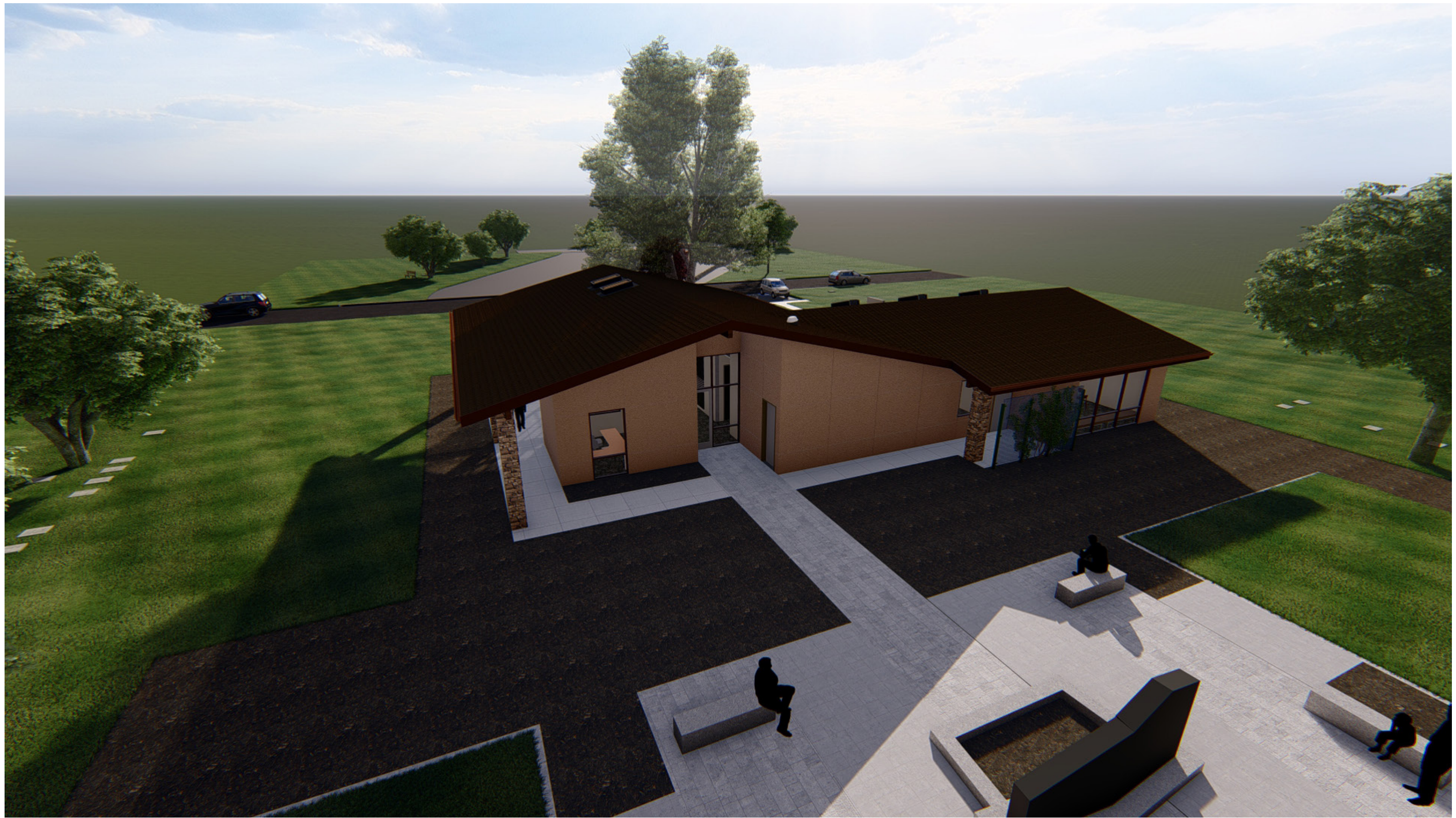


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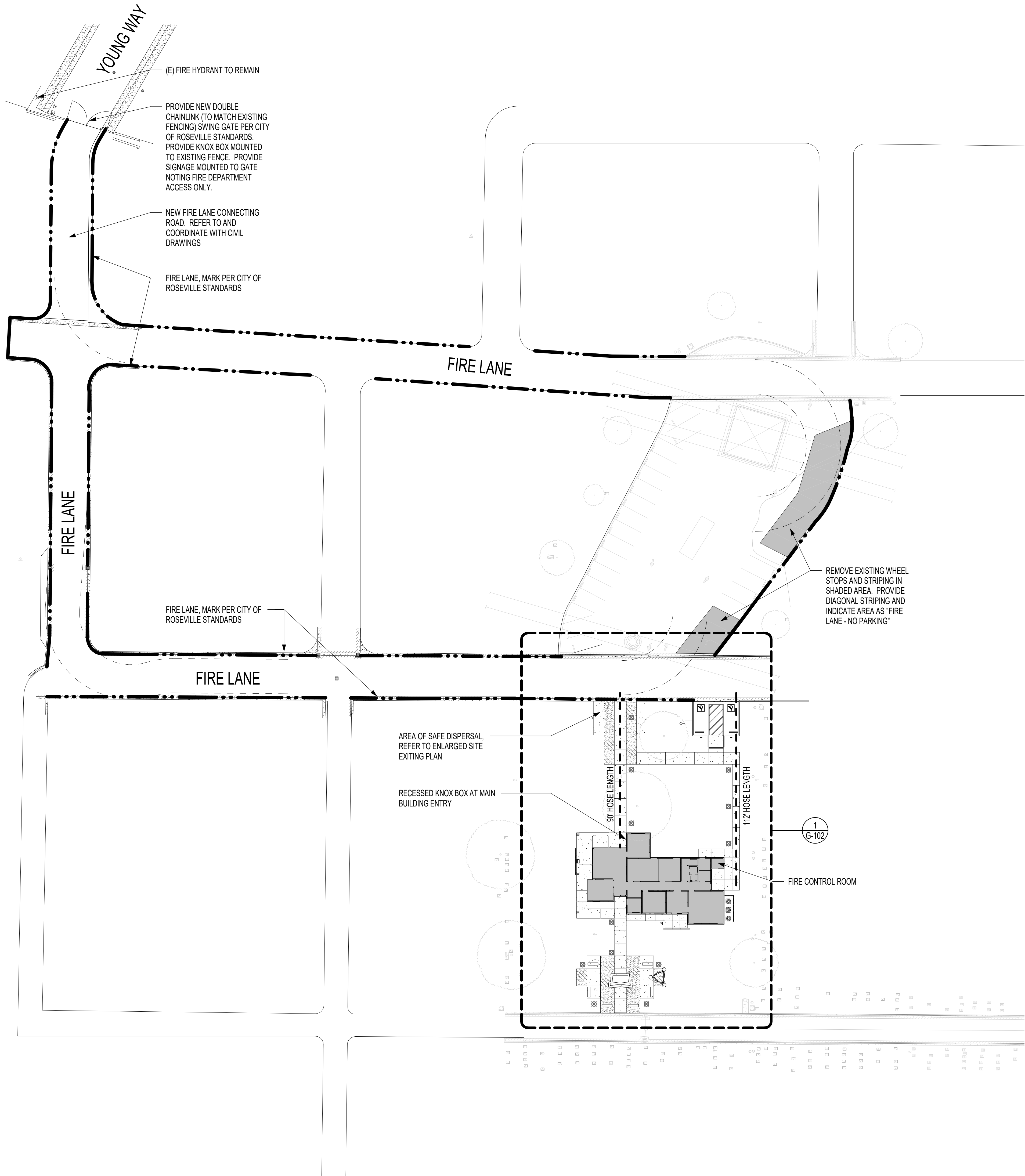
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1 SITE - OVERALL
1" = 30'-0"

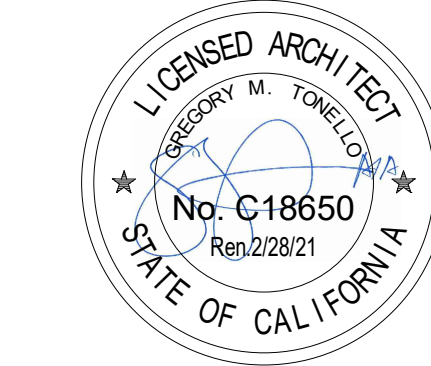
SITE PARKING ANALYSIS

2016 C.B.C. ACCESSIBLE PARKING STALL REQUIREMENTS PER TABLE

PARKING LOT:			
TOTAL STALLS:	21	REQUIRED	OBTAINED
REQUIRED VAN ACCESSIBLE:	1	1	1
REQUIRED STANDARD ACCESSIBLE:	1	1	1

SITE LEGEND

- FIRE TRUCK ACCESS
 - 30'-0" INSIDE RADIUS
 - 50'-0" OUTSIDE RADIUS
- FIRE LANE TO BE MARKED PER CITY OF ROSEVILLE STANDARDS

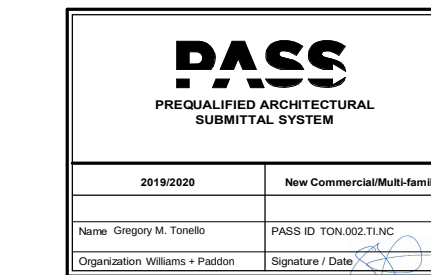


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G-101
OVERALL SITE PLAN

KEYNOTES

- 03 48 43.A PRECAST CONCRETE TRIM
04 22 00.A CONCRETE MASONRY UNIT (CMU)
04 42 00.A EXTERIOR STONE AND TILE CLADDING: FULLY ADHERED
06 10 00.A ROUGH CARPENTRY
06 10 00.A1 WOOD FRAMING
06 10 00.B PLYWOOD SUBSTRATE SHEATHING
06 17 33.A WOOD I-JOISTS
06 17 53.A SHOP FABRICATED WOOD TRUSSES
06 18 00.A2 GLUE LAMINATED BEAM
07 41 13.A METAL ROOF PANEL ASSEMBLY
07 41 13.F METAL ROOF PANEL ASSEMBLY: GUTTER
07 41 13.F1 METAL ROOF PANEL ASSEMBLY: DOWNSPOUT
08 11 13.A STEEL DOOR
08 11 13.B STEEL DOOR FRAME
08 41 00.A ALUMINUM STOREFRONT SYSTEM
08 41 00.D ALUMINUM STOREFRONT DOOR
08 62 00.A PRISMATIC LENS SKYLIGHT
08 62 23.A TUBULAR SKYLIGHT
08 80 00.A VISION GLAZING
09 24 00.A PORTLAND CEMENT PLASTER ASSEMBLY
09 96 53.A ELASTOMERIC COATINGS
32 31 19.A DECORATIVE METAL FENCES AND GATES

SHEET NOTES A-211

- 1 2X6 TONGUE AND GROOVE LAID FLAT. REFER TO AND COORDINATE WITH RCP FOR ORIENTATION.
2 HVAC EQUIPMENT, REFER TO AND COORDING WITH MECHANICAL DRAWINGS.
3 DASHED LINE REPRESENTS SOLAR READY AREA. COORDINATE WITH ROOF PLAN AND SHEET G-721.

GENERAL NOTES

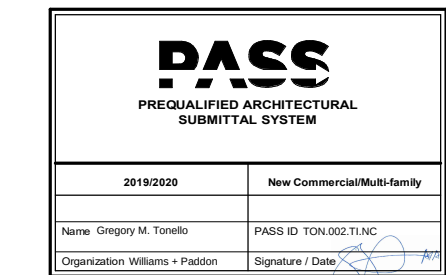
- A. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALLS. TYPICAL U.O.N.
B. CEMENT PLASTER CONTROL JOINTS SHALL BE PLACED IN THE FOLLOWING ORDER OF PRIORITY: 1) AS NOTED ON ELEVATIONS. 2) ALIGN WITH ADJACENT EDGE OF OPENINGS. ALIGN WITH WINDOW MULLIONS OR C.L. CONTRACTOR TO COORDINATE AND CONFIRM EXPANSION AND CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO LAYOUT AND INSTALLATION.

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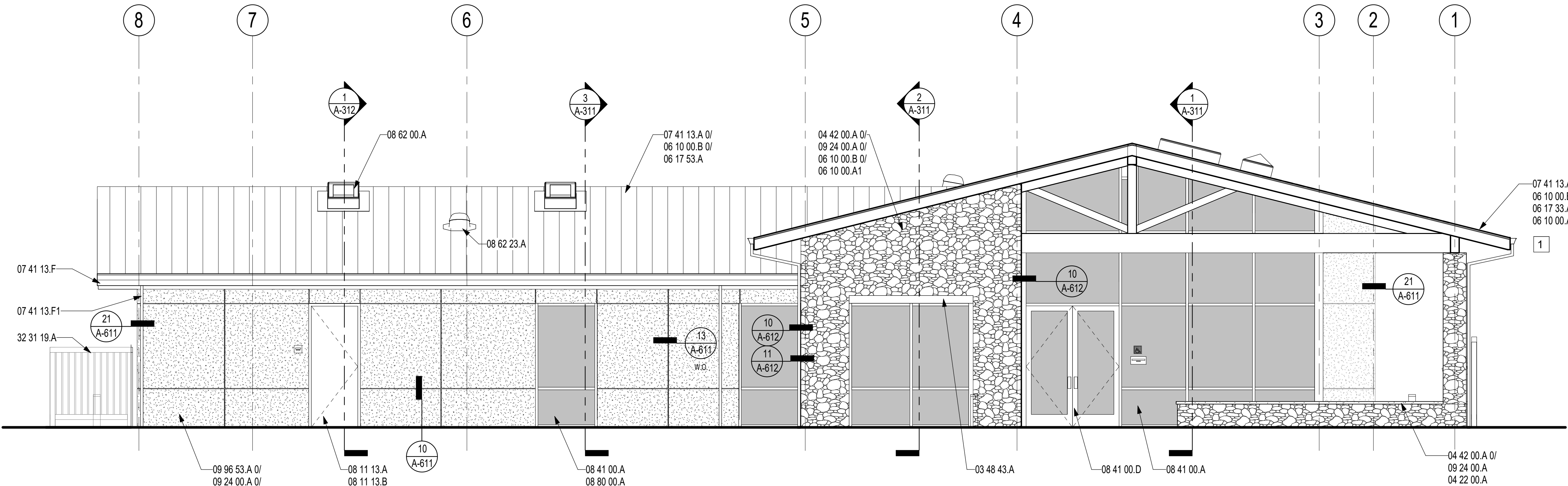
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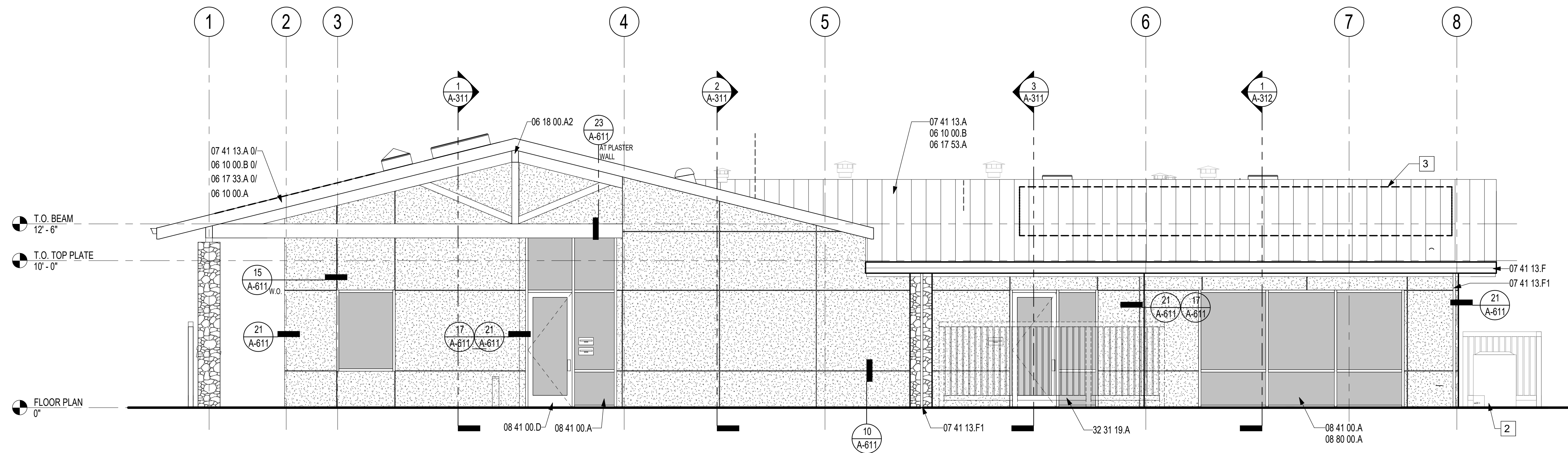
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A-211

EXTERIOR ELEVATIONS



1 NORTH ELEVATION



2 SOUTH ELEVATION

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ARCHITECTS + PLANNERS

1715 R Street, Ste. 200
Roseville, CA 95661
916.765.0170
wp-architects.com

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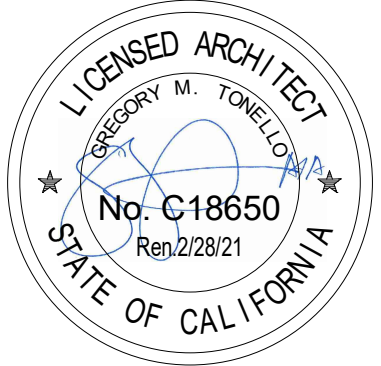
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- 04 22 00.A CONCRETE MASONRY UNIT (CMU)
- 04 42 00.A EXTERIOR STONE AND TILE CLADDING: FULLY ADHERED
- 06 10 00.A ROUGH CARPENTRY
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- 07 41 13.F1 METAL ROOF PANEL ASSEMBLY: DOWNSPOUT
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- 09 24 00.A PORTLAND CEMENT PLASTER ASSEMBLY
- 32 31 19.A DECORATIVE METAL FENCES AND GATES

SHEET NOTES A-212

- 1 2X6 TONGUE AND GROOVE LAID FLAT. REFER TO AND COORDINATE WITH RCP FOR ORIENTATION.
- 2 DASHED LINE REPRESENTS SOLAR READY AREA. COORDINATE WITH ROOF PLAN AND SHEET G-721.

GENERAL NOTES

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- B. CEMENT PLASTER CONTROL JOINTS SHALL BE PLACED IN THE FOLLOWING ORDER OF PRIORITY: 1) AS NOTED ON ELEVATIONS, 2) ALIGN WITH ADJACENT EDGE OF OPENINGS, ALIGN WITH WINDOW MULLIONS OR C.L. CONTRACTOR TO COORDINATE AND CONFIRM EXPANSION AND CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO LAYOUT AND INSTALLATION.

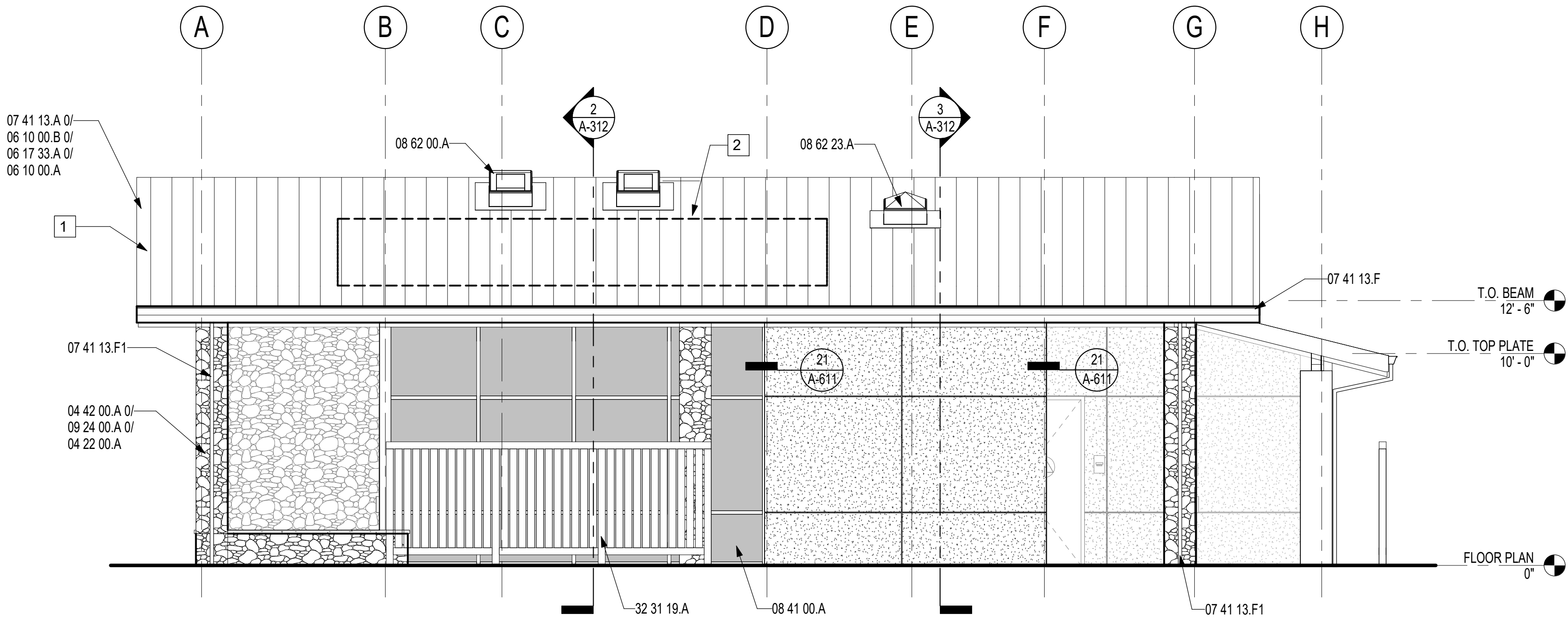


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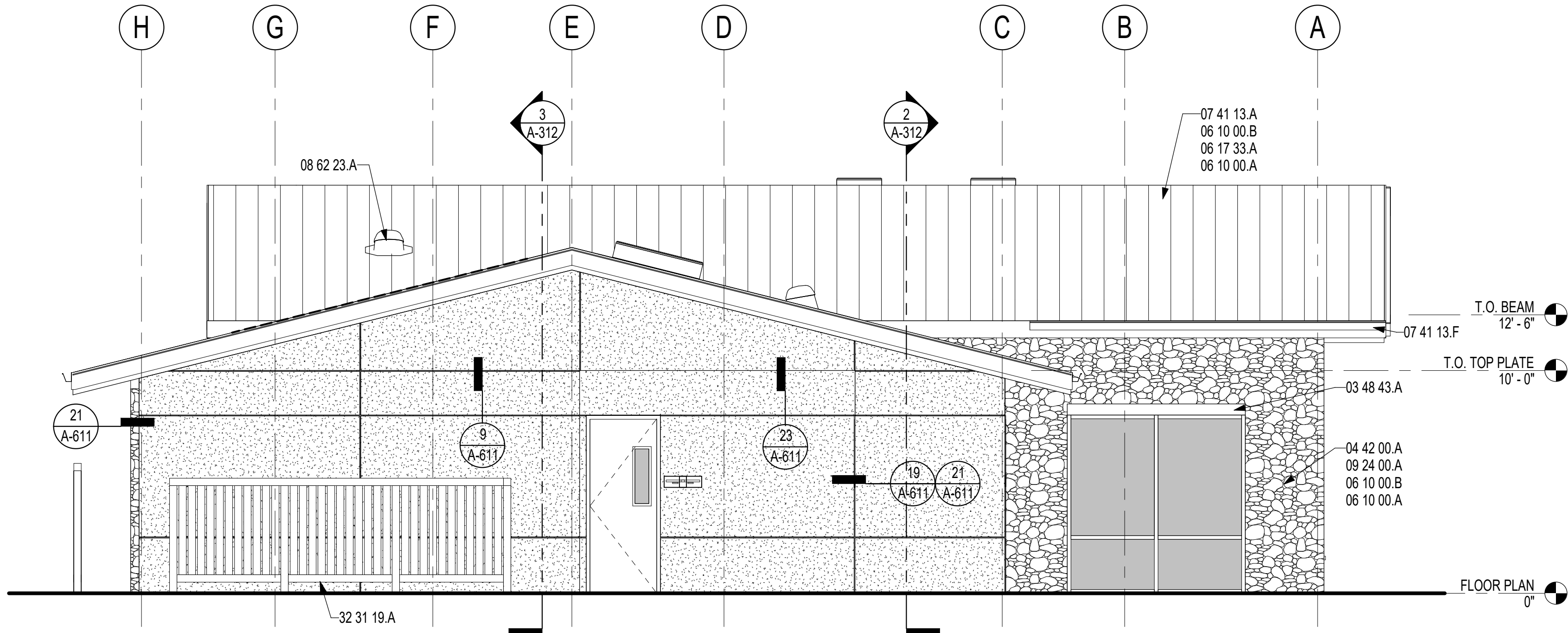
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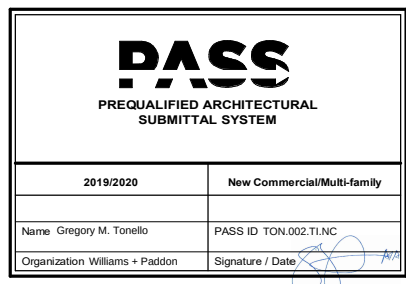
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3 WEST ELEVATION
1/4" = 1'-0"



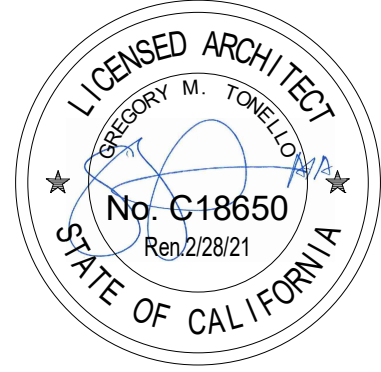
4 EAST ELEVATION
1/4" = 1'-0"



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A-212

EXTERIOR ELEVATIONS

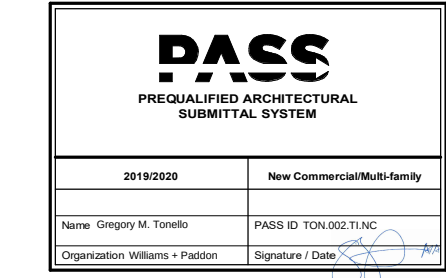


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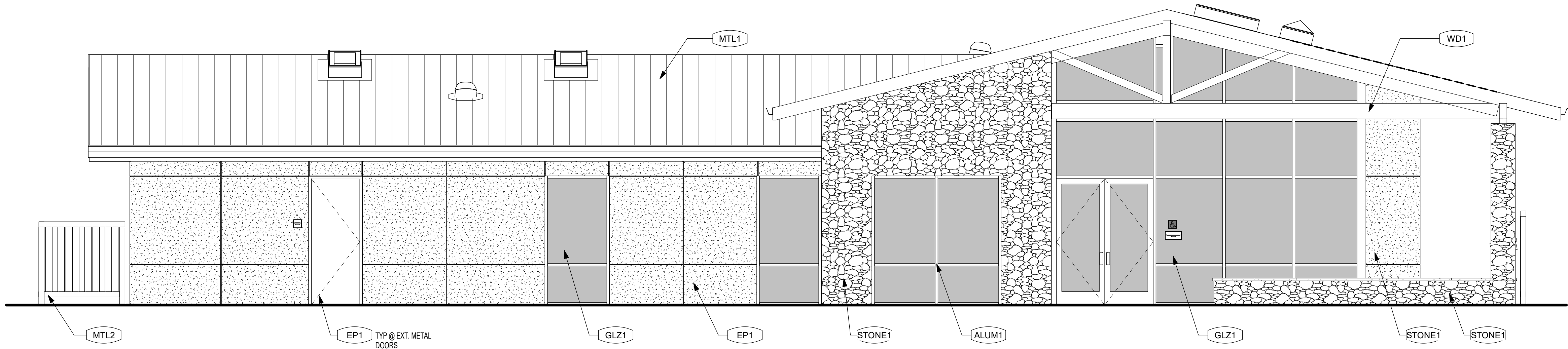
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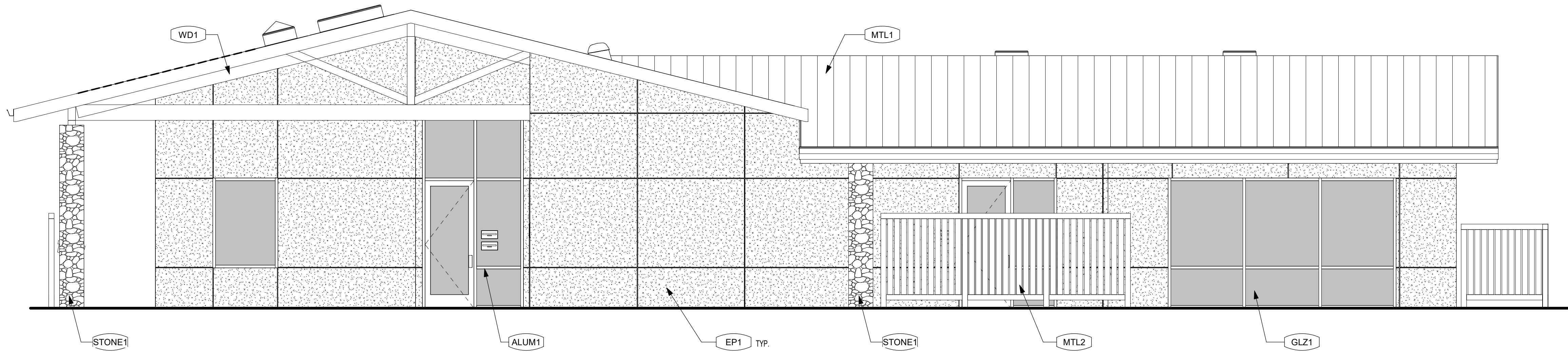
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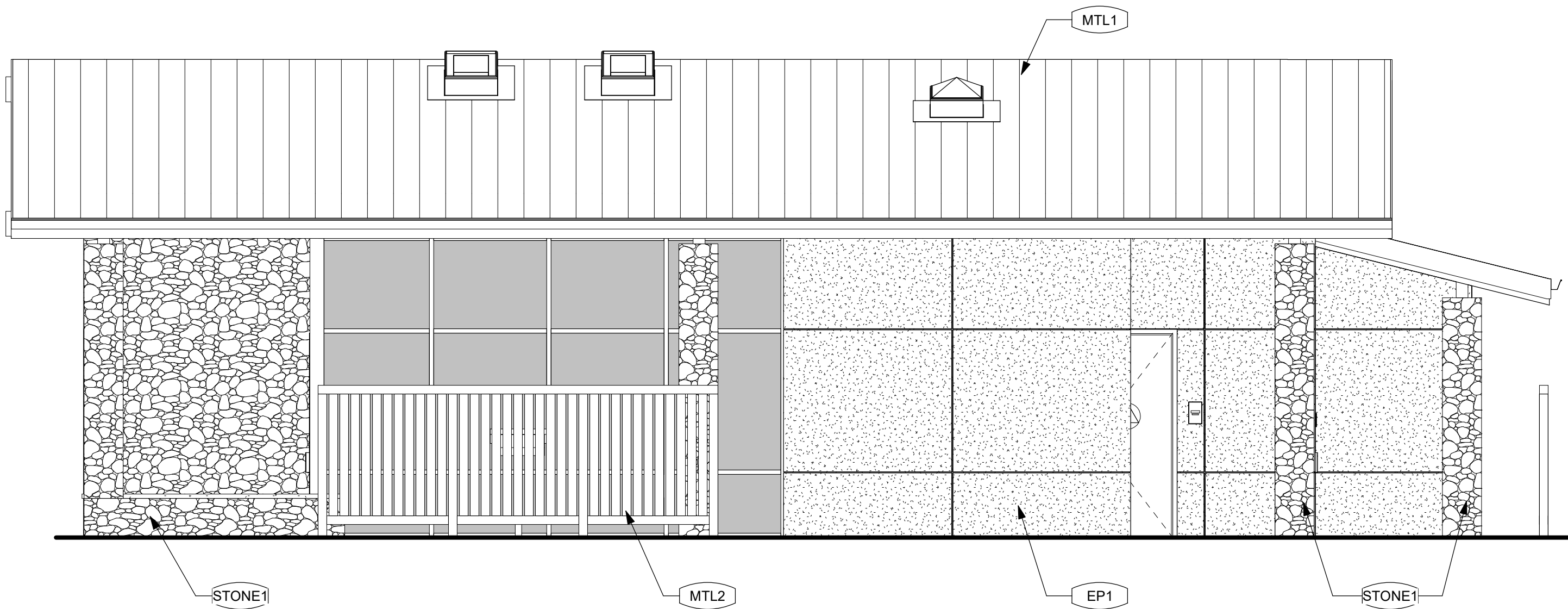
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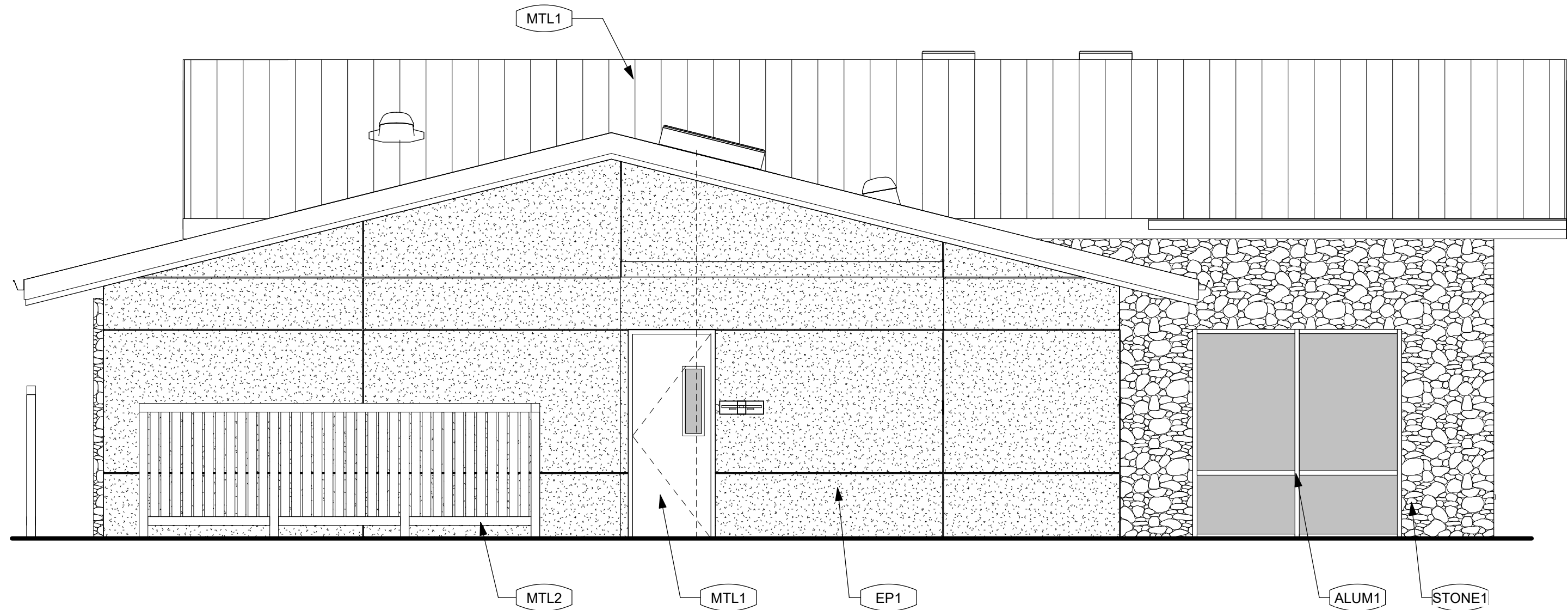
1 NORTH ELEVATION - FINISH
1/4" = 1'-0"



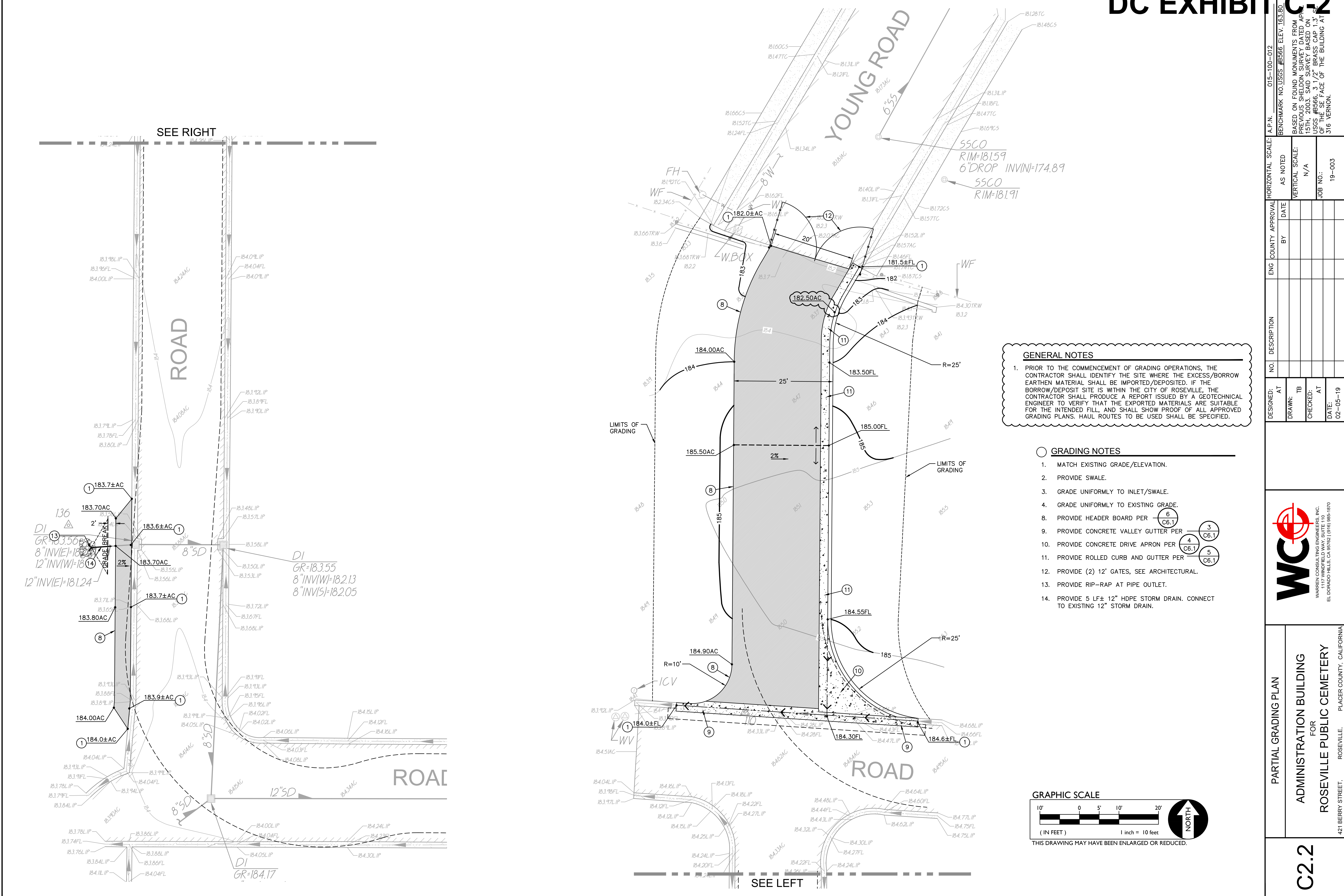
2 SOUTH ELEVATION - FINISH
1/4" = 1'-0"

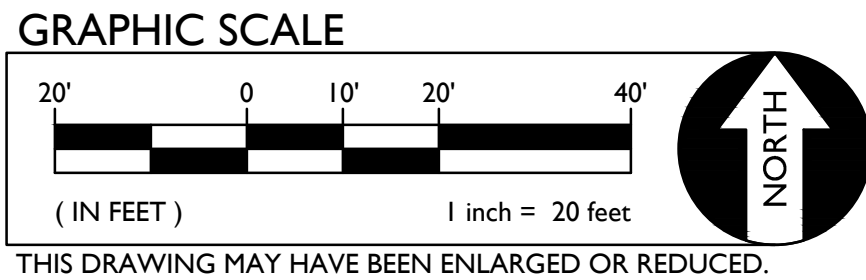


3 WEST ELEVATION - FINISH
1/4" = 1'-0"

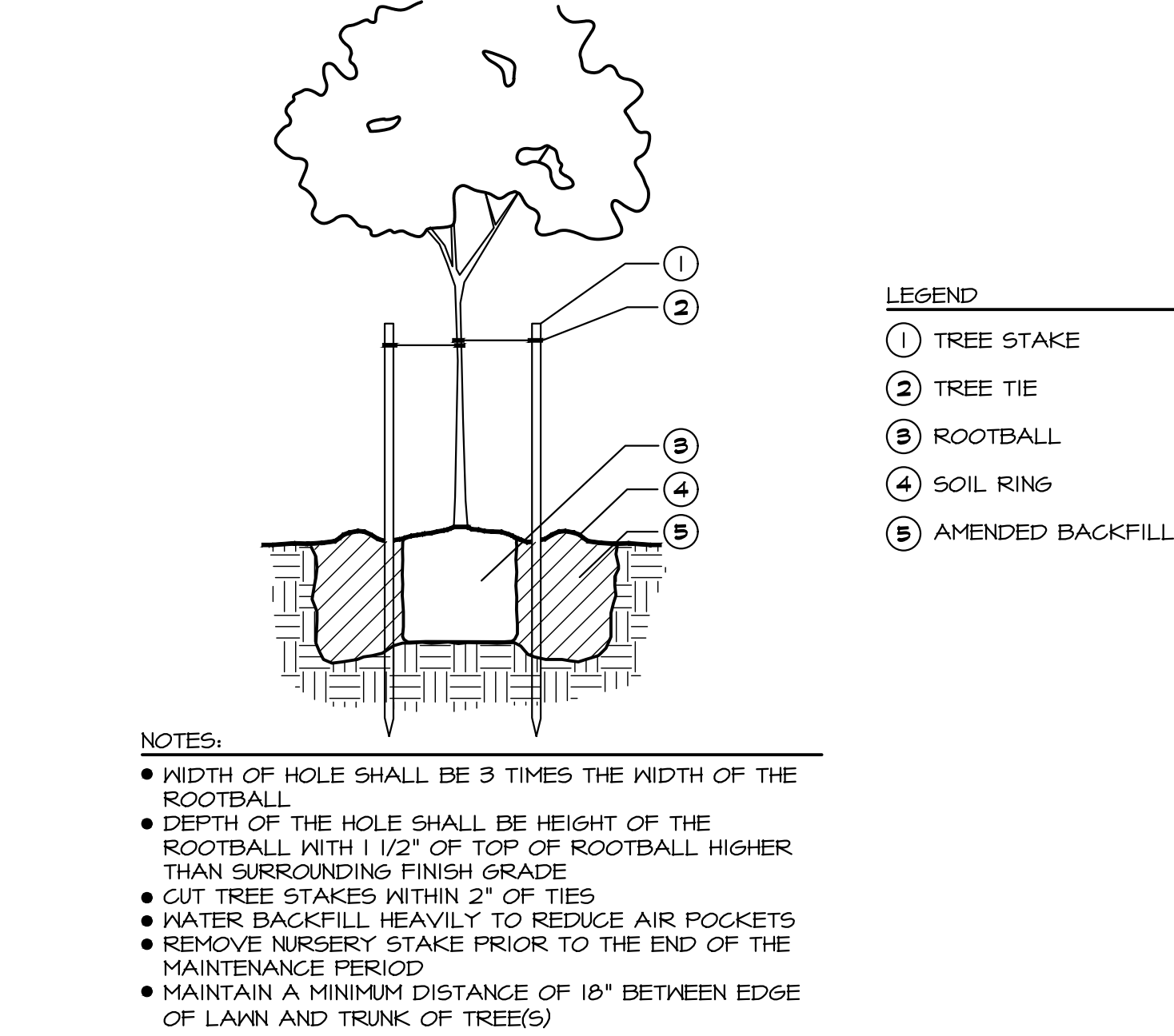


4 EAST ELEVATION - FINISH
1/4" = 1'-0"

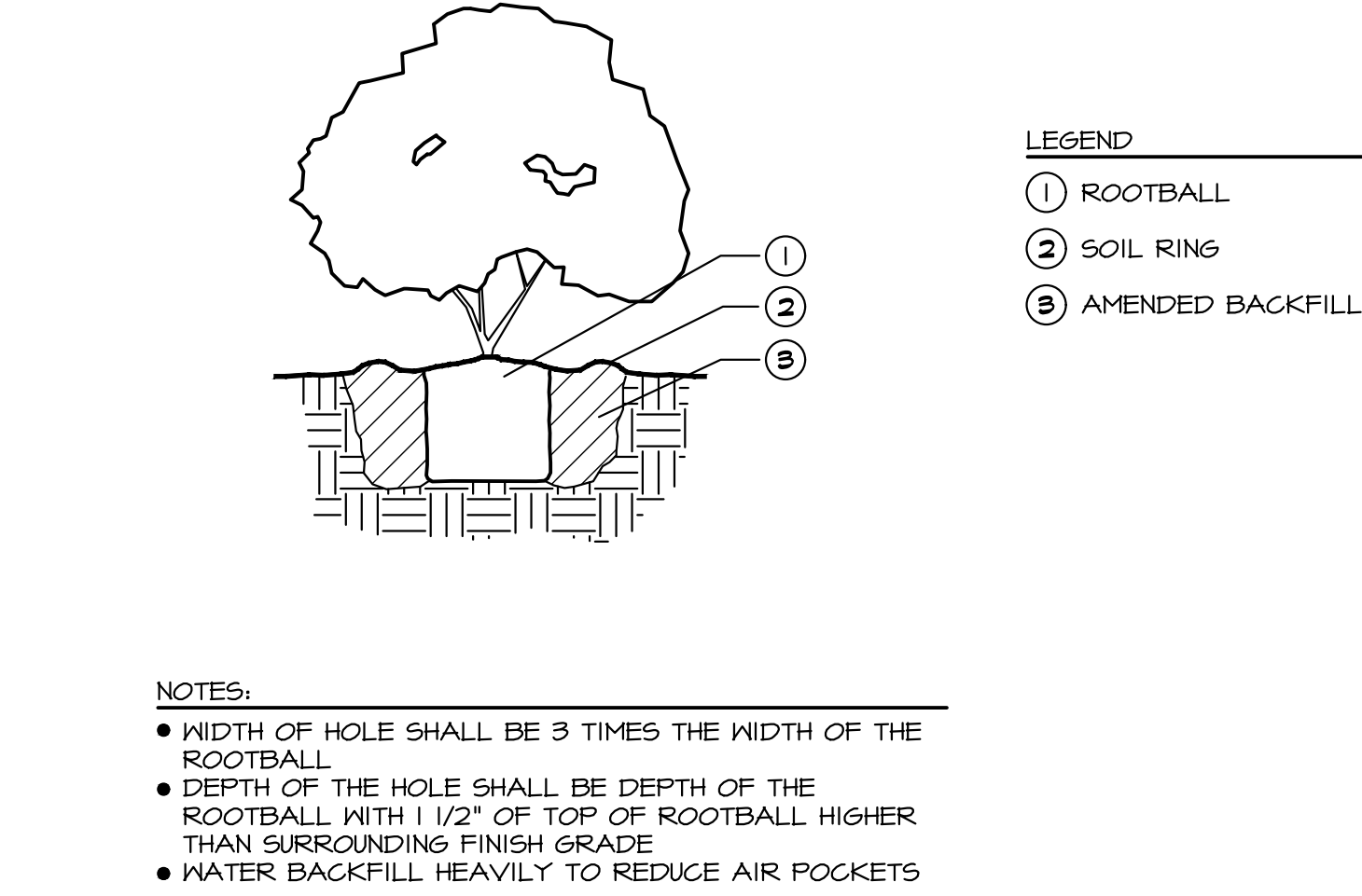


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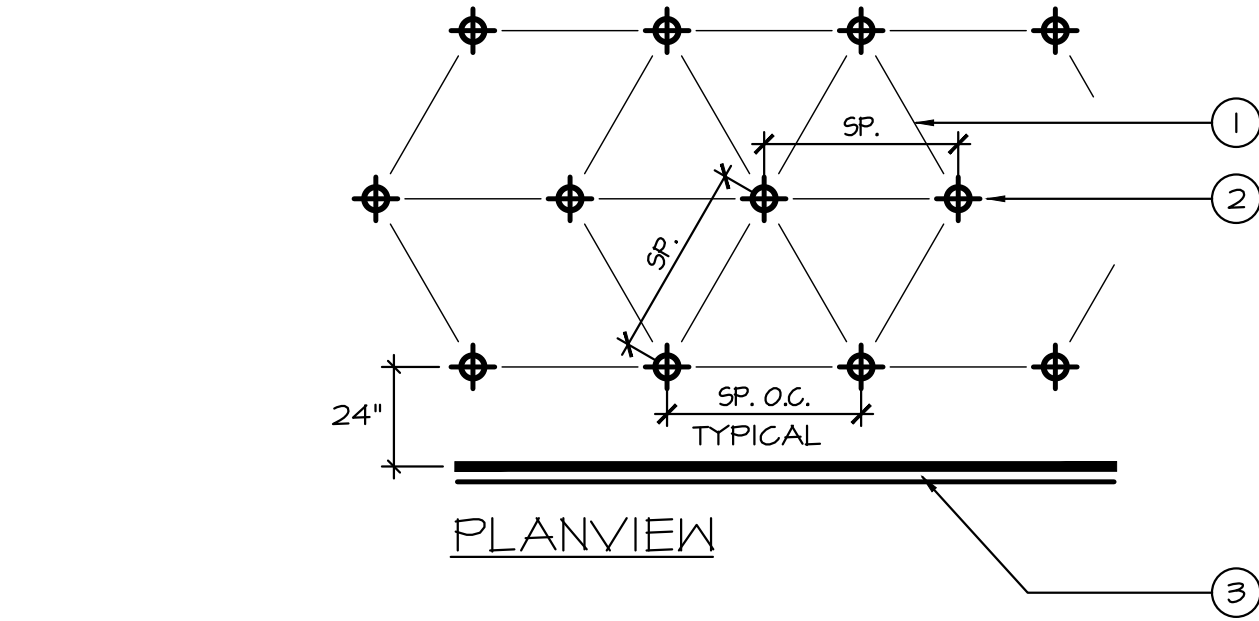
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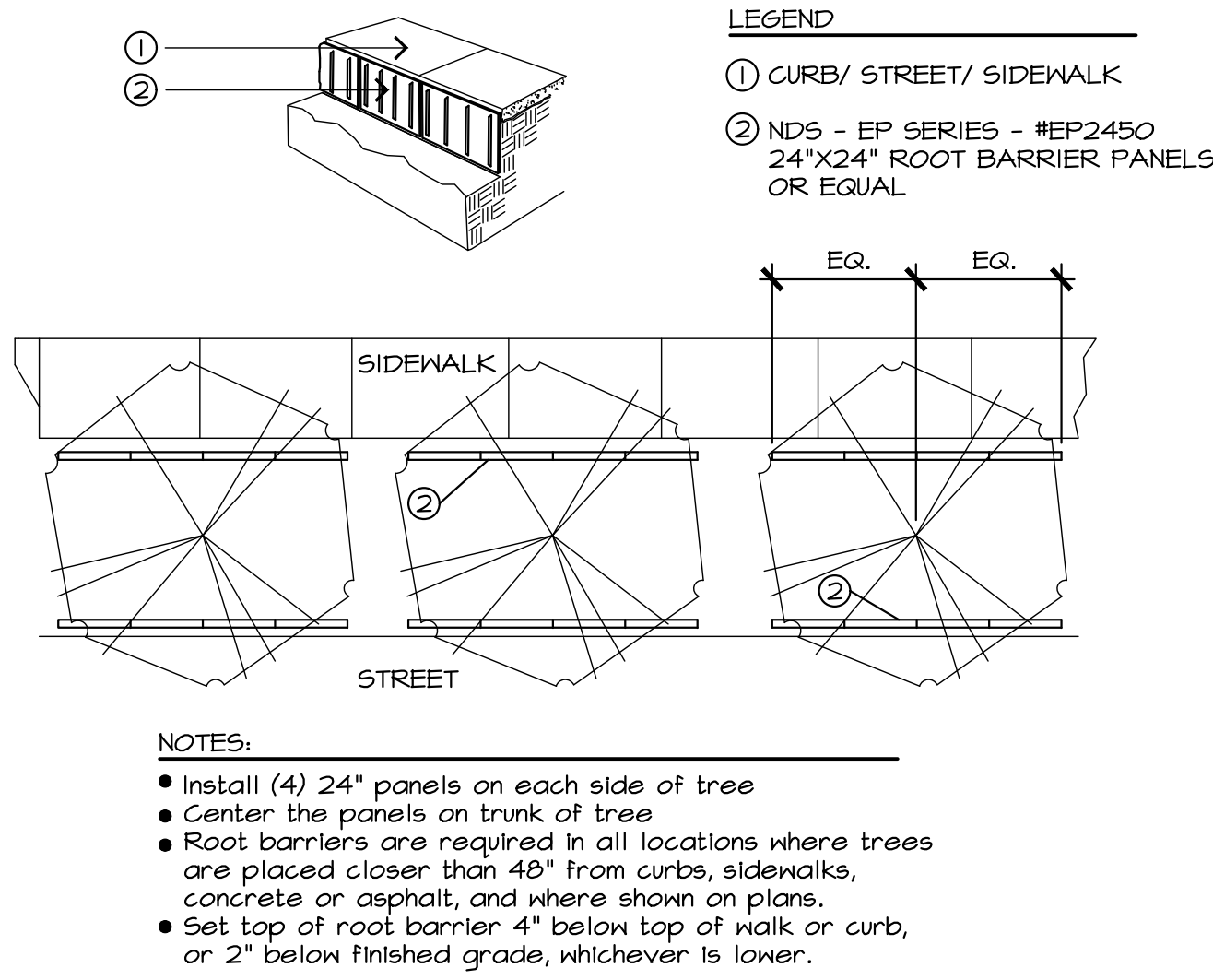
PLT-TREEI **TREE PLANTING AND STAKING** SCALE: N.T.S. **A**



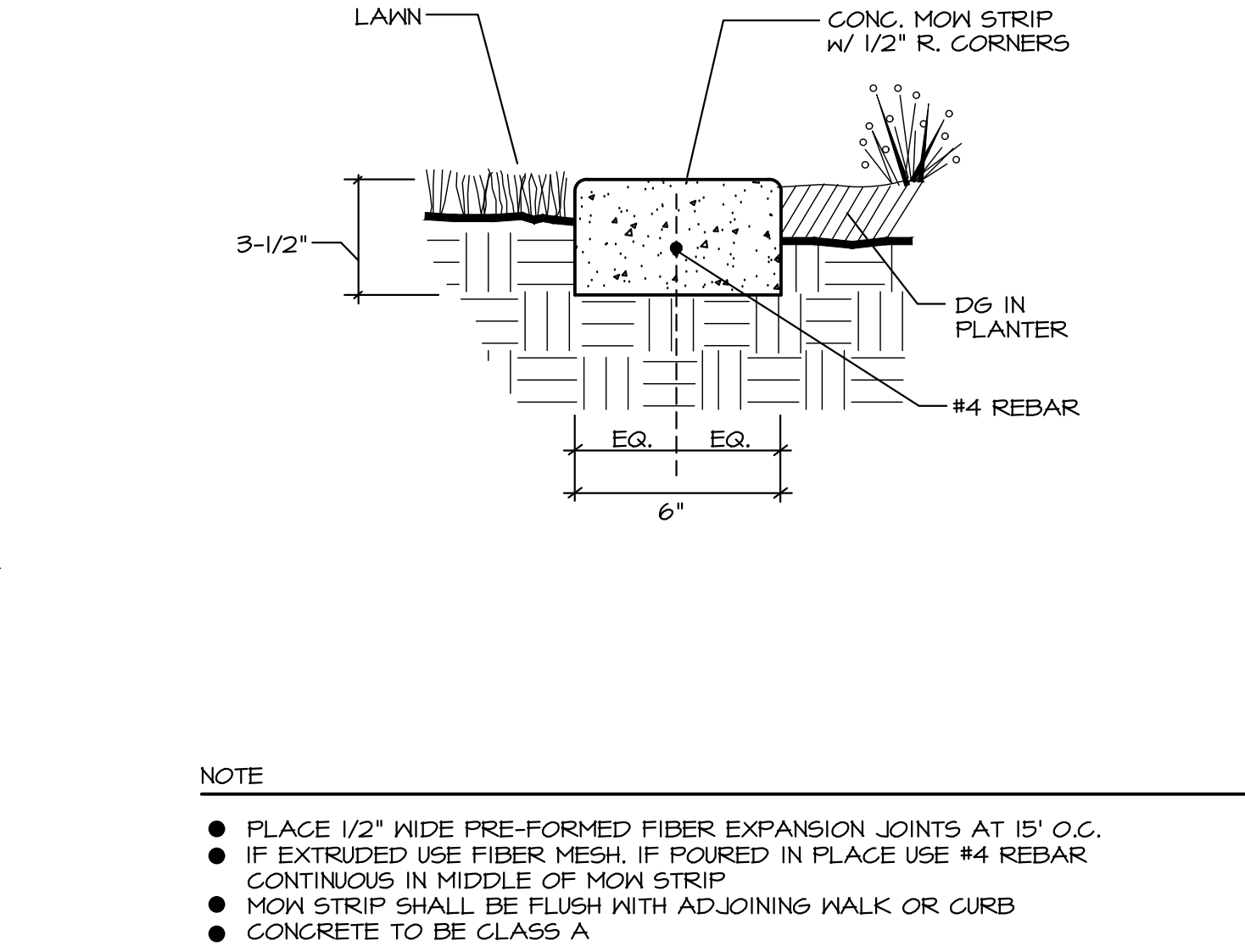
PLT-SHRBI **SHRUB PLANTING** SCALE: N.T.S. **B**



PLT-GRDCVR **GROUNDCOVER PLANTING** SCALE: N.T.S. **C**



PLT-BARR **TREE ROOT BARRIER** SCALE: N.T.S. **D**



CONC MS **CONCRETE MOW STRIP** SCALE: N.T.S. **E**

DC EXHIBIT E-2

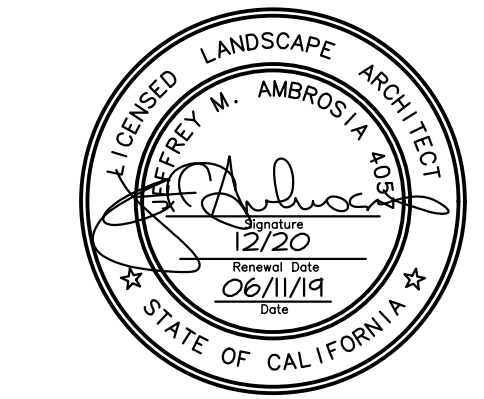
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ARCHITECTS + PLANNERS
1715 R Street, Ste. 200
Sacramento, CA 95811
wp-architects.com

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET AUBURN, CA 95603
FAX (530) 885-0982

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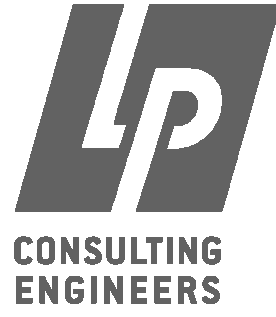
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PLANTING DETAILS



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Roseville, CA 95678
p 916-771-0778
www.lpengines.com

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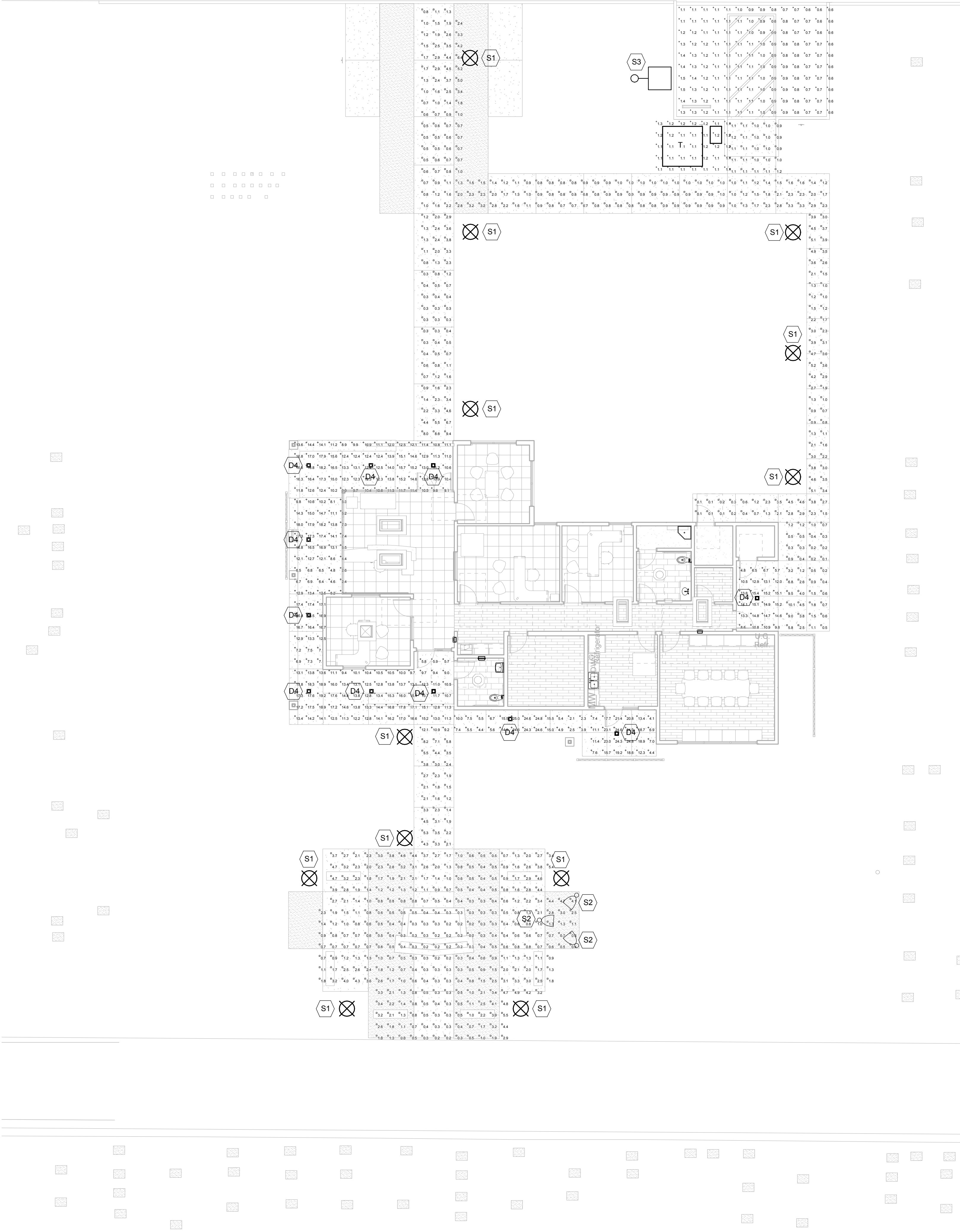
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E1.2

SITE PHOTOMETRIC PLAN



PHOTOMETRIC LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	MANUFACTURER / CATALOG NUMBER	MOUNTING	TOTAL LUMENS	LIGHT LOSS FACTOR	WATTAGE
	S1	12	SEE LIGHTING FIXTURE SCHEDULE	POLE @ 4' ABOVE FINISHED GRADE	2000	1.0	28
	D4	11	SEE LIGHTING FIXTURE SCHEDULE	CEILING MOUNTED	2000	1.0	25
	S3	1	SEE LIGHTING FIXTURE SCHEDULE	POLE @ 14' ABOVE FINISHED GRADE	5203	1.0	47

PHOTOMETRIC STATISTICS						
SYMBOL	DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAXIMUMMINIMUM	AVERAGEMINIMUM
+	PARKING LOT	1 FC	1.5 FC	0.6 FC	2.5	1.7
o	SIDEWALK	12.7 FC	25 FC	2.1 FC	11.9	6
o	PATHWAY	1.7 FC	10.1 FC	0.1 FC	100	17

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"