



AGENDA

March 17, 2022

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 February 17, 2022
- 4. REQUESTS/PRESENTATIONS**
 - 4.1. INFILL PCL 192 – Roseville Perio Dental Clinic, 1623 Santa Clara Drive, File # PL21-0315

REQUEST

The applicant requests approval of a Design Review Permit, an Administrative Permit for a Parking Reduction, and a Tree Permit to allow the development of a 9,100-square-foot periodontal / dental building with associated parking, lighting, and landscaping improvements.

Applicant: Michael Wilson, RFE Engineering, Inc.

Property Owner: Vasanthan Properties LLC

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval.
2. Adopt the four (4) findings of fact and approve the Administrative Permit for a Parking Reduction subject to two (2) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

5. **COMMITTEE MEMBER / STAFF REPORT**
6. **PUBLIC COMMENTS**
7. **ADJOURNMENT**



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of February 17, 2022
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 3/17/2022
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of February 17, 2022



DRAFT MINUTES

February 17, 2022

DESIGN COMMITTEE MEETING

4:30 P.M.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

www.roseville.ca.us

1. CALL TO ORDER

Chair Prior called the meeting to order at 4:30 p.m.

2. ROLL CALL (SILENT)

Present: Clark, Poulsen, Prior

Absent: None

3. CONSENT CALENDAR

3.1. Minutes of January 20, 2022

Motion by Committee Member Clark, seconded by Committee Member Poulsen, to approve the minutes of January 20, 2022.

The Motion Passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. WRSP PCL F-31 – Goddard School, 2081 Oak Meadow Dr, File # PL21-0332

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 12,914-square-foot building for Goddard School (a childcare facility), with associated parking, lighting, landscaping, and outdoor playground.

Associate Planner, Kinarik Shallow, presented the staff report.

Chair Prior opened the Public Hearing and invited comments from the representative for the project and/or audience.

Applicant representative, Andrew Hinman, A Hinman Construction & Consulting, LLC stated he had received a copy of the staff report and was in agreement with staff's recommendations. He responded to Committee members' questions.

Committee Discussion with Applicant:

- A Committee Member asked if the doors will be painted. Applicant responded they will be prefabricated metal door and will be painted to match the building colors.
- A Committee Member asked what color the stucco of the soffit will be. Applicant responded it will match the trim, dark brown.
- A Committee Member asked for details on the brick. Applicant responded that it will match the brick already used within the shopping center.
- A Committee Member asked for details on the concrete base. Applicant responded the concrete will be a natural color with a smooth finish.
- A Committee Member asked what type of fencing would be used along the side of the site. Applicant responded that they will be using iron fencing with a vehicle barrier on the outside of the fence for the safety of the children. Landscaping has been designed to ensure both privacy and screening.

Committee Discussion:

- A Committee Member requested that material boards be provided for projects at Design Committee Meetings. Staff responded that with the electronic submittal process applicants are required to provide material sheets.

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period and Public Hearing.

Motion by Committee member Poulsen, seconded by Committee member Clark, to:

- A. Consider the Addendum to the Plaza at Blue Oaks Mitigated Negative Declaration; and,
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval.

The Motion Passed unanimously with a voice vote.

5. COMMITTEE MEMBER / STAFF REPORT

Staff Report

- There will be a Design Committee Meeting in March.
- Staff introduced Grace Shearer as the back-up Recording Secretary for the Design Committee.

6. PUBLIC COMMENTS

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

7. ADJOURNMENT

Motion by Committee Member Clark, seconded by Committee Member Poulsen, to adjourn the meeting. The Motion Passed unanimously at 4:51 p.m. with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: INFILL PCL 192 – Roseville Perio Dental Clinic, 1623 Santa Clara Drive, File # PL21-0315

Contact: Anna Quan, AYQuan@roseville.ca.us, (916) 774-5258

Meeting Date: 3/17/2022

Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Statement of Design Intent

Exhibit A Site Plan

Exhibit B Floor Plan

Exhibit C Roof Plan

Exhibit D Elevations and Rendering

Exhibit E Site Cross Sections

Exhibit F Grading and Drainage Plan

Exhibit G Water and Sewer Plan

Exhibit H Landscape Plan

Exhibit I Lighting & Photometric Plan

Exhibit J Parking Reduction Report

Exhibit K Arborist Report and Site Plan

ITEM 4.1: **Design Review Permit – 1623 Santa Clara Drive – INFILL PCL 192 – Roseville Periodontal Dental Clinic – File #PL21-0315**

REQUEST

The applicant requests approval of a Design Review Permit, an Administrative Permit for a Parking Reduction, and a Tree Permit to allow the development of a 9,100-square-foot periodontal / dental building with associated parking, lighting, and landscaping improvements.

Applicant – Michael Wilson, RFE Engineering, Inc.
Property Owner – Vasanthan Properties LLC

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval.
2. Adopt the four (4) findings of fact and approve the Administrative Permit for a Parking Reduction subject to two (2) conditions of approval.
3. 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 0.88-acre project site is a vacant lot located west of Santa Clara Drive and south of Douglas Boulevard. It is located on Parcel 192 in the Infill Planning Area. The site has a zoning designation of General Commercial with a Special Area overlay (GC/SA) and a land use designation of Community Commercial (CC). The surrounding uses include a retail building to the north, Santa Clara Drive and an office building to the east, an office building to the south and an apartment complex (Santa Clara Terrace Apartments) to the west.

Figure 1. Project Location





Figure 2. Existing Oak Trees along Western Boundary

The property has been previously rough graded and possesses a relatively flat grade. It is populated by grasses, and several oak trees grow along or near the western property boundary (Figure 2).

The proposed project entails the construction of a single-story 9,100-square-foot periodontal / dental building and the establishment of associated landscaping, lighting, and parking improvements. The project would require a parking reduction of eight (8) spaces and the removal of a native oak tree, as well as encroachment into the protected zones of several other oak trees on the property and on the adjacent property to the west.

EVALUATION – DESIGN REVIEW PERMIT

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 ***italicized, bold*** text 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 currently undeveloped but has been previously rough graded to prepare the site for development; in addition, the northern portion of the lot has been paved for a shared driveway with the northern property. As mentioned above, the native oak trees that exist on site are located along the western property line. The project has been designed to preserve a majority of these trees, which includes placing the largest oak tree within a landscape planter along the western edge of the parking field. This tree will be protected through measures that prohibit grading and compaction and require the installation of permeable concrete within the tree's dripline.

The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed medical / dental building use is permitted in the zoning district and is consistent with the site's Community Commercial land use designation, and the development of this property will allow beneficial use of the site.

- 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; 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.***

Site Planning and Building Siting: The location of buildings on the project site is constrained by several easements that exist on-site: a 20-foot ingress/egress easement along the northern property line, a 30-foot public utility easement along the western property line, and a 20-foot public utility easement along the southern property line. In addition, a 20-foot landscape setback is required along Santa Clara Drive. The main entrance to the building will be located on the north elevation, and parking will be provided north, west and south of the building. A low masonry wall and an ADA-accessible ramp will face Santa Clara Drive. A masonry wall will also be installed along the western property line to provide sound attenuation between the proposed project and the existing apartments to the west. This wall will be approximately 6 to-8 feet tall as the height varies and follows the natural grade of the property along the western property line. The wall has been designed to provide a minimum height of 6 feet when measured from the parking field of the project.

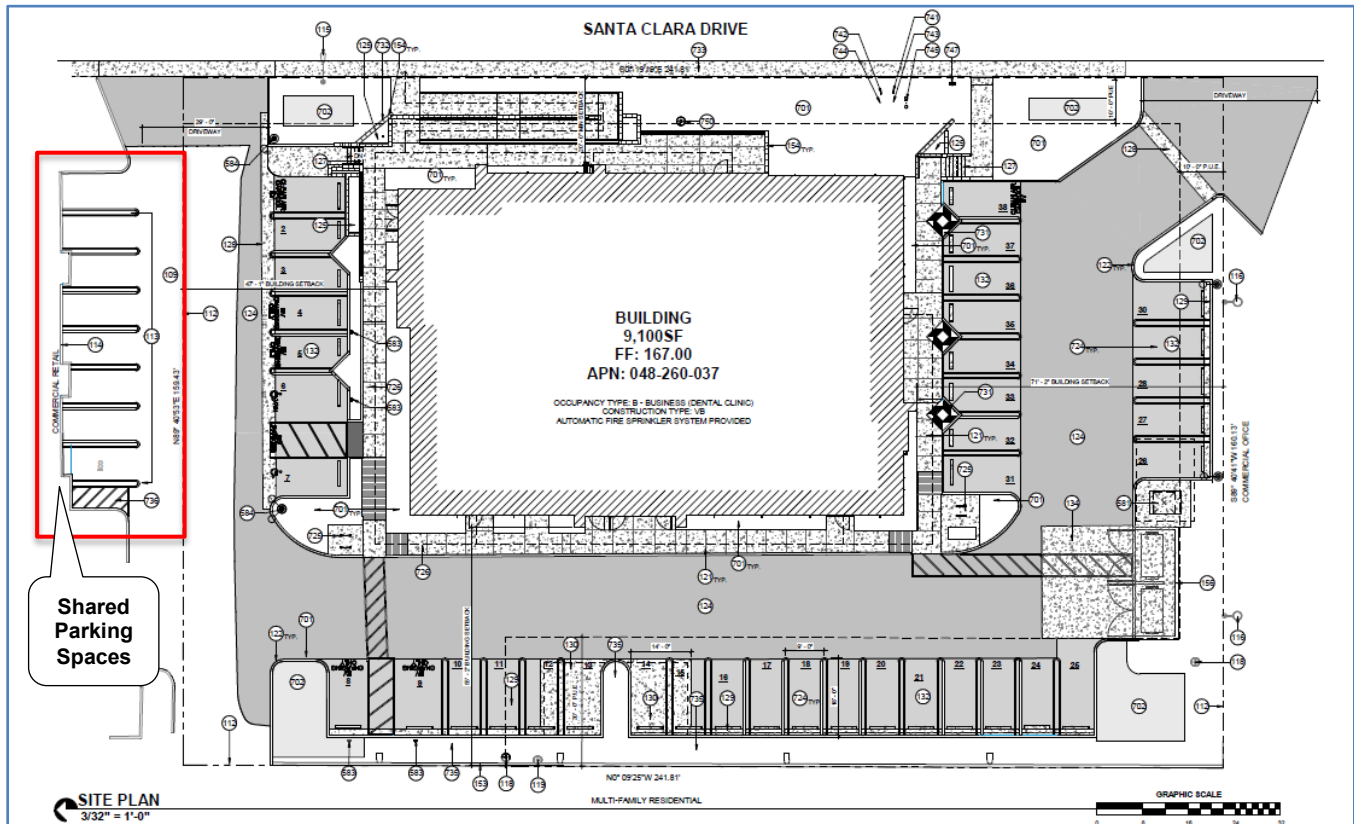


Figure 3. Proposed Site Plan

Vehicle Access and Circulation: Access to the site will be provided by the two shared driveways along the northern and southern property lines, both of which allow right and left turning movements. The project includes an internal drive aisle that will provide access to the parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and emergency circulation requirements.

Pedestrian and Bicycle Access / Circulation: The proposed project will include the construction of an ADA-accessible ramp that connects to the existing four-foot sidewalk along Santa Clara Drive and a pedestrian walkway around the perimeter of the building that will connect to the sidewalk and provide pedestrian access to the main entrance. In accordance with the California Green Code, the project will provide the required long-term and short-term bicycle parking spaces. As proposed, the project is consistent with the Community Design Guidelines in regards to pedestrian and bicycle access and circulation.

Parking (vehicle parking): Parking for the site is based on the Zoning Ordinance parking requirement for a medical / dental office building, which is one (1) space per 200 square feet of building. Further

discussion of this use classification will be provided below, in the Administrative Permit section. The 9,100-square-foot proposed dental building requires a total of 46 parking spaces. The site plan indicates that 38 spaces will be provided on-site. The applicant is requesting a parking reduction to construct and share eight (8) spaces on the property to the north in order to comply with the parking standards.

Landscaping: Landscaping for the site includes frontage improvements along Santa Clara Drive, at project entry points, within the parking lot, and in landscape planters in front of the building. Primary street trees consist of sweet gum trees and a London Plane tree along Santa Clara Drive with shrubs underneath. The Community Design Guidelines (CDG) require that 50 percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 50% parking lot shading, which meets this requirement. Overall, the landscape design is consistent with the plant palette on surrounding properties and conforms to the CDG.

Lighting: The project will consist of light fixtures mounted to the building, ground, and sound wall, all of which will complement the style of the building. The parking lot lighting will consist of LED lights mounted to 15-foot-tall poles within the parking lot and to the sound wall. The light fixtures will be installed above the sound wall to limit disturbance to the native oak trees and utility lines in the public utility easement and will not exceed 10.5 feet in height, measured from grade to the top of the fixtures. These heights comply with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25 feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. The lighting along the western property line, near the multifamily residential use, will also have dimming occupancy sensors, which will further decrease the impact on the apartment residents. In addition, the photometric plan demonstrates compliance with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

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 architectural design within the CDG offers direction on defining development character through the use of a consistent design concept (CC-39), variation in wall planes and building form (CC-41), articulation at main building entries (CC-44), variation in colors and materials (CC-46), and application of architectural treatment to all sides of a building facing public areas (CC-47).

Figure 3 below shows a colored rendering of the building's main entry. Located at the northeast corner of the building, the main entry area is defined by an aluminum storefront system, which spans from the ground to the ceiling, framed by a polished gray metallic stucco trim. The building complements the architecture used on nearby properties by applying similar colors (e.g., neutral gray tones) and materials (i.e. different types of stucco), while also introducing additional materials such as ground face masonry walls to add further visual interest. Architectural treatment, such as windows, canopies, and massing breaks, is applied to all sides of the building. The variation in colors and materials helps break up the building structure and add texture and depth to the façade. As proposed, the building design is harmonious with the surrounding development and is consistent with the CDG.



Figure 4. Colored Rendering

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.***

All trash containers will be screened within a trash enclosure. The location and design of the enclosure has been reviewed by the City's Engineering Division and found to meet the requirements of the City's Improvement Standards. The building's parapet walls will screen the rooftop mechanical equipment from view.

EVALUATION – ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION

Section 19.26.030.C.2 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for Shared Parking. An applicant may apply for an Administrative Permit to allow a parking reduction for shared parking where they believe the hours of operation of different tenants/uses within the building complex effectively allow dual use of parking spaces. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

1. ***A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.***

The proposed periodontal / dental building will consist of a periodontal surgery suite (5,460 sf) and two medical or dental suites (2,120 sf, 1,520 sf). The periodontal suite is considered a low-traffic generating use, given that it will not have more than eighteen (18) people at the suite at any given time. The staff would consist of two (2) doctors, three (3) front office staff, four (4) supporting staff, and one (1) hygienist. Each doctor would be supported by two supporting staff members and would only see one patient at a time. The hygienist would provide cleanings to supplement the procedures. The doctors would provide procedures that last from 1 hour to 2.5 hours, which is longer than the typical dental visit. If all staff members are present and each doctor and the hygienist is working with a patient, and there are three customers waiting to be seen, the total number of people on-site would be sixteen (16) people. Thus, the maximum number of people on-site would not exceed 18 people. As a reference, a general medical / dental use would require thirty-six (36) spaces, and a low-traffic generating medical / dental use would require twenty-eight (28) spaces.

A parking study was conducted to gauge the amount of parking used for the existing 1,800-square-foot periodontal use at 1420 East Roseville Parkway, Suite 230. The survey showed an average of 10 people, with 12 people as the maximum number of people on-site at any given time. In the parking justification letter (Exhibit J), the future building owner and periodontist explained in detail that the existing suite currently retains more staff than is ideal because of the lack of room and necessary equipment in the existing space. Also, while the expanded suite will allow for an increase in patient capacity (5 treatment rooms to 9 treatment rooms), much of the expansion will occur in enlarging each treatment room and expanding other areas, which include the lobby, circulation areas, staff and training rooms, and storage areas. For example, each treatment room area will increase by almost half, the circulation area will triple, and the storage areas will more than double in size. Exhibit J also includes a table that shows the changes in square footage for different uses between the existing and proposed periodontal office.

Given the range in parking demand anticipated for the proposed building due to the low-traffic generating periodontal use, this building can be classified as a medical office building, with the corresponding parking ratio of 1 parking space for every 200 square feet of building. Thus, the entire building would be required to provide forty-six (46) parking spaces on-site. The project currently provides thirty-eight (38) spaces on-site, with a parking shortfall of eight (8) spaces.

The property and the adjacent properties to the north and south, as well as the three parcels across Santa Clara Drive are all subject to a Declaration of Covenants, Conditions and Restrictions (CC&Rs), which require mutual reciprocal parking and access. Given the agreements in place, the proposed project may use the excess spaces on the adjacent northern and southern properties when they are free. The retail use on the northern property does not have excess striped parking spaces, but it does have a parking area that can accommodate eight (8) parking spaces. This project will include the striping of these eight parking spaces for the dental office users. These spaces are well-suited for use by this project because they are directly accessed from the northern driveway that will be shared by this project and the building to the north. It is anticipated that customers of the northern property would not use these eight parking spaces due to the relatively large distance (~130 ft) from the parking spaces to the retail building, especially given that there is a closer driveway to the building, only about 25 feet away. Based on these facts, staff believes that there is a sufficient number of parking spaces for the proposed use during the times of greatest demand for the various uses.



Figure 5. Location of Shared Parking Spaces

2. *Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.*

The periodontal suite does not have peak hours. The retail vape and smoke store to the north does not appear to have any issues with parking; the parking study states that of the 29 spaces available on-site, an average of 4 to 5 cars is present each hour. Thus, staff does not anticipate a parking conflict based on the nature of the different uses.

3. *Overflow parking will not impact any adjacent use.*

The parking study provided by the applicant (Exhibit J) shows that the periodontal suite will use much fewer spaces than is required of a general or low-traffic generating medical use. The property is also subject to CC&Rs that require mutual reciprocal access and parking with the adjacent properties to the north and south. The northern property has a parking area that can accommodate 8 parking spaces, which the proposed project may stripe and use. In addition, the northern retail store utilizes about 4 to 5

parking spaces each hour and has more than 20 spaces available for use during normal business hours. Thus, overflow parking will not impact any adjacent use.

4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

As noted above, the project and the adjoining parcels to the north and south are required to provide reciprocal access and parking according to the CC&Rs that govern these properties.

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 encroachment into the protected zone of a native oak tree when the project is associated with a required entitlement. The required findings to approve a Tree Permit are listed below. The two findings for approval of the Tree Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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.

An arborist report was prepared for the site by Treescapes on August 5, 2021 (Exhibit K), which identified four (4) protected native oak trees, which would be impacted by the project (Table 1). The report states that Tree #4 will need to be removed, given that it is growing along the western property line, where a new sound wall will be erected. The proposed retaining wall will also affect two other protected trees (Trees #2, #3) by encroaching into their protected zones by 20 and 25% respectively. Tree #1, which will be located in a landscape planter, will be preserved through the prohibition of grading or compaction of the soil within the tree's dripline and the installation of pervious concrete above the existing grade. Only hand trenching for the landscape finger curb is permitted, and the soil surface in the landscape planter will be covered by an oak wood chip mulch. The removal of Tree #4 will not be detrimental to public health, safety or welfare; in order to mitigate for the removal of this one oak tree, two new interior live oak trees will be planted (24" box) and at least 4 15-gallon trees of different species will be planted on-site, as depicted in the landscape plan (Exhibit H). All work within the dripline of the protected oak trees will be supervised by the project arborist, and any limbs or roots that need to be pruned prior to, or during construction shall be done by the project arborist (Condition #17).

Table 1. Tree Summary

Tree Number	Common Name	Structural Condition	Vigor	Total DBH (inches)	Removal
1	Valley Oak	Fair to Poor	Good	10	No
2	Live Oak	Fair to poor	Fair to good	17 (multi-trunk)	No
3	Blue Oak	Fair to poor	Good	12 (twin-trunk)	No
4	Blue Oak	Poor	Good	8	Yes
Total Mitigation Inches				8	

2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

As stated above, Tree #4 is approximately 8 inches in diameter (DBH) and the removal of this oak tree will be fully mitigated by the replacement of two 24-inch box oak tree plantings and at least 4 other trees of a different species (non-native plantings), as shown in the landscape plan (Exhibit H). In the opinion of the project arborist, the two oak trees (#2 & #3) that will be impacted by the construction of the retaining wall will survive given the relatively limited amount of encroachment into the protected zone for trenching activities.

The largest oak tree on the project site (#1) will be placed in a landscape finger planter and protected through the project's mitigation measures. This includes minimizing the compaction of the soil within the tree's dripline and the installation of pervious concrete above the tree's protected zone to allow the tree access to air, water and nutrients. The Tree Permit also contains conditions of approval that include further protective measures.

CONCLUSION

The proposed project is consistent with the City's General Plan, Zoning Ordinance, and Community Design Guidelines. 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, Administrative Permit for a Parking Reduction, and Tree 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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on March 4, 2022, and a notice of the hearing was distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. The project is consistent with the general plan designation and zoning designations, located on no more than five acres, and substantially surrounded by other urban uses. The project site can be adequately served by all required utilities and public services, and the project site does not have value as habitat for endangered, rare or threatened species.

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1623 SANTA CLARA DRIVE – INFILL PCL 192 – ROSEVILLE PERIO DENTAL CLINIC – FILE #PL21-0315** subject to sixty-nine (69) conditions of approval.
2. Adopt the four (4) findings of fact and approve the **ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION – 1623 SANTA CLARA DRIVE – INFILL PCL 192 – ROSEVILLE PERIO DENTAL CLINIC – FILE #PL21-0315** subject to two (2) conditions of approval.
3. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 1623 SANTA CLARA DRIVE – INFILL PCL 192 – ROSEVILLE PERIO DENTAL CLINIC – FILE #PL21-0315** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL21-0315

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 17, 2022** and if not effectuated shall expire on **March 17, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 17, 2025**. (Planning)
2. The project is approved as shown in Exhibits A - K and as conditioned or modified below. (Planning)
3. The project shall be addressed as 1623 Santa Clara 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)
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:

General (includes similar conditions from different departments)

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 11B 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, Engineering)
 - 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 City of Roseville's Water Efficient Landscape Ordinance. (Environmental Utilities)
 - e. 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)
 - f. 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)
 - g. 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. Lighting that faces the multifamily property shall have motion sensor and dimming functions to minimize off-site light glare and disturbance. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the

building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the City of Roseville Addressing Guidelines. (Building)

15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. The improvement plans shall include the construction of two (2) new ADA compliant driveways per City of Roseville standard detail ST-20. (Engineering)
22. The existing storm drain system is at or near capacity; therefore, drainage analysis shall be provided with the improvement plans that demonstrate the pre-existing flow is less than or equal to the post-developed flow. This may require underground storage. (Engineering)
23. 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)
24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Long-term bicycle parking shall be accessible to all tenants (employees) of the building. Bike rack/locker design and location shall be approved by Alternative Transportation. Clean Air parking spaces shall be marked “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building).

25. 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)
26. 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)
27. 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)
28. 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)
29. 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, Development Services- Engineering 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)
30. 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)
31. 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)
32. 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)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. 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 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)
35. 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)
36. 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)
37. A trash enclosure and recycling enclosure is required for each building and each tenant; otherwise, the building owner is responsible for the trash service. (Refuse)
38. 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)
39. 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)
40. 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
41. 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)
42. 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)
43. 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:

General (includes similar conditions from different departments)

44. 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)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
46. 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)
47. 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)
48. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
49. 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)
50. 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)
51. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
53. 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)
54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. 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)
56. 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)
57. 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)
58. 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:

59. 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)
60. 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)
61. 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)
62. 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)
63. 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)

64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include ~~10 copies of~~ the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

**CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT FOR A PARKING
REDUCTION – FILE #PL21-0315**

1. This Administrative Permit for a parking reduction is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report and in **Exhibit J** and as conditioned below. (Planning)
2. This Administrative Permit approval shall expire on the same expiration date as the Tentative Subdivision Map. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0315

1. All recommendations contained in the Arborist Report(s) (Exhibit K) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Tree #4 as identified in Exhibit K 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)
3. 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 8 inches. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. 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 Trees #1, 2, and 3, as shown in Exhibit K and as described in the staff report, is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure 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)
6. 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)
7. 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, driveways, 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 Division prior to the placement of the protective fencing. (Planning)
8. 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. Where encroachment is permitted pursuant to Condition 4, above, 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 DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. 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 Arboriculture (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)

11. 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)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division 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 Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. 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)
14. 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)
15. 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)
16. Storage or parking of materials, equipment, or 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)
17. 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)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. 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)
20. The approval of this Tree Permit shall expire on the same expiration date as the Design Review Permit. (Planning)

ATTACHMENT

1. Statement of Design Intent

EXHIBITS

- A. Site Plan
- B. Floor Plan
- C. Roof Plan
- D. Elevations and Rendering
- E. Site Cross Sections
- F. Grading and Drainage Plan
- G. Water and Sewer Plan
- H. Landscape Plan
- I. Lighting & Photometric Plan
- J. Parking Reduction Report
- K. Arborist Report and Site 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 Periodontal and Dental Building

1623 E. Santa Clara Dr., Roseville, CA 95661

Statement of Design Intent:

Vasanthan Properties LLC is proposing a state-of-the-art dental facility at the vacant lot at 1623 E Santa Clara drive, Roseville. The facility will house specialty periodontal care facility for Dr. Ash Vasanthan and general dentistry spaces to be leased. The facility will serve the growing specialty needs in the community to be readily available to the adjacent neighborhoods and the city-at-large. **The intent is to have a prominent presence on Santa Clara Drive that is inviting and visible from Douglas Boulevard that generates a sense of development and progress.** It is aligned with the Community Design Guidelines by fostering a sense of identify and place and ensuring an attractive and safe facility for customers and staff.

Project Features:

The existing site grade is relatively even and the project team has designed to minimize import of soil.

The team has integrated the natural and built environment within the site by using landscape and hardscape to integrate what is existing within the design.

The project proposes to conserve an existing native oak tree by integrating it within the parking island and utilizing its shade.

The design has integrated existing features such as shared driveways and utility cores and allows for easy access from the adjacent sites via internal driveway connectivity.

The project will provide a sound wall to protect the neighboring residential property to the west.

The facility strives to strike a balance of form and function within the economic limitation of the project. The facility features an inviting modern entry facing North-Northeast for the primary service center of the Client. The project respects the landscape corridor to provide massing and visual interest along Santa Clara Drive.



EXISTING



PROPOSED



The facility also has separate entries for the tenant suites to the South of the facility with similar treatment. The entry feature is highlighted with materials and finishes that are durable and easily maintained. The entry elements feature metal cladding and high efficiency glass. The facility also proposes to utilize and mimic materials that enhance the sense of timelessness such as the use of masonry and masonry veneer strategically to tie in with the site walls.

To create an inviting pedestrian experience, the design proposes a well-developed site that is accessible, pleasant and safe for the patrons and staff with raised planters and masonry site walls with glass guardrails. The building's monument sign is integrated within the site walls as an elevated planter.

Site Limitations:

The site has been solicited by developers in the past for various proposed developments and given the restrictive nature of the site's proportions and easements, it has remained empty. The property is required to maintain a 20' ingress/egress easement to the North and a Public Utility Easement (PUE) to the West (30') and South (20') of the property. The restricted areas approximately equates to 40% of the



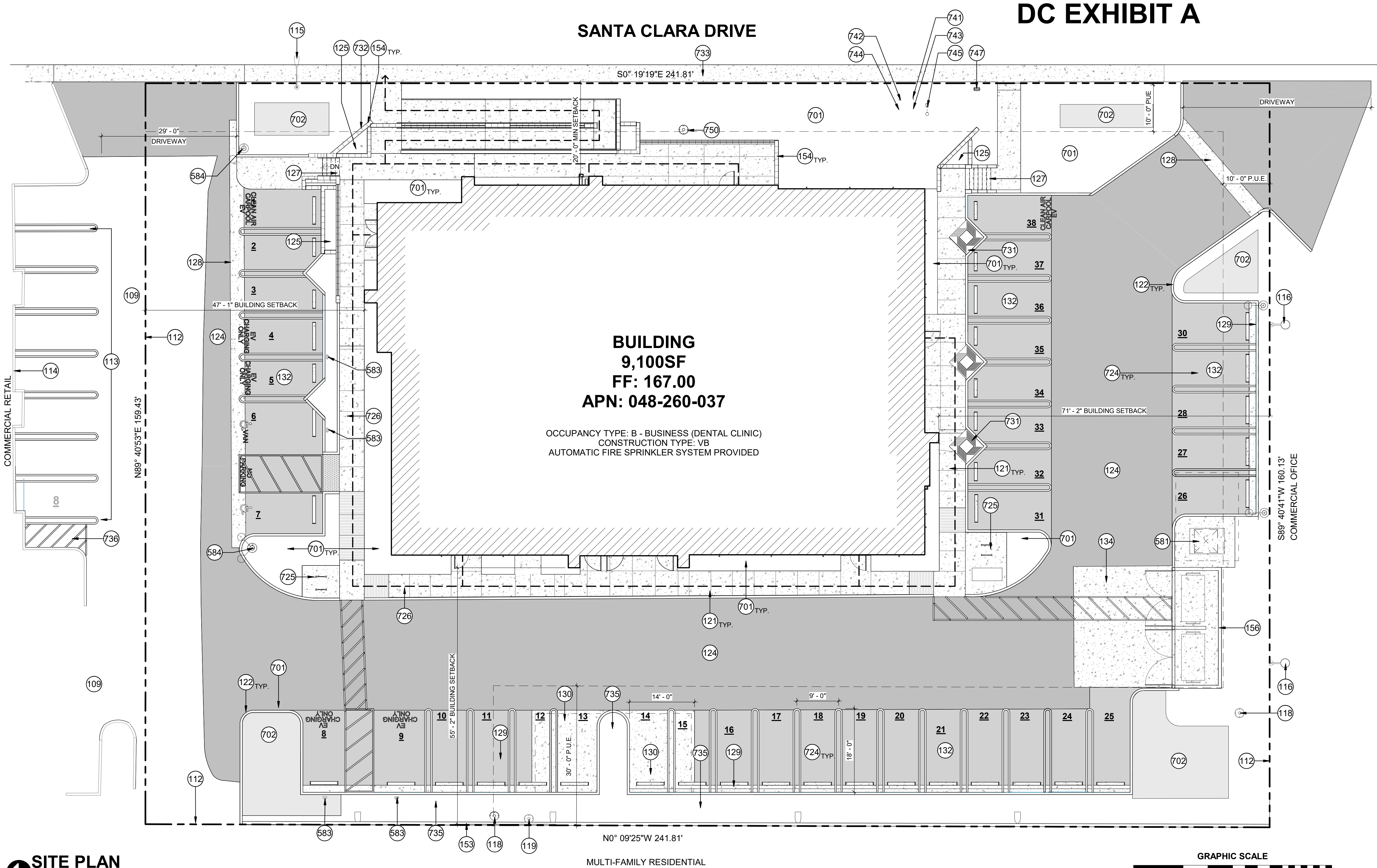
site area. For the project to be economically viable, the team has determined the minimum building footprint that can serve the needs of the Client and at the same time meet the requirements of the code's intent to our best understanding. The ingress/egress easement services a property to the West that stores boats; this restricts the building location and efficiency of site utilization. The PUE to the West serves the Residential property immediately West of the lot; the PUE limits the location of shade trees and other site amenities. The location of existing driveways both to the North and to the South have restricted the building location and parking. The proposed facility, given the nature of its scheduled services, does not anticipate walk-ins and any significant increase in traffic to Santa Clara Drive. Given the existence of a permanent parking agreement between the adjacent lots, the project team has conducted a detailed parking study and is requesting a variance in parking minimums as identified in the civil preliminary plans.

Design Quality:

The design team and the Client are dedicated in providing a quality aesthetic and functional facility that can serve the community for many decades to come. The facility is intended to be owned and operated by the Client and the design has strived to make certain that the building is adaptable and accommodating of future revisions and needs of the community through:

1. Seamless integration with adjacent sites
2. Conservation of native oak
3. Safe and inviting pedestrian design
4. Conservative landscape and hardscape to integrating site and building design
5. Aesthetic and functional building materials
6. Design identity of progress and development

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SITE PLAN
3/32" = 1'-0"

SITE PARKING SCHEDULE						
#	VEHICLE PARKING	ADA VEHICLE PARKING	CLEAN AIR VEHICLE PARKING	EV CHARGING PARKING	SHORT TERM BICYCLE PARKING	LONG TERM BICYCLE PARKING
REQUIRED	46	2	2**	4	6	2
PROVIDED	38+8*	2	2**	4	8	2

*PER RECIPROCAL PARKING AGREEMENT, 8 SPACES FROM ADJACENT PROPERTY USED IN COUNT. SEE PARKING STUDY.
** REQUIRED CLEAN AIR VEHICLE PARKING SPACES TOTAL 6 FOR THE SITE, 4 OF THESE ARE ELECTRIC VEHICLE CHARGING SPACES.

KEYNOTE LEGEND

- 109 EXISTING PAVEMENT
- 112 PROPERTY LINE
- 113 EXISTING PARKING SPACES TO BE SHARED AND RE-STRIPED
- 114 EXISTING CONCRETE CURB
- 115 EXISTING STREET LIGHT
- 116 EXISTING LIGHT POLE
- 118 EXISTING SANITARY SEWER MAINTENANCE HOLE
- 119 EXISTING STORM DRAIN MAINTENANCE HOLE
- 121 CONCRETE SIDEWALK
- 122 CONCRETE CURB
- 124 NEW ASPHALT PAVING
- 125 RAISED CONCRETE PLANTER
- 127 CONCRETE ACCESS STAIRS
- 128 CONCRETE VALLEY GUTTER
- 129 CONCRETE CURB AND GUTTER

KEYNOTE LEGEND

- 130 UNREINFORCED 7" PERVIOUS CONCRETE WITH 8.5" THICKENED EDGE OVER SINGLE LAYER OF BIAXIAL GEOGRID
- 132 ASPHALT PARKING AREA PAVEMENT
- 134 CONCRETE APRON AT REFUSE ENCLOSURE - SEE CIVIL
- 153 GROUND FACE MASONRY PROPERTY WALL - TOP OF WALL HEIGHT TO ALIGN WITH ADJACENT PROPERTY 6' - 8" ABOVE GRADE AT SOUTH PROPERTY LINE - HEIGHT ABOVE GRADE VARIES WITH GRADE CHANGE AT WEST PROPERTY LINE - 10' MAX. - SEE STRUCTURAL & CIVIL - CMU-2
- 154 GROUND FACE WHITE MASONRY SITE WALL - CMU-1
- 156 MASONRY REFUSE BIN ENCLOSURE - 6' - 0" HEIGHT ABOVE PARKING SURFACE - CMU-2
- 581 TRANSFORMER ON CONCRETE PAD
- 583 CAR CHARGING STATION
- 584 LIGHT POLE - SEE PHOTOMETRIC PLAN
- 701 PLANTING AREA
- 702 BIORETENTION INFILTRATION PLANTER

KEYNOTE LEGEND

- 724 PARKING STALLS
- 725 CONCRETE SIDEWALK AND BICYCLE RACKS (2) ICONIC BIKE RACKS
- 726 ACCESSIBLE PATH OF TRAVEL
- 731 ADA COMPLIANT TREE GRATE
- 732 MONUMENT SIGN
- 733 CONCRETE DRIVEWAY PER ROSEVILLE CITY REQUIREMENTS
- 735 WOOD CHIP GROUND COVER
- 736 PARKING LOT STRIPING - SEE CIVIL
- 741 WATER METER
- 742 IRRIGATION WATER METER
- 743 BACKFLOW PREVENTER
- 744 IRRIGATION BACKFLOW PREVENTER
- 745 DOUBLE CHECK DETECTOR
- 747 FIRE HYDRANT
- 750 SANITARY SEWER MANHOLE

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VASANTHAN PROPERTIES LLC
ROSEVILLE PERIO DENTAL
CLINIC
1623 SANTA CLARA DRIVE
ROSEVILLE, CA 95661

REVISIONS

No.	Description	Date
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DESIGN
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KEY:

SHEET TITLE:
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER:

A020

DRAWN BY:	TC	REVIEWED BY:	AR
DATE:	02/28/2022	PROJECT NUMBER:	2116.01

2/28/2022 6:02:31 PM

DC EXHIBIT B

KEYNOTE LEGEND

- 301 OFFICE WORKSTATION
303 REFRIGERATOR
304 TV SCREEN
306 COFFEE MAKER
307 WASHER/ DRYER (STACKED) - OFOI
308 STANDARD DENTAL EQUIPMENT PACKAGE - OFOI
311 MICROWAVER
331 SQUARE SIDE TABLE
332 LOUNGE SEATING
333 OFFICE CHAIR
334 LOUNGE SEATING - COUCH
335 CONFERENCE TABLE & SEATING
337 SECURE SHRED BIN
501 FIRE EXTINGUISHER CABINET
502 FIRE INLET CONNECTION. SEE FIRE PROTECTION
527 UNDERMOUNT SINK



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KEY:

SHEET TITLE:
OVERALL FLOOR PLAN

SHEET NUMBER:

A201

DRAWN BY:	TC	REVIEWED BY:	AR
DATE:	02/28/2022	PROJECT NUMBER:	2116.01

FLOOR PLAN NOTES

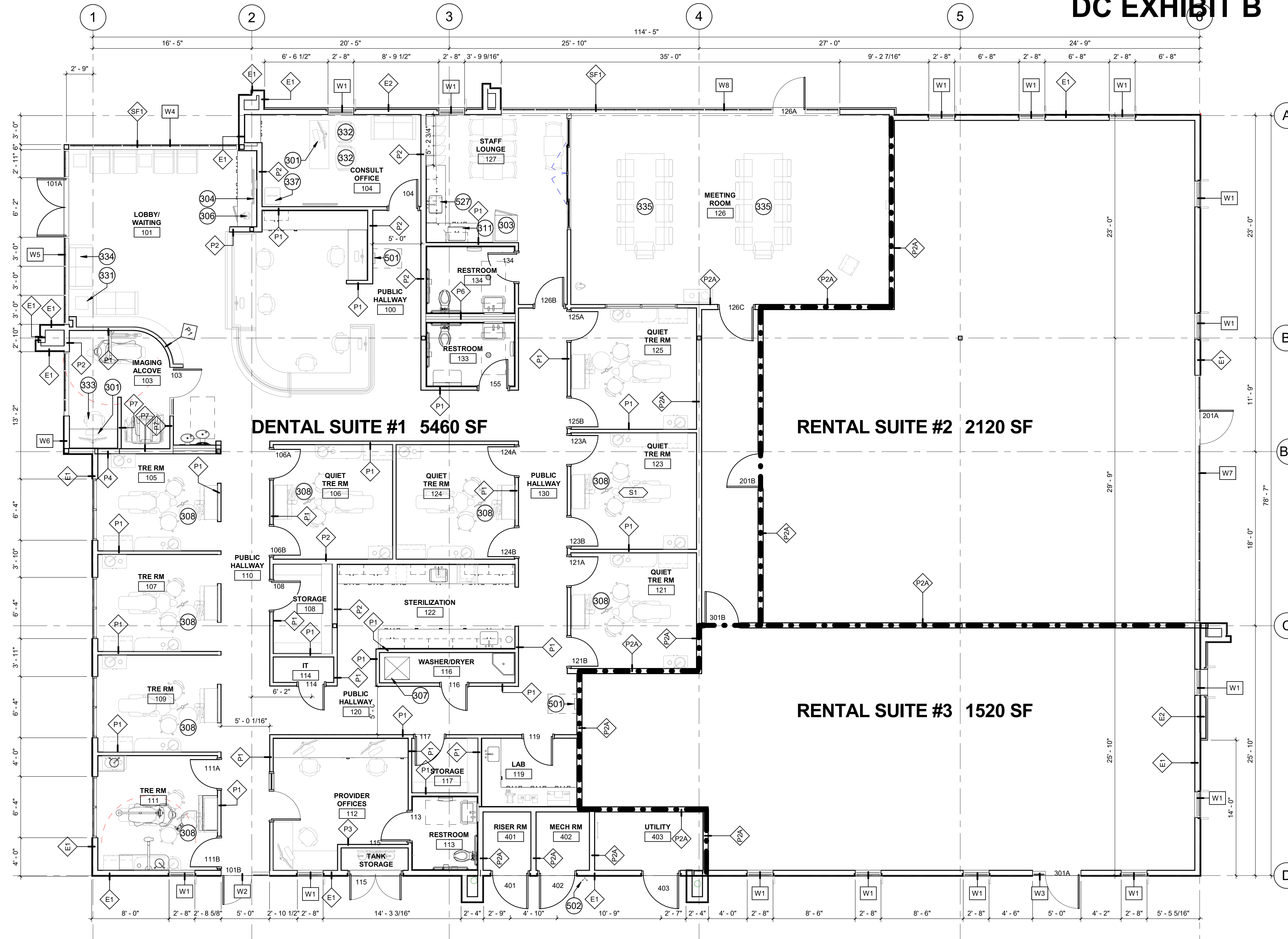
- ALL KEYNOTES DENOTE NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTROL DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - CENTERLINE OF GRID AT COLUMNS
 - FACE OF MASONRY AT CMU WALLS
 - FACE OF FINISH AT EXTERIOR SIDE OF EXTERIOR WALLS. DIMENSION DOES NOT INCLUDE SILL OR HEAD PROJECTIONS AT OPENINGS
 - FACE OF STUD AT INTERIOR SIDE OF EXTERIOR WALLS.
 - CENTERLINE OF STUD AT INTERIOR PARTITION AND FURRING WALLS.
 - CENTERLINE OF INTERIOR CONCRETE WALLS
 - CENTERLINE OF WINDOWS AND DOORS FROM WALLS AND GRIDLINES.
 - CENTERLINE OF MULLIONS IN STOREFRONT AND CURTAINWALL SYSTEMS.
- DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED ON WALLS OR OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
- FOR ACOUSTIC AND PRIVACY PURPOSES, ALL INTERIOR PARTITION WALLS AND INSULATION (INCLUDING PLUMBING CHASES) SHALL EXTEND TO UNDERSIDE OF DECK ABOVE UNLESS NOTED OTHERWISE.

GRAPHIC SCALE



OVERALL FLOOR PLAN

3/16" = 1'-0"



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KEY:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER: A231.	
DRAWN BY: TC	REVIEWED BY: AR
DATE: 02/28/2022	PROJECT NUMBER: 2116.01

KEYNOTE LEGEND

- 164

INTERIOR ROOF ACCESS LADDER
- 221

ROOF ACCESS HATCH - 24" X 36"
- 223

ROOF DRAIN & OVERFLOW
- 226

ROOF MEMBRANE OVER COVERBOARD ON PLYWOOD OVER ROOF JOISTS
- 541

ROOFTOP MECHANICAL UNIT ON CURB

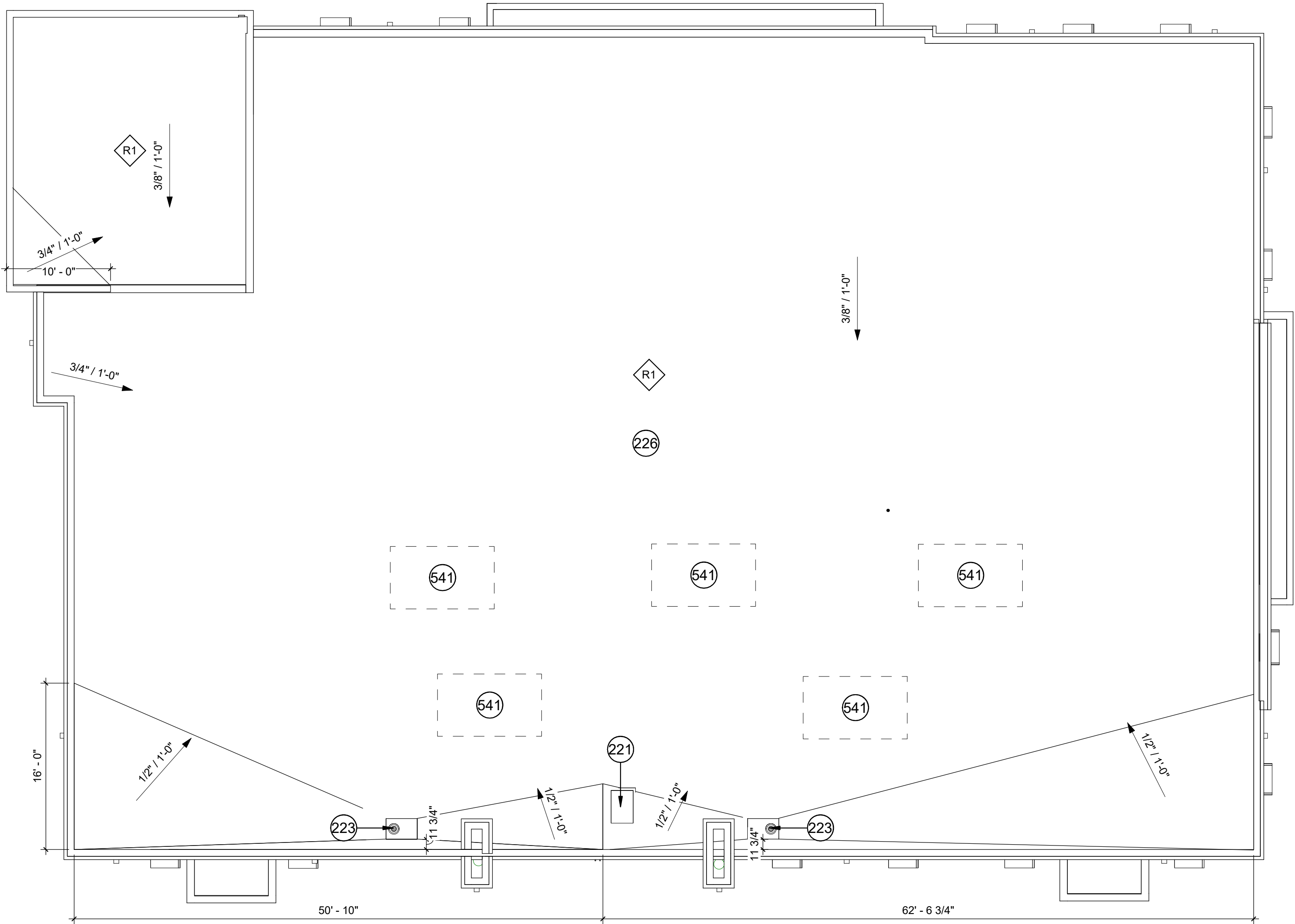
ROOF PLAN NOTES

1. ALL KEYNOTES DENOTE NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO COORDINATE EXACT LOCATION OF ROOF DRAINS AND ASSOCIATED OPENINGS
3. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ROOF MOUNTED EQUIPMENT AND MECHANICAL EQUIPMENT CURBS. MAINTAIN CLEARANCE REQUIRED FOR EQUIPMENT.

A. SLOPES WHERE NOTED ARE MINIMUM. MINIMUM SLOPES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

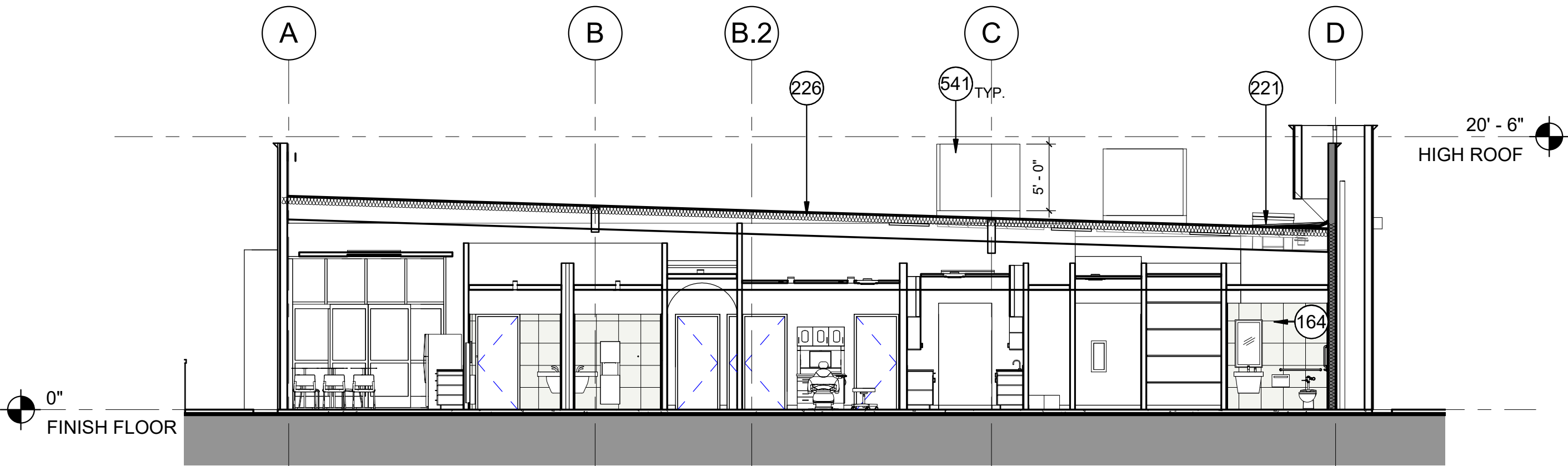
- MAIN ROOF SURFACES: 3/8" / FT

- ROOF CRICKETS: 1/4" / FT
4. ALL ROOF PENETRATIONS SHALL BE WATERTIGHT. ROOF MEMBRANE SHALL LAP ONTO CANTS. PROVIDE SEALANT AND FLASHING AS REQUIRED.
5. CONTRACTOR TO COORDINATE HEIGHT OF EQUIPMENT PADS BASED ON FINAL ROOF SLOPES AND SIZE OF PADS BASED ON APPROVED EQUIPMENT. ALL PENETRATIONS AT PADS SHALL BE WATER TIGHT AND WEATHER PROOF. DETAIL PER EQUIPMENT AND ROOFING MANUFACTURERS RECOMMENDATIONS.
6. ROOFTOP MECHANICAL UNITS ARE SCREENED BY PARAPET WALLS.



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

GRAPHIC SCALE
0 8 16 24 32



2 BUILDING SECTION
1/8" = 1'-0"

DC EXHIBIT D KEYNOTE LEGEND

- 151

GROUND FACE WHITE MASONRY VENEER - CMU-1
- 153

GROUND FACE MASONRY PROPERTY WALL - TOP OF WALL HEIGHT TO ALIGN WITH ADJACENT PROPERTY 6' - 8" ABOVE GRADE AT SOUTH PROPERTY LINE - HEIGHT ABOVE GRADE VARIES WITH GRADE CHANGE AT WEST PROPERTY LINE - 10' MAX. - SEE STRUCTURAL & CIVIL - CMU-2
- 154

GROUND FACE WHITE MASONRY SITE WALL - CMU-1
- 156

MASONRY REFUSE BIN ENCLOSURE - 6' - 0" HEIGHT ABOVE PARKING SURFACE - CMU-2
- 162

STAINLESS STEEL HANDRAILS SPANNING BETWEEN MASONRY SUPPORTS
- 165

METAL PARAPET CAP - SINGLE COLOR
- 224

THREE COAT STUCCO SYSTEM - 2 COLORS
- 225

CONTROL JOINT AT STUCCO SYSTEM
- 228

THREE COAT METALLIC STUCCO SYSTEM - SINGLE COLOR
- 241

1" INSULATED GLAZING. BASIS OF DESIGN SOLARBAN 90
- 242

THERMALLY BROKEN ALUMINUM STOREFRONT WALL SYSTEM. BASIS OF DESIGN: KAWNEER ENCORE
- 243

THERMALLY BROKEN ALUMINUM WINDOW. BASIS OF DESIGN: KAWNEER ENCORE
- 244

1' x 1' GRID 1" MUNTINS
- 246

INSULATED HOLLOW METAL DOORS AND FRAMES - PAINT TO MATCH STUCCO
- 247

ALUMINUM WINDOW SHADES
- 248

THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. BASIS OF DESIGN: ENCORE
- 502

FIRE INLET CONNECTION. SEE FIRE PROTECTION
- 582

WALL MOUNTED LIGHT FIXTURE - DARK BRONZE - SEE PHOTOMETRIC PLAN
- 584

LIGHT POLE - SEE PHOTOMETRIC PLAN
- 585

BOLLARD LIGHT - SEE PHOTOMETRIC PLAN
- 721

EXTRUDED ALUMINUM SIGNAGE AT GROUND FACE WHITE MASONRY MONUMENT SIGN
- 730

LONG-TERM BICYCLE STORAGE LOCKER - MATCH SCO-2 COLOR

PRELIMINARY EXTERIOR FINISH LEGEND

- SCO-1:

OMEGA STUCCO - COLOR MATCH SW6071 POPULAR GRAY
- SCO-2:

OMEGA STUCCO - COLOR MATCH SW6074 SPALDING GRAY
- SCO-3:

DRYVIT REFLECT-IT - COLOR MATCH SW6169 CHATURA GRAY
- CMU-1:

BASALITE GROUND FACE WHITE MASONRY
- CMU-2:

BASALITE GROUND FACE DARK GREY MASONRY
- GL-1:

VITRO GLAZING SOLARBAN 90 + OPTIGRAY
- GL-2:

VITRO GLAZING SOLARBAN 90 + SPANDREL
- AL-1:

CLEAR ANODIZED ALUMINUM WINDOW FRAME
- MTL-1:

DARK BRONZE FIXTURES



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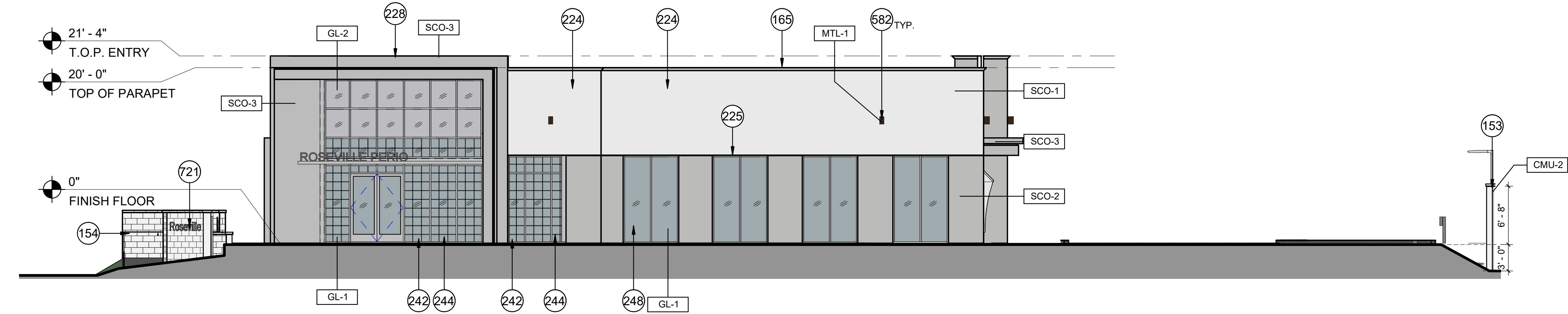
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SHEET TITLE:
EXTERIOR
ELEVATIONS

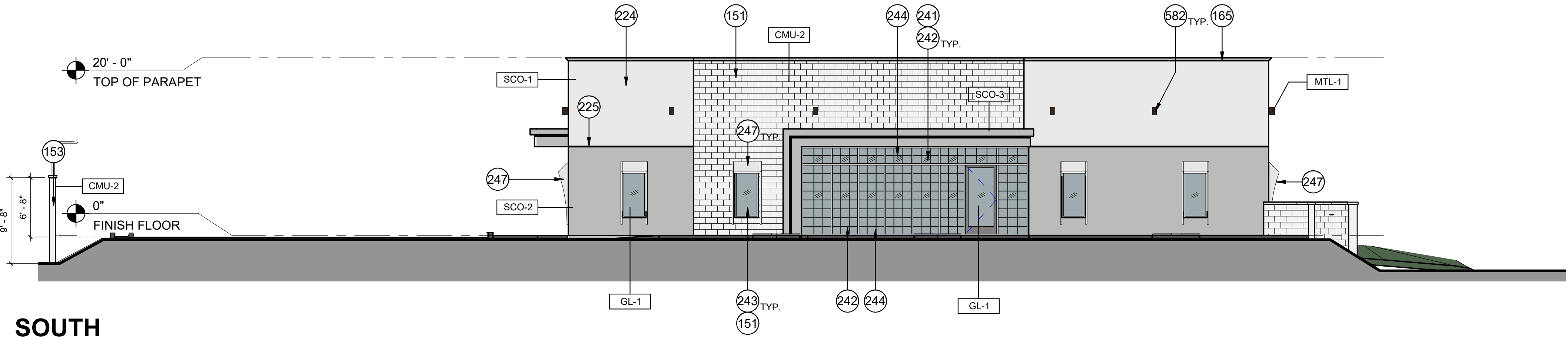
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A401.

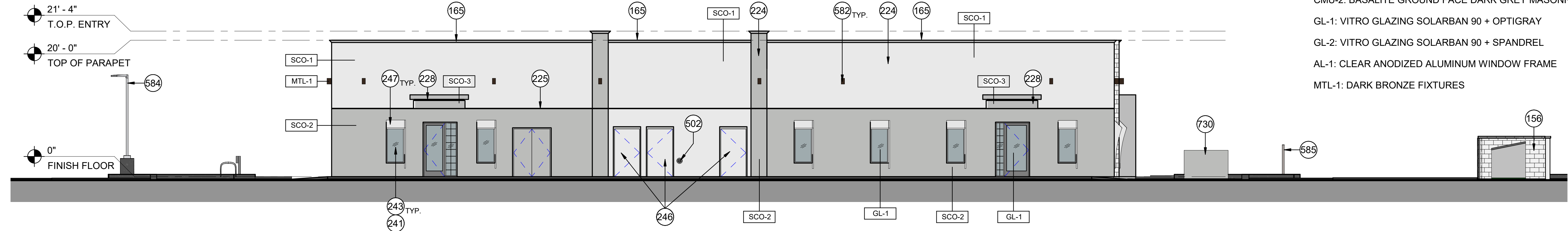
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DATE:	02/28/2022	PROJECT NUMBER:	2116.01



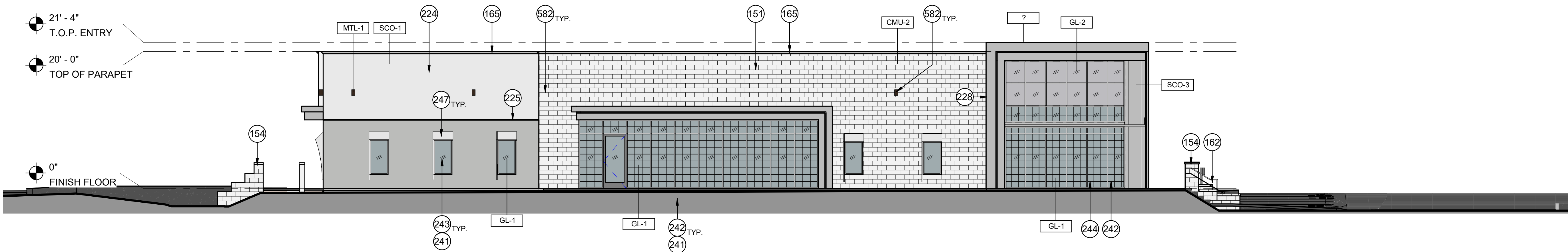
NORTH
1/8" = 1'-0"



SOUTH
1/8" = 1'-0"



WEST
1/8" = 1'-0"



EAST
1/8" = 1'-0"

DC EXHIBIT D



NORTH



SOUTH



WEST



EAST

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KEY:

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A400.

DRAWN BY: CS	REVIEWED BY: AR
DATE: 02/28/2022	PROJECT NUMBER: 2116.01

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CLINIC**
1623 SANTA CLARA DRIVE
ROSEVILLE, CA 95661



NORTHEAST PERSPECTIVE

REVISIONS

No.	Description	Date
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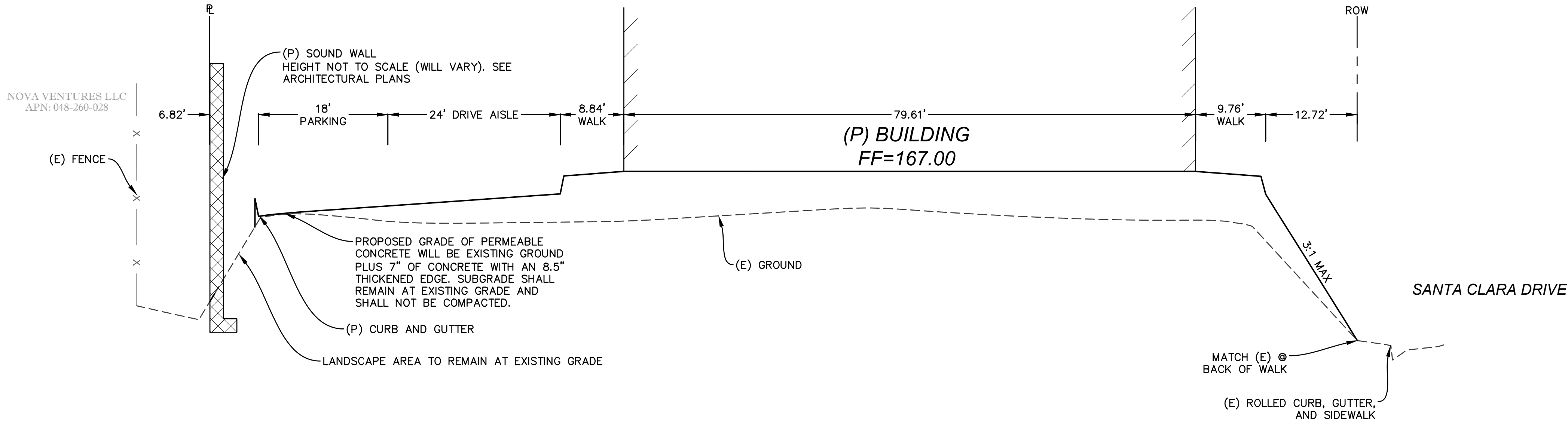
KEY:

SHEET TITLE:
RENDERING

SHEET NUMBER:
A400

DRAWN BY: Author	REVIEWED BY: Checker
DATE: 02/28/2022	PROJECT NUMBER: 2116.01

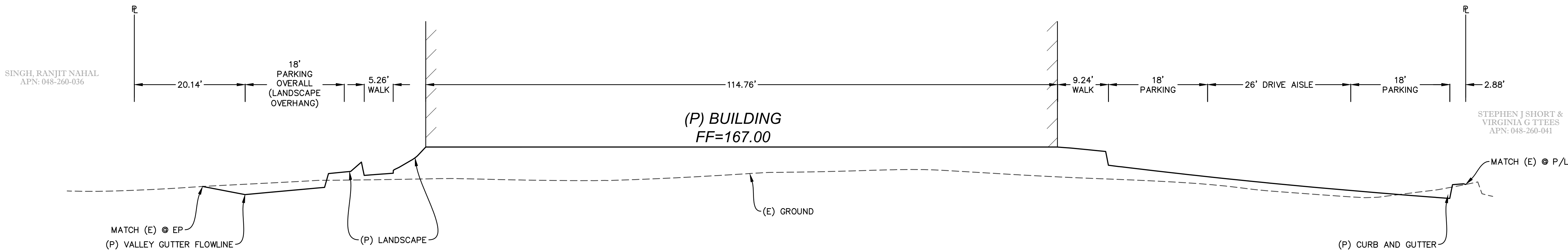
DC EXHIBIT E



A
C2.1

SECTION 'A'

1"=10' HORIZONTAL
1"=2' VERTICAL



B
C2.1

SECTION 'B'

1"=10' HORIZONTAL
1"=2' VERTICAL



Know what's below.
Call before you dig.
or (800) 227-2600

1623 SANTA CLARA DRIVE ROSEVILLE, CA 95661	SANTA CLARA DRIVE SITE CROSS SECTIONS	SHEET C2.2 3 of 4 01/27/2022	DWL ARCHITECTS, INC. CONTACT: ATHAVAN RAJASUNDARAM 2333 N CENTRAL AVE. PHOENIX, AZ 85004 PH: (602) 264-9731	 RFE ENGINEERING, INC. Civil Engineers • Planners • Surveyors 2260 Douglas Blvd, Suite 160, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com	REGISTERED PROFESSIONAL ENGINEER MICHAEL J. WILSON No. C 92447 PRELIMINARY NOT FOR CONSTRUCTION OF CALIF.	CHECK NO.	BY	DATE	REVISION	BY	DATE	APPROVED
						DESIGN	DRAWN	QUANT.	BY	DATE	APPROVED	
						M/JW	M/JW					
						RFE	RFE					
ORIGINAL SCALE IS IN INCHES 0 1 2												

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LEGEND:

- AC DRIVE AISLE (TI=5.5)
3" AC / 11" CL2 AB
- AC PARKING (TI=4.5)
2.5" AC / 8" CL2 AB
- HEAVY DUTY PCC
6" PCC / 6" CL2 AB w/ #4 @ 18" O.C.E.W.
- LIGHT DUTY PCC
4" PCC / 4" CL2 AB
- REINFORCED PERVIOUS CONCRETE
7" CONCRETE W/ 8.5" THICKENED EDGE
- LANDSCAPING
SEE PLANS BY OTHERS
- BIORETENTION PLANTERS



1
2
0
ORIGINAL SCALE IS IN INCHES

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CHECK	BY	DATE	DESIGN	DRAWN	QUANT.

PROFESSIONAL ENGINEER
No. C 9247
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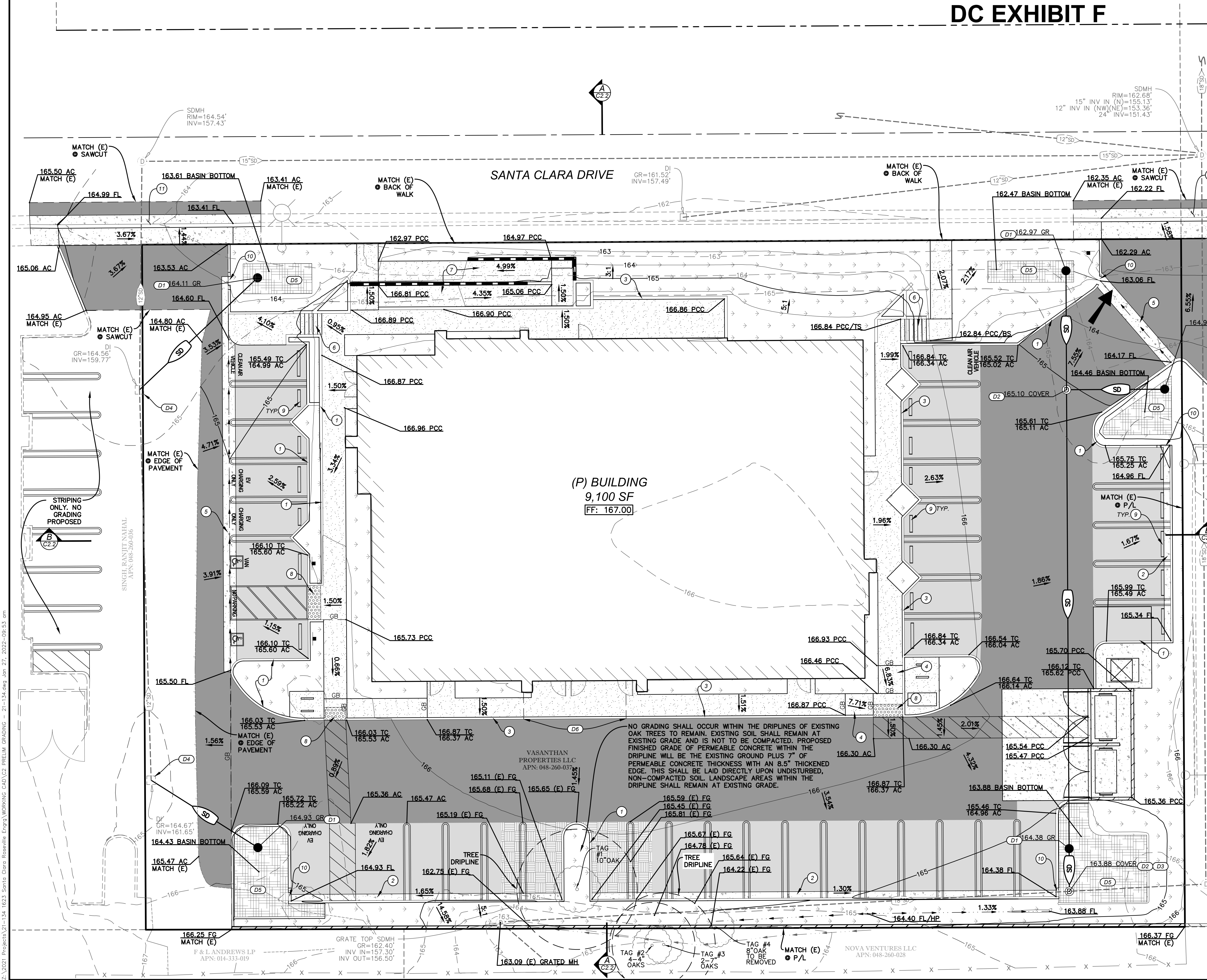
RFE ENGINEERING, INC.
Civil Engineers - Planners - Surveyors
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEEngineering.com

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CONTACT: ATHAVAN RAJASUNDARAM
2333 N CENTRAL AVE.
PHOENIX, AZ 85004
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1623 SANTA CLARA DRIVE
ROSEVILLE, CA 95661

**PRELIMINARY GRADING,
DRAINAGE, AND PAVING PLAN**

Sheet
C2.1
2 of 4
01/27/2022



CONSTRUCTION KEYNOTES:

- 1 CONCRETE BARRIER CURB.
- 2 CONCRETE CURB AND GUTTER.
- 3 MONOLITHIC CONCRETE CURB AND SIDEWALK.
- 4 PERPENDICULAR ACCESSIBLE CURB RAMP.
- 5 CONCRETE VALLEY GUTTER.
- 6 CONCRETE STAIRS.
- 7 CONCRETE WALK.
- 8 TRUNCATED DOMES.
- 9 CONCRETE WHEELSTOP.
- 10 2' CURB OPENING.
- 11 CONSTRUCT NEW DRIVEWAY PER CITY OF ROSEVILLE STANDARDS.

DRAINAGE KEYNOTES:

- (D1) DROP INLET.
- (D2) STORM DRAIN MANHOLE.
- (D3) CONNECT MANHOLE TO EXISTING THROUGH STORM DRAIN.
- (D4) CONNECT STORM DRAIN TO EXISTING INLET.
- (D5) BIORETENTION INFILTRATION PLANTER.
- (D6) ROOF DRAIN LEADER.



2/2021 Projects\21-134 1623 Santa Clara Drive Roseville Eng\WORKING CAD\C2 PRELIM GRADING - 21-134.dwg Jan 27, 2022-09:53 am

Z:\2021 Projects\21-134 1623 Santa Clara Roseville Eng\WORKING CAD\C3 PRELIM UTILITY - 21-134.dwg Jan 27, 2022-09:53 am

SINGH, RANJIT NAHAL
APN: 048-260-036

F & L ANDREWS LP
APN: 014-333-019

VASANTHAN
PROPERTIES LLC
APN: 048-260-037

NOVA VENTURES LLC
APN: 048-260-028

10 0 10 20
1 INCH = 10 FEET



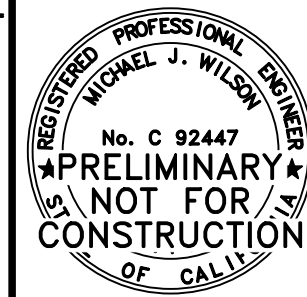
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Sheet
C3.1
4 of 4
01/27/2022

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**PRELIMINARY WATER AND
SANITARY SEWER PLAN**

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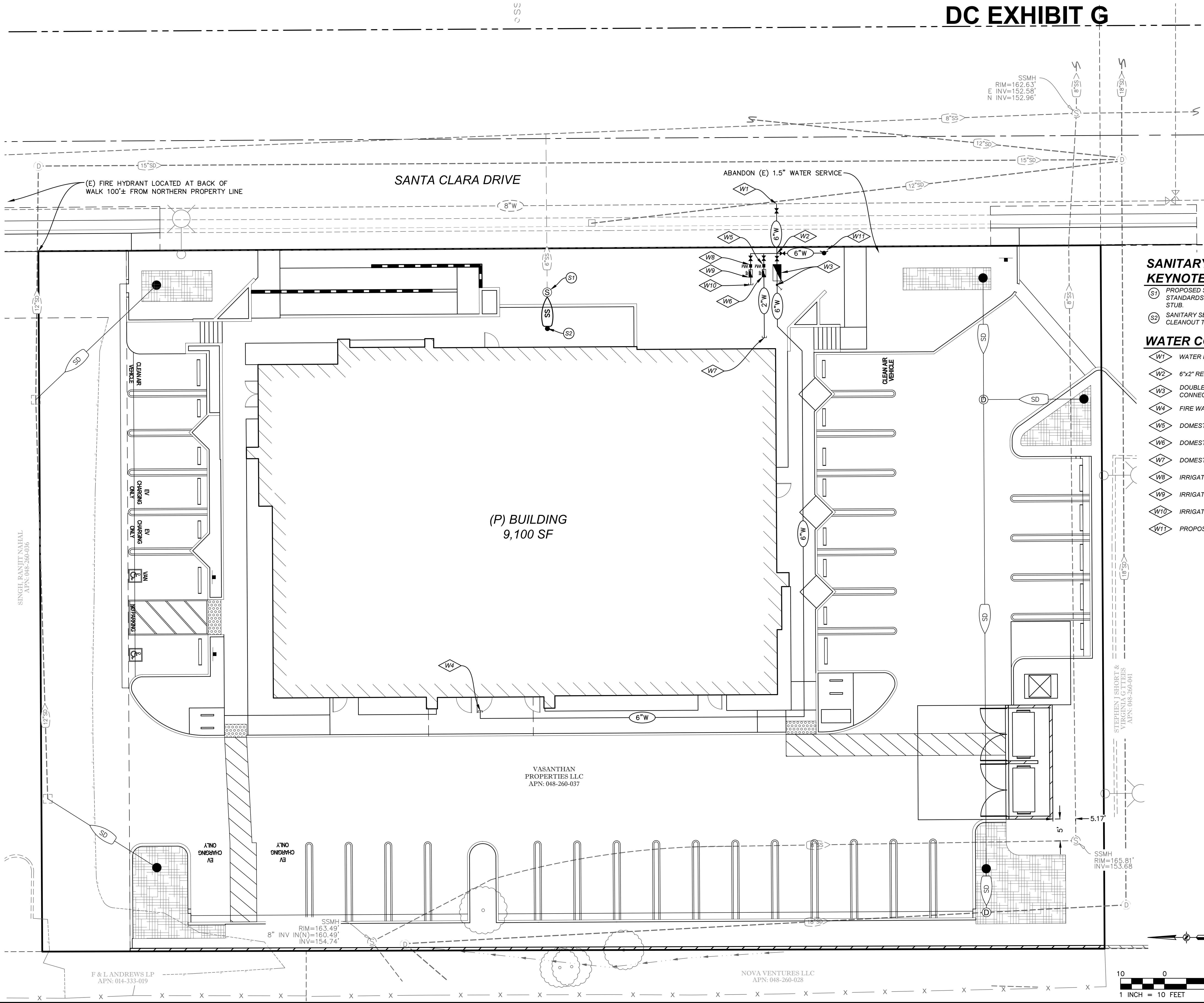


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DESIGN	M/W					
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QUANT.						

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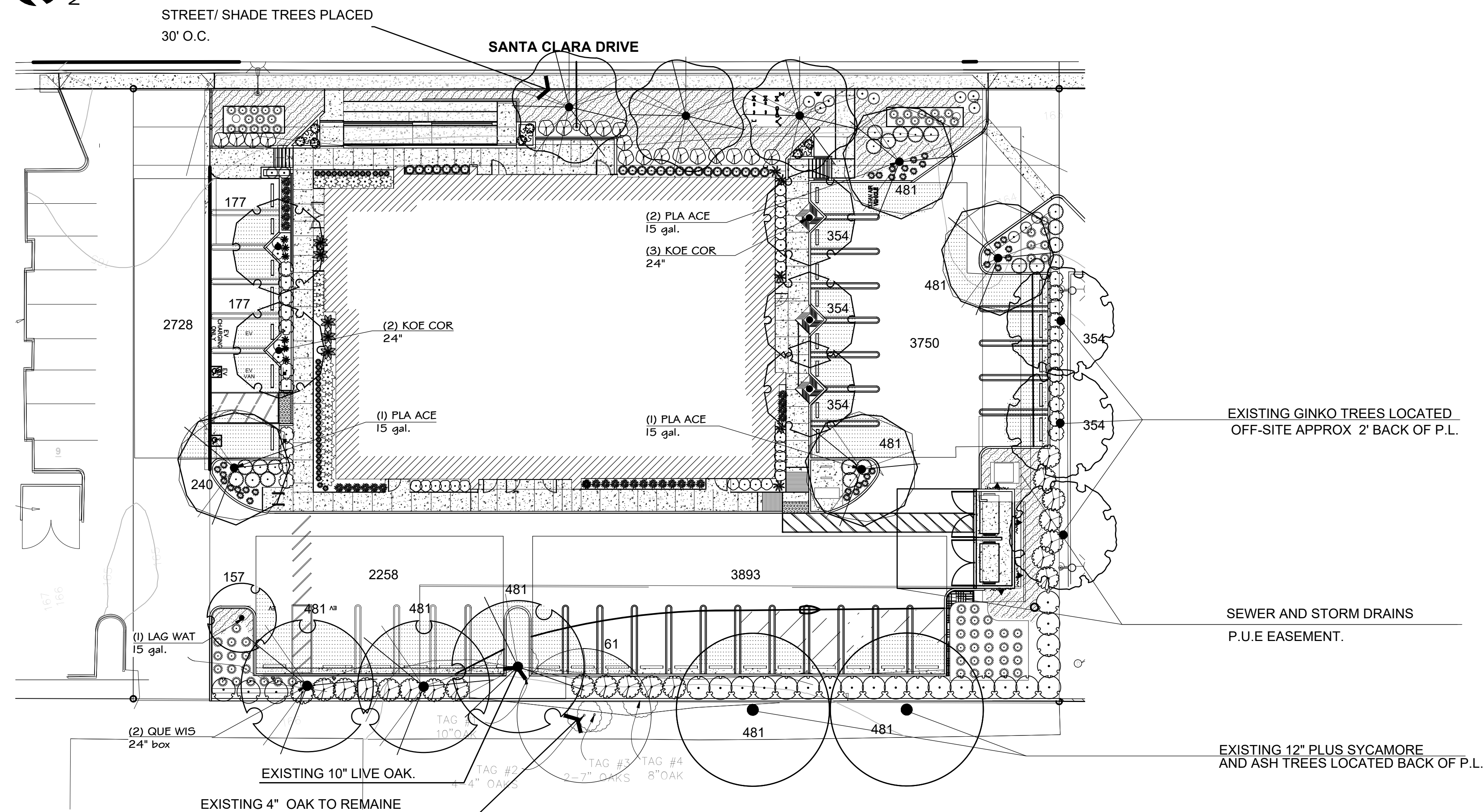


SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) PROPOSED SANITARY SEWER MANHOLE PER CITY OF ROSEVILLE STANDARDS. MANHOLE TO CONNECT TO EXISTING 6" SANITARY SEWER STUB.
- (S2) SANITARY SEWER POINT OF CONNECTION TO BUILDING WITH TWO WAY CLEANOUT TO GRADE.

WATER CONSTRUCTION KEYNOTES:

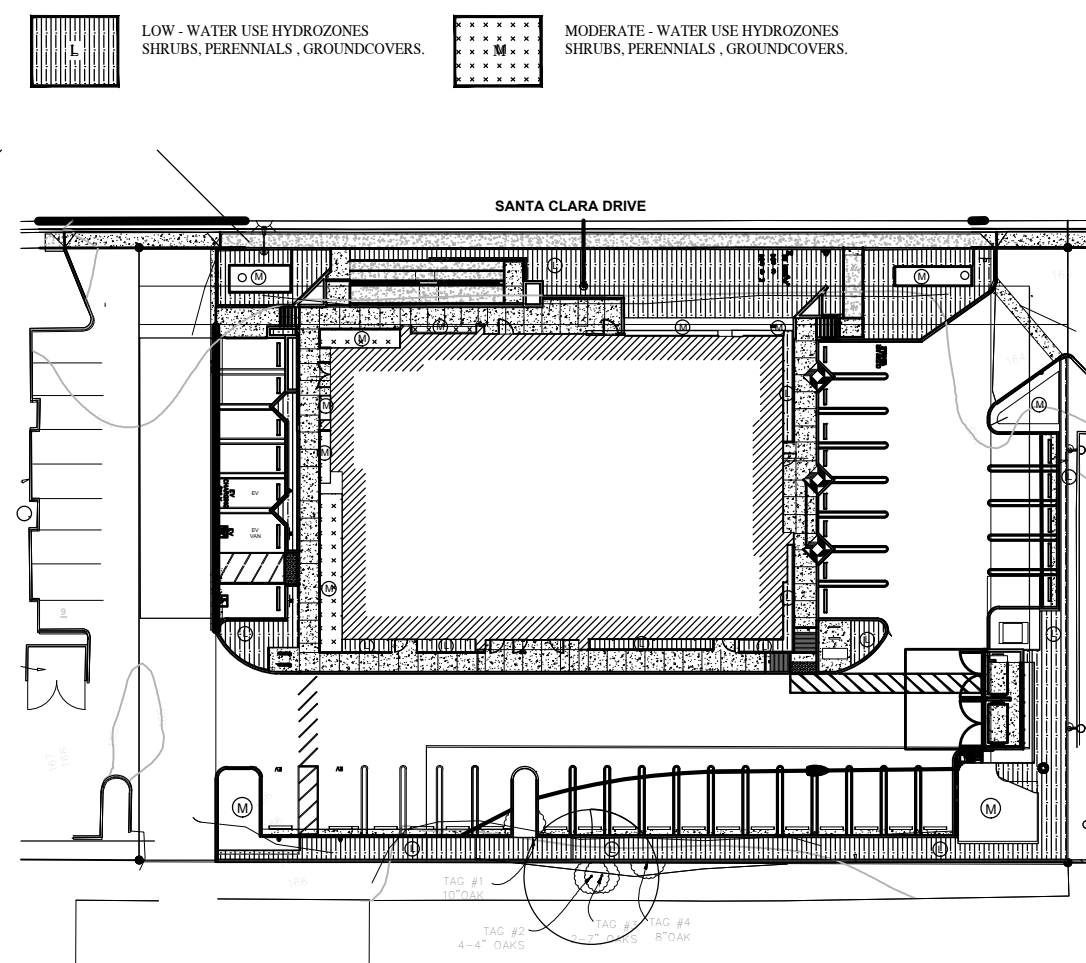
- (W1) WATER POINT OF CONNECTION TO PUBLIC SYSTEM.
- (W2) 6"x2" REDUCING TEE.
- (W3) DOUBLE CHECK DETECTOR VALVE ASSEMBLY WITH FIRE DEPARTMENT CONNECTION.
- (W4) FIRE WATER POINT OF CONNECTION TO BUILDING.
- (W5) DOMESTIC WATER METER.
- (W6) DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER.
- (W7) DOMESTIC WATER POINT OF CONNECTION TO BUILDING.
- (W8) IRRIGATION WATER METER.
- (W9) IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
- (W10) IRRIGATION POINT OF CONNECTION.
- (W11) PROPOSED FIRE HYDRANT.



TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	FRA OXY	Fraxinus oxycarpa 'Raywood' TM	Raywood Ash	EXISTING	Low - Medium
	GIN BIL	Ginkgo biloba	Maidenhair Tree	EXISTING	Low - Medium
	KOE COR	Koeleruteria paniculata 'Coral Sun'	Coral Sun Golden Rain Tree	24"	Very low - Medium
	LAS NAT	Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle	15 gal.	Low - Medium
	LIG FES	Liquidambar styraciflua 'Festival'	Festival Sweet Gum	24"	Medium - High
	PLA ACE	Platanus x acerifolia	London Plane Tree	15 gal.	Medium
	QUE MIS	Quercus nisizeni	Interior Live Oak	24" box	Low
	QUE MIS	Quercus nisizeni	Interior Live Oak	EXISTING	Low
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARB COM	Arbutus unedo 'Compacta'	Compact Strawberry Tree	5 gal.	Low
	GIS PUR	Gisela x purpureus	Orchid Rockrose	---	Low
	CYC REV	Cycas revoluta	Sago Palm	15 gal.	Medium
	FAT VAR	Fatsia japonica 'Variegata' TM	Cannoli/leaf Variegated Fatsia	5 gal.	Medium
	LAN HYB	Lantana x 'Nen Gold'	Nen Gold Lantana	1 gal.	Low
	LIR BIG	Lilippe muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Medium
	LOM IRA	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	5 gal.	Low
	NAN POW	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	---	Low -
	NER SAL	Nerium oleander 'Petite Salmon'	Petite Salmon Oleander	5 gal.	Very low -
	PHO AMR	Phormium x 'Amazing Red'	Amazing Red New Zealand Flax	5 gal.	low -Medium
	RAP YED	Rhaphtalepis umbellata	Yedda Hawthorn	5 gal.	Low
	RHO KUZ	Rhododendron kurume	Kurume Azalea	5 gal.	Medium.
	TUL VIO	Tulbaghia violacea	Society Garlic	1 gal.	Low
	YES MYN	Myrsine fruticosa 'Myndable Gem'	Myndable Gem Coast Rosemary	5 gal.	Low
VINE/ESPALEER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	GEL GAR	Gelsemium sempervirens	Jessamine Espalier	5 gal.	low-Medium
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	GOP VA2	Coprosma kirkii 'Variegata'	Creeping Mirror Plant	1 gal.	Low
	GAZ MIT	Gazania x 'Mitsuna Yellow'	Yellow Gazania	Flat	Low

'I HAVE COMPLIED WITH THE CRITERIA OF THE
ORDINANCE AND APPLIED THEM ACCORDINGLY
FOR THE EFFICIENT USE OF WATER IN THE
PLANTING DESIGN PLAN'

TREE	100% SHADE VALUE	75% SHADE VALUE	50% SHADE VALUE	25% SHADE VALUE
<i>Woodwardia virginiana</i>	0 @ 706.0 =	0 @ 530.0 =	0 @ 364.1 1062 =	0 @ 177.3 546 =
<i>Platanus occidentalis</i>	0 @ 952.0 =	0 @ 721.0 =	3 @ 481.1 1443 =	1 @ 240.6 240 =
<i>Liquidambar styraciflua</i>	0 @ 952.0 =	0 @ 721.0 =	1 @ 481.1 481 =	0 @ 240.6 240 =
<i>Fraxinus americana</i>	0 @ 952.0 =	0 @ 721.0 =	0 @ 481.1 0 =	0 @ 240.6 240 =
<i>Ulmus glaberrimus</i>	0 @ 706.0 =	0 @ 530.0 =	1 @ 364.1 364 =	0 @ 177.3 0 =
<i>Lagerströmia indica "Vermilion Reef"</i>	0 @ 314 =	0 @ 236 =	0 @ 157.0 =	0 @ 79.2 79 =
<i>Quercus macrocarpa</i>	0 @ 952.0 =	0 @ 721.0 =	2 @ 481.1 962 =	0 @ 240.6 240 =
<i>Quercus coccinea</i>	0 @ 952.0 =	0 @ 721.0 =	0 @ 481.1 0 =	0 @ 240.6 240 =
CALCULATED TOTAL	0 =	0 =	0 @ 1615 =	0 @ 734 =
TOTAL	0 =	0 =	0 @ 1615 =	0 @ 734 =



SYCAMORE @
WEST - P.L.



SYCAMORE @
WEST - P.L.

IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MEET ALL STATE AND LOCAL REQUIREMENTS

IRRIGATION FOR ALL SHRUBS AND GROUND COVERS WILL BE POINT SOURCE DRIP EMITTERS TO MAXIMIZE WATER EFFICIENCY. IN ADDITION PLANTS WILL BE GROUPED ON SEPARATE VALVES OR ZONES BASED ON THEIR RATED WATER USE DATA. EXAMPLE LOW, MED, HIGH USES WILL NOT BE ALLOWED TO BE MIXED ON SAME WATERING ZONE. PLANTS THAT ARE TO BE WATERED ON EXPOSED NORTH AND EASTERN PLANTS IN ONE ZONE AND SOUTH AND WESTERN EXPOSED ON ANOTHER.

PLANTS TO BE WATERED ON BUBBLERS (MIN 2" DIA. TREE) WITH BUBBLERS IN ROW WATERING TUBE MIN 1/4" DEEP.

ADDITIONAL EQUIPMENT SHALL BE A SMART CONTROLLER WITH ABILITY TO ADJUST WITH CURRENT WEATHER DATA, ABILITY TO COMMUNICATE WITH INSTALLED MASTER VALVE, FLOW SENSOR, RAIN CLICK OR WEATHER SENSOR.

LANDSCAPE / PRELIMINARY PLANTING PLAN

DC EXHIBIT H

1623 SANTA CLARA DENTAL
ROSEVILLE, CA 95661



IC # 2557

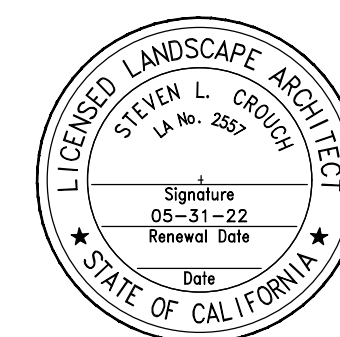
LIC.# 2557
(916) 772-0901

127 LINDA DRIVE
ROSEVILLE, CA 95678

SCALE: 1"= 20'-0"

DRAWING NO.

DATE: 2-24-22



1-L-1



RFE ENGINEERING, INC

Civil Engineers • Planners • Surveyors

2260 Douglas Blvd., Suite 160

Roseville, CA 95661

P 916-772-7800 F 916-772-7804

www.RFEengineering.com

February 8, 2022

Anna Quan, Assistant Planner
City of Roseville Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Re. 1623 Santa Clara Roseville Shared Parking and Parking Reduction
(RFE Project No. 21-134)

Anna,

The proposed project at 1623 Santa Clara Drive in Roseville is requesting that the Periodontal suite be considered a low-traffic generating dental use. In addition, we request the acceptance of the proposal for using reciprocal parking. Please see below a description of the project as well as the aforementioned requests.

Project Description

The proposed project involves the construction of a periodontic and two tenant suites for future medical/dental offices within one building on a lot approximately 0.88 acres in size. The lot has access to Santa Clara Drive to the east, north of which is the intersection of Douglas Boulevard and Santa Clara Drive. The property has a commercial development directly to the north and south and an apartment complex to the west. The project APN is 048-260-037. The development includes the construction of a commercial building along with concrete flatwork, drive aisles, and associated parking. Additional improvements will include landscaping and underground utilities. The preliminary site plan and floor plan for this project are attached as Exhibits A.1 and A.2.

Low-Traffic Generating Use

As shown in the plan exhibits, the facility is intended to be a medical office building with a variety of parking demand because of the lower-traffic generating periodontal suite. We request that this building be considered a medical office building with 1:200 parking ratio per Roseville Municipal Code section 19.26.030. Justification for this is supported by the information below:

The proposed facility will be owned by Vasanthan Properties, the Periodontist that will occupy the proposed space. Currently, the Doctor's practice occupies an 1,800 square foot facility located at 1420 E Roseville Pkwy STE 230, Roseville, CA 95661. The existing Periodontal practice has been in operation at the current location for the past 9 years without alterations and no room to expand. The existing suite has 5 treatment rooms that includes 1 Hygienist operator where a Hygienist operates only two days a week to support the surgery practice. See Exhibit B.1 for existing days and hours of operation with staff and patient loading per hour with maximum number of people at any given time. The service provider operational model is meant to be servicing more patients with the right number of staff – a maximum of 2 support staff per service provider in addition to the front desk staff for smooth



operation. The current operation is having to compensate for the lack of room and equipment with higher staff per patient given that the back of house operations are having to occur continuously.

The practice currently operates with 1 provider each day and is planned for 2 providers each day in the new facility. The front office has 3 people: A Scheduling coordinator who is in charge of scheduling patients, answering phones, and checking in patients when they arrive. A Benefits/insurance coordinator who is in charge of verifying insurance information and updating patients' charts. An Office manager who handles all the ordering of implants, surgical and office supplies and keeps up with accounting and handles payroll. This front office staffing will not change in the new facility. The back office currently has 4 support staff – all of whom can assist with procedures chair-side, set up and clean up rooms after each procedure and run instruments through the autoclave and prepare treatment plans for patients. Typically this back office operation can be performed by 2 assistants (2 assistants per provider) but given the restriction in number of operatories, imaging area, lab area and restrained sterilizing equipment, additional 2 staff are currently needed to make up for the lack of provisions.

The maximum number of patients and employees at any given time (on peak days) is 12, which occurs only on days when both the provider and the hygienist operate. On typical days, the maximum parking spaces needed currently rotates between 7 to 11. The hygienist works separately from the Periodontist in providing cleanings for the surgery patients. This is a support service only and the demand is limited to the surgery patients. Occasionally the hygienist may assist the Periodontist when the procedure involves deep cleaning/root planing. There are no peak hours as there are no walk-ins. All patients come in for scheduled appointments only. Given the restriction in space (only 5 ops) patients are having to come in multiple times to get some of the work done to complete the treatment. For example, the CT scan is in one of the Ops due to lack of space anywhere else. So, when the Op is occupied for a procedure, the patients who need to have a CT scan will need to be scheduled to return later. The same is true for Intra-oral 3D imaging and impressions for lab fabricated retainers to be used after procedures. Currently all constraints are managed through scheduling them for different visits making the patients return for extra visits beside treatment.

Most procedures typically run longer than typical dental clinics given the nature of the periodontal practice. See Exhibit B.2 for information on types of procedures.

The proposed periodontic portion of the new building will be approximately 5,460 square feet with a maximum 9 ops. Moving from 1,800 square feet to a larger suite (4,800 square feet of periodontal use with approximately 800 square feet of common shared office and circulation), the facility is not designed for a proportionate increase in staff or patient parking utilization. See Exhibit B.3 for a comparative summary. The primary reason for the space increase is a 40% increase in each new operatory specifically meant for surgeries and comfort of the patient and staff, and an overall increase of 61% in patient spaces without a proportionate increase in patient count. In essence, there is an increase of over 150% in patient treatment area with only an 80% increase in patient capacity. The new lobby and reception is made to be more luxurious with more leg room to relax surgery patients following a hospitality model of service with an increase of 200% in size without a relative increase in waiting seating. Moreover, the circulation area has increased by over 260% to accommodate dedicated staff circulation and an approximate 215% increase in storage space for dental and office supplies. An open office area to replace the shared lobby area in the old suite is also a part of the support spaces. Given the unique case mix of procedures explained separately, and the fact that "One provider can only treat one patient at a time" limits the physical number of procedures per day.



In the new location, given the availability of more treatment rooms (9 Ops), patients can be seen for extended appointment times to take care of multiple requirements such as imaging, scanning or lab based impressions with lesser staff than the current operation, which would essentially reduce patient visits and thereby lessen the utilization of the parking stalls at any given time. See attached Exhibit B.4 of the proposed facility's days and hours of operation with staff and patient loading per hour with maximum number of people at any given time. The new office is designed to have an enhanced patient experience, with more amenities than typical dental suites. See attached Exhibit B.3 of area and operational comparison of existing and new spaces.

The newer patient care operatories will allow for each Op to have a dedicated 3D radiographic imaging machine and intra-oral scanning stations. The bigger office will allow for 3D printers to be positioned in each room if needed in the future. The current office does not have a Lab and all lab related cases are sent out. The new office will have a "dedicated lab" which will allow for minimizing patient visits and simultaneous lab work to complete the process. There are additional amenities included for the staff as well. The staff will have a large lounge which the current office does not have, and there is a dedicated "open office area" which will be used for training during non-patient contact hours like in the evenings or a weekend once in 3 months. The new office will have a much larger sterilization space to allow for usage of 3 autoclaves and to have a dedicated instrument washer unit to be installed, all of which the current office is unable to have due to lack of space. The new office will also have room for washer and dryer units which will allow laundering of Dental Assistant lab coats and PPE which will be of significant help. The bigger office has more functional use, increased non-patient care space as well as large Ops and does not necessarily increase the personnel or increase the number of patients.

The maximum number of employees and patients within the periodontic facility at any given time will be 18. This is a worst case estimated need that is not practical as the hygienist serves only surgery patients and the demand is limited, and in case of overflow, the parking provided on-site and the adjacent reciprocal parking will satisfy this need. Per the architectural site plan attached, using 200 square feet per parking space sets a parking number of 27.3 for the periodontic office, which justifies the use as a Low Traffic Generating Medical Service. The new facility is being built to be a "Medical/Dental Complex" and we request the same exception to be considered for the entire facility. The adjacent suites may be occupied by other medical or dental office tenants given the proximity to the Kaiser Permanente Hospital. To summarize the parking reduction request, see below:

1. The proposed periodontic office will be considered a Low Traffic Generating Medical Service.
2. The office will be considered a medical office building which requires 1 space per 200 square feet.
3. The proposed occupant and Doctor states there will be a maximum of 18 people in the periodontic facility at one time. This is based on proposed ops and data from existing practice.
4. 18 parking spaces is 10 below the Low Traffic Generating Medical Service requirement for a 5,460 square foot building. This justifies the parking reduction.

Reciprocal Parking

Overall parking need at 1:200 is 46 for the entire facility. The number of spaces provided on site is 38 with 8 additional spaces striped on the northern property as shown in Table 1. Overflow parking is not affected between the 3 properties that are connected by the attached CC&R's (Exhibit C.1 and C.5). The northern property has sufficient parking to meet their parking needs without the newly striped spaces. Moreover, the current use of the northern parking lot is very minimal (approximately 4-5 cars per hour) (See exhibit C.2). The parking required for the southern property is 33 and 40 spaces are currently provided (See Exhibit C.4). The current CC&R's for the property include a declaration that permits reciprocal parking for all of the properties in this commercial complex. This declaration includes language stating that "this Declaration shall run with the land, and shall be binding upon all of its heirs, successors and assigns." This declaration from the CC&R's is attached (See Exhibit C.1). This justifies the ability to count reciprocal parking for the total number of spaces for the building. The property to the north currently is required to have 29.14 spaces per the code and have provided 29 striped spaces on-site (See Exhibit C.2). This project will stripe 8 parking spaces to the north as needed to make the required parking count. This has been agreed upon with the adjacent property owner and an Owner affidavit has been provided (See Exhibit C.3). The property to the south is required to have 33 spaces per the code and has 40 spaces on site. These calculations and exhibits are attached (See Exhibit C.4). Additionally, the Infill Project Review Meeting done by the City of Roseville dated May 18, 2021 requires that a Reciprocal Access Easement be recorded for "adjoined properties that share driveway access to their sites." The proposed site plan indicates that both access points to Santa Clara Drive will be shared by the properties to the north and south. This shows that the three properties will be treated as a commercial complex that is also supported by the City of Roseville. An exhibit showing all three properties and traffic circulation is attached (See Exhibit C.5). Additionally, parking summaries can be seen in Table 1 and 2 below.

Table 1: Site Parking Summary

Site	Required Parking Spaces (based on 1:200 ratio for project site)	Parking Provided On-Site	Additional Parking Spaces Above Requirement	Total Parking Available to Project
Project Site	46	<u>38</u>	0	<u>53</u>
1681 Santa Clara Drive (North)	29	29	<u>8*</u>	
1613 Santa Clara Drive (South)	33	40	<u>7</u>	

*8 spaces to be striped on Northern property as a part of this project.

**Table 2: Adjacent Property Parking Summary**

Site	Building Square Footage	Tenant Name	Use	Total Parking Spaces Provided
1681 Santa Clara Drive (North)	8,757	Galleria Vape and Smoke	Retail	29 striped, 8 to be striped as a part of this project
1613 Santa Clara Drive (South)	8,268	Interwest Consulting Group	Office	40

See a summary of the reciprocal parking justification below:

1. Current CC&R's permit reciprocal parking between the project site property and the two adjoining properties.
2. The northern and southern properties have excess parking spaces per municipal code requirements that can be shared with the proposed project.
3. The City of Roseville requires Reciprocal Access Easements be provided for shared driveway access, justifying the three properties as a commercial complex.

Attachments:

- 1) CC&R's, Exhibit C.1
- 2) Northern Property Parking Information and Map, Exhibit C.2
- 3) Northern Property Owner Affidavit, Exhibit C.3
- 4) Southern Property Parking Information and Map, Exhibit C.4
- 5) Traffic Flow/Parking Exhibit, Exhibit C.5

Please review the information and attachments presented and provide feedback. Please call or email if you have any questions or clarification items.

Sincerely,

RFE Engineering, Inc.

Michael Wilson, P.E.
Project Engineer

NOT FOR
CONSTRUCTIONVASANTHAN PROPERTIES LLC
**ROSEVILLE PERIO DENTAL
CLINIC**
1623 SANTA CLARA DRIVE
ROSEVILLE, CA 95661

REVISIONS

No. Description Date

DESIGN
DEVELOPMENT© COPYRIGHT 2019
DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

SHEET NUMBER:

A020

DRAWN BY:

TC

DATE:

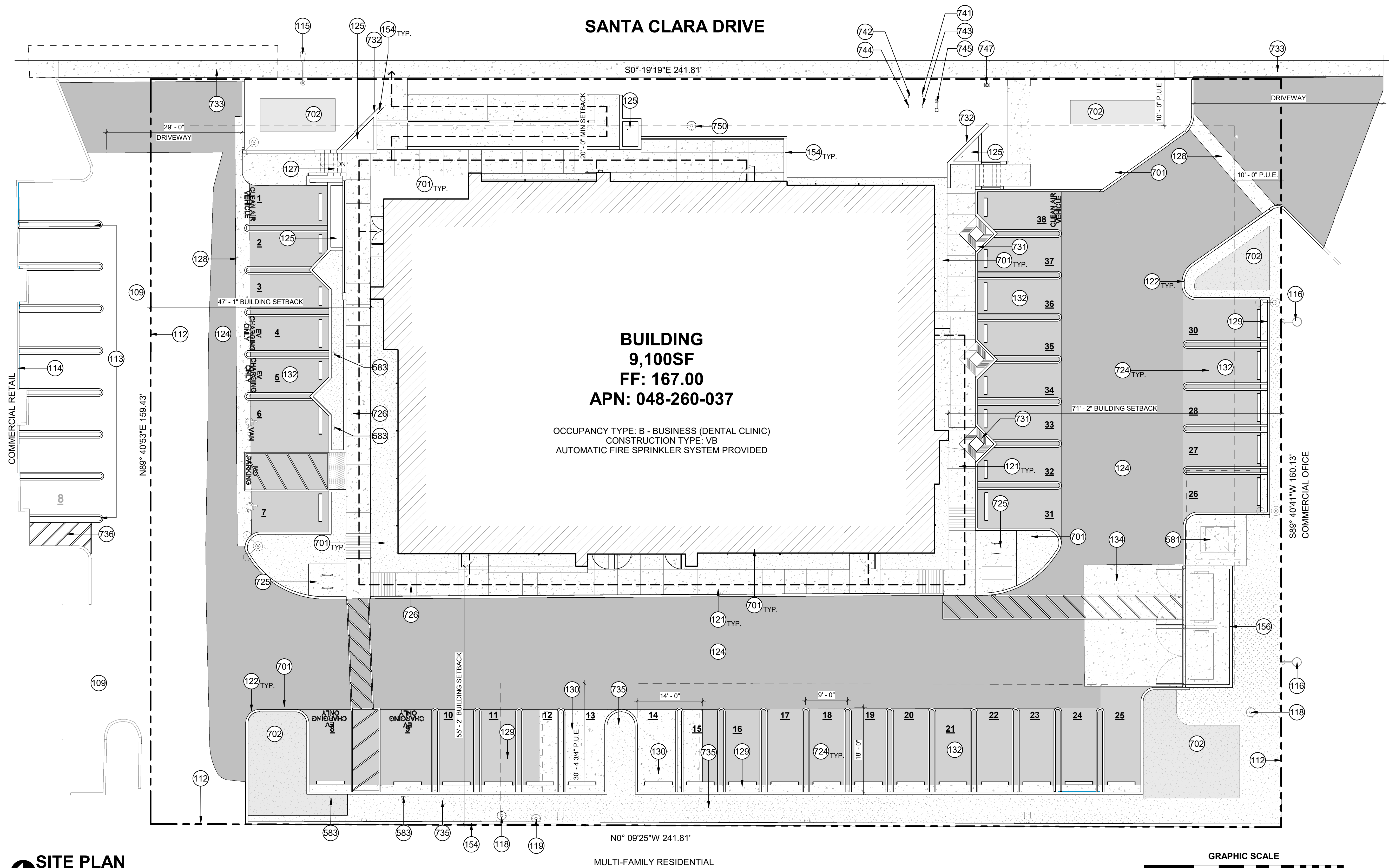
01/28/2022

REVIEWED BY:

AR

PROJECT NUMBER:

2116.01



SITE PARKING SCHEDULE

#	VEHICLE PARKING	ADA VEHICLE PARKING	CLEAN AIR VEHICLE PARKING	EV CHARGING PARKING	SHORT TERM BICYCLE PARKING	LONG TERM BICYCLE PARKING
REQUIRED	46	2	2**	4	6	2
PROVIDED	38+8*	2	2**	4	8	2

* PER RECIPROCAL PARKING AGREEMENT, 8 SPACES FROM ADJACENT PROPERTY USED IN COUNT. SEE PARKING STUDY.

** REQUIRED CLEAN AIR VEHICLE PARKING SPACES TOTAL 6 FOR THE SITE, 4 OF THESE ARE ELECTRIC VEHICLE CHARGING SPACES.

KEYNOTE LEGEND

- 109 EXISTING PAVEMENT
- 112 PROPERTY LINE
- 113 EXISTING PARKING SPACES TO BE SHARED AND RE-STRIPED
- 114 EXISTING CONCRETE CURB
- 115 EXISTING STREET LIGHT
- 116 EXISTING LIGHT POLE
- 118 EXISTING SANITARY SEWER MAINTENANCE HOLE
- 119 EXISTING STORM DRAIN MAINTENANCE HOLE
- 121 CONCRETE SIDEWALK
- 122 CONCRETE CURB
- 124 NEW ASPHALT PAVING
- 125 RAISED CONCRETE PLANTER
- 127 CONCRETE ACCESS STAIRS

KEYNOTE LEGEND

- 128 CONCRETE VALLEY GUTTER
- 129 CONCRETE CURB AND GUTTER
- 130 UNREINFORCED 7" PERVIOUS CONCRETE WITH 8.5" THICKENED EDGE OVER SINGLE LAYER OF BIAXIAL GEOGRID
- 132 ASPHALT PARKING AREA PAVEMENT
- 134 CONCRETE APRON AT REFUSE ENCLOSURE - SEE CIVIL
- 154 GROUND FACE WHITE MASONRY SITE WALL
- 156 MASONRY REFUSE BIN ENCLOSURE - 6' - 0" HEIGHT ABOVE PARKING SURFACE
- 581 TRANSFORMER ON CONCRETE PAD
- 583 CAR CHARGING STATION
- 701 PLANTING AREA
- 702 BIORETENTION INFILTRATION PLANTER
- 724 PARKING STALLS

KEYNOTE LEGEND

- 725 CONCRETE SIDEWALK AND BICYCLE RACKS (2) ICONIC BIKE RACKS
- 726 ACCESSIBLE PATH OF TRAVEL
- 731 ADA COMPLIANT TREE GRATE
- 732 MONUMENT SIGN
- 733 CONCRETE DRIVEWAY PER ROSEVILLE CITY REQUIREMENTS
- 735 WOOD CHIP GROUND COVER
- 736 PARKING LOT STRIPING - SEE CIVIL
- 741 WATER METER
- 742 IRRIGATION WATER METER
- 743 BACKFLOW PREVENTER
- 744 IRRIGATION BACKFLOW PREVENTER
- 745 DOUBLE CHECK DETECTOR
- 747 FIRE HYDRANT
- 750 SANITARY SEWER MANHOLE

Exhibit A.2

DWL
 ARCHITECTS+

 2333 North Central Avenue
 Phoenix Arizona 85004
 602.264.9731
 dwlarchitects.com

 NOT FOR
 CONSTRUCTION

 VASANTHAN PROPERTIES LLC
 ROSEVILLE PERIO DENTAL
 CLINIC
 1623 SANTA CLARA DRIVE
 ROSEVILLE, CA 95661

REVISIONS

No. Description Date

 DESIGN
 DEVELOPMENT
© COPYRIGHT 2019
DWL ARCHITECTS + PLANNERS, INC.

KEY:

 SHEET TITLE:
 OVERALL FLOOR PLAN

SHEET NUMBER:

A201

DRAWN BY: TC REVIEWED BY: AR

DATE: 01/28/2022 PROJECT NUMBER: 2116.01

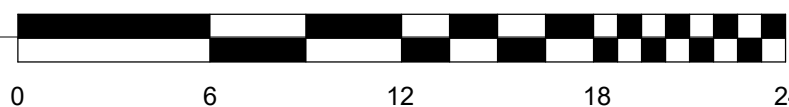
KEYNOTE LEGEND

- 301 OFFICE WORKSTATION
 303 REFRIGERATOR
 304 TV SCREEN
 305 OFFICE PRINTER
 306 COFFEE MAKER
 307 WASHER/ DRYER (STACKED) - OFOI
 308 STANDARD DENTAL EQUIPMENT PACKAGE - OFOI
 331 SQUARE SIDE TABLE
 332 LOUNGE SEATING
 333 OFFICE CHAIR
 334 LOUNGE SEATING - COUCH
 335 CONFERENCE TABLE & SEATING
 337 SECURE SHRED BIN
 501 FIRE EXTINGUISHER CABINET
 502 FIRE INLET CONNECTION. SEE FIRE PROTECTION

FLOOR PLAN NOTES

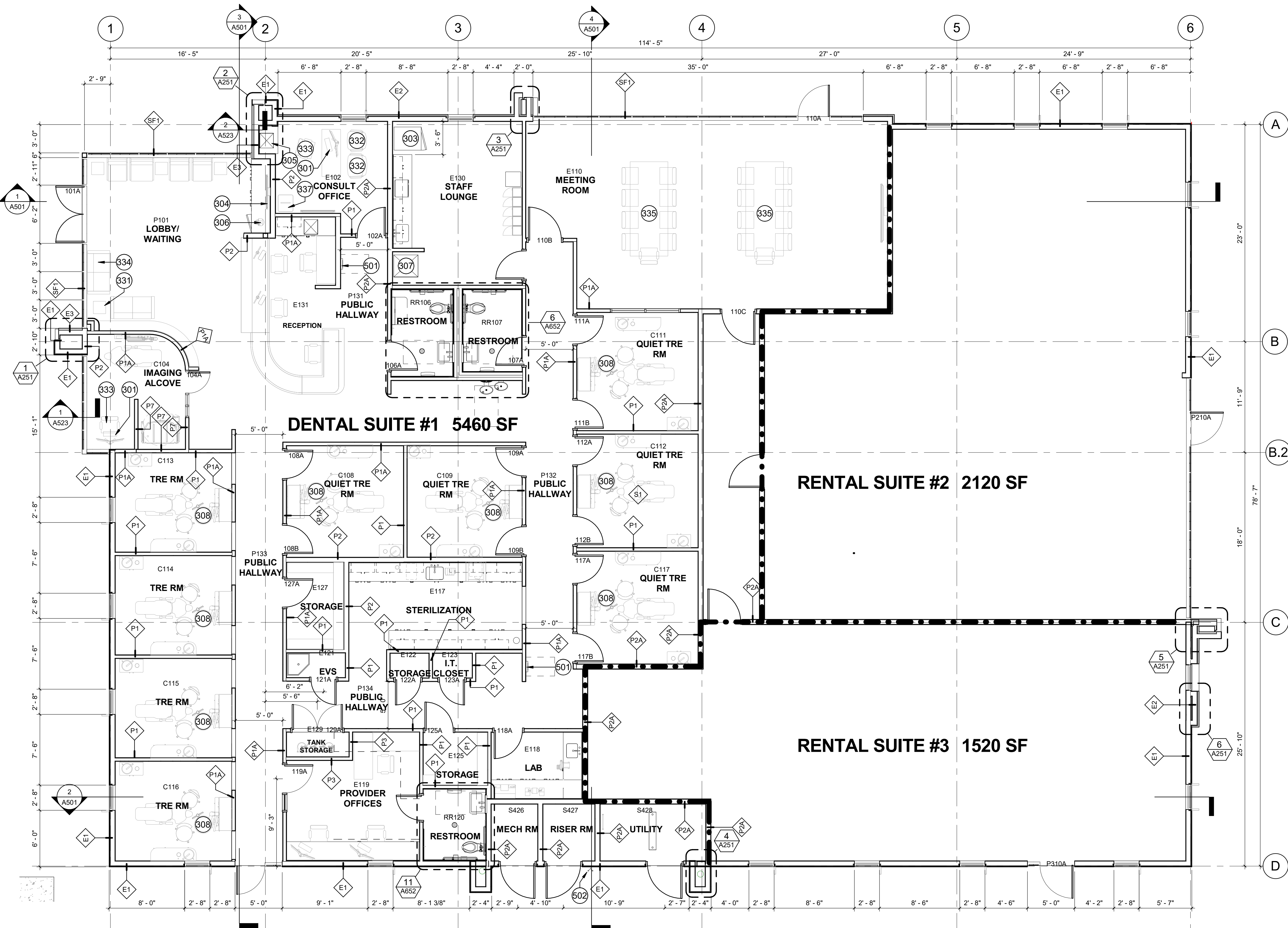
1. ALL KEYNOTES DENOTE NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
2. CONTROL DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
- CENTERLINE OF GRID AT COLUMNS
 - FACE OF MASONRY AT CMU WALLS
 - FACE OF FINISH AT EXTERIOR SIDE OF EXTERIOR WALLS. DIMENSION DOES NOT INCLUDE SILL OR HEAD PROJECTIONS AT OPENINGS
 - FACE OF STUD AT INTERIOR SIDE OF EXTERIOR WALLS.
 - CENTERLINE OF STUD AT INTERIOR PARTITION AND FURRING WALLS.
 - CENTERLINE OF INTERIOR CONCRETE WALLS
 - CENTERLINE OF WINDOWS AND DOORS FROM WALLS AND GRIDLINES.
 - CENTERLINE OF MULLIONS IN STOREFRONT AND CURTAINWALL SYSTEMS.
3. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED ON WALLS OR OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
4. FOR ACOUSTIC AND PRIVACY PURPOSES, ALL INTERIOR PARTITION WALLS AND INSULATION (INCLUDING PLUMBING CHASES) SHALL EXTEND TO UNDERSIDE OF DECK ABOVE UNLESS NOTED OTHERWISE.

GRAPHIC SCALE



OVERALL FLOOR PLAN

3/16" = 1'-0"



DENTAL SUITE #1 5460 SF

RENTAL SUITE #2 2120 SF

RENTAL SUITE #3 1520 SF

Roseville Perio Dental Facility - Existing Operations Based on Actual Data (Peak and Average)

Days	Hours	Staff	Staff Category	Customers / hour	Customers/Day	Procedures	Regular patients	Hygiene Patients	Comments	Max Parking Occupied at any given time
Monday	8:00 - 5:00	5	Doctors: 1, Front: 2, Back: 2	1 or 2	6 average and 10 maximum	2	3		Provider: performing 2-3 procedures, and seeing new patients and follow ups.	7
Tuesday	8:00 - 5:00	9	Doctors: 1 Front 3, Back 4, Hygienist: 1	2 or 3	8 average and 12 maximum	2	3	7	Provider does 2 procedures and new patients and follow ups with a total of 8 Patients for the day. Hygienist will see 6-7 of the Surgery patients per day (these are not new patients).	12
Wednesday	8:00 - 5:00	8	Doctors: 1 Front 3, Back 4	2 or 3	8 average and 12 maximum	3	4		Provider does 3 procedures and new patients and follow ups with a total of 12 Patients for the day.	11
Thursday	8:00 - 5:00	8	Doctors: 1 Front 3, Back 4,	2 or 3	8 average and 12 maximum	3	4		Provider does 3 procedures and new patients and follow ups with a total of 12 Patients for the day.	11
Friday	8:00 - 5:00	6	Doctors: 1, Front: 2, Back: 2 Hygienist: 1	1 or 2	6 average and 10 maximum	2	2	7	Provider does 2 procedures and new patients and follow ups with a total of 8 Patients for the day. Hygienist will see 6-7 of the Surgery patients per day (these are not new patients).	8

Procedure	Estimated Time
Note: Every day is a mix of procedures, and the number of patients and time is determined primarily by the scheduling staff but sometimes determined by the nature and difficulty of the procedures.	
New Patient Visit	Usually 1-1.5 hours based on the complexity of the problem, cases may take a up to 2 hrs.
Start of Procedure (All procedure patients will have this to get started):	Usually takes 15 to 20 minutes
Periodontal Procedures:	This procedure if done as a quadrant takes 1.5 hours and if done as a half mode, it takes about 2.5 hours.
Gum Grafting:	Based on the number of teeth to be treated this procedure can usually take 1.5 the 2.5 hours
Extraction with bone grafting:	This procedure usually takes 1 hour. If there are multiple implants to be placed this can take 2.5 to 3 hours.
Dental implants:	This procedure usually takes 1 hour. If there are multiple teeth to be extracted and bone grafting to be done this procedure can take 2.5 to 3 hours.
Extraction with simultaneous implant surgery:	Depending on the location, this procedure usually takes 1.5 - 2 Hours. If there are more, this it can take up to 3 - 4 hours if many need to be placed.
Sinus lift /augmentation:	This procedure usually takes 2 to 2.5 hours.
Miscellaneous Procedures:	there are multiple other procedures that are done on and off that usually take 1 hour.
Stitch removal and follow-up visits:	These visits usually take 30 minutes.
Average Visit:	An average visit for a patient with the periodontist can last from 1 to 2.5 hours for procedures and 1 to 1.5 hours for a new patient visit.

Space	Existing (SF)		New (SF)	% Increase	Remarks
Average area of each treatment room	109		156	43%	New ops planned for more staff and patient space
Total area of treatment rooms	546		1,403	157%	157% higher there has only been an increase of 80% of actual rooms - See chart below
Waiting/ Lobby	121		361	198%	A larger waiting is provided for a hospitality feel for patients
Reception	261		124	-52%	Separate Manager's office added
Storage (includes tank storage)	30		95	217%	Increased storage throughout
Break Room	98		237	142%	Larger breakroom with lockers and lunch seating area
Restrooms	113		152	35%	Three restrooms proposed
Lab/ Sterilization	140		253	81%	Increase lab and sterilization space
Area of office space	125		171	37%	Larger office
Imaging	-		126		New Space
Manager's office	-		87		New Manager moved from Reception to separate office
Consult	-		131		New consult space
EVS	-		16		New janitorial space
Area of Building Core Mech/ Fire/ Elec	-		173		Building Core
Team room	-		719		New Team room
Area of circulation	360		1,412	292%	Increased staff only circulation
Perio Suite	1,794		5,460		
TENANT SUITE #3-Shell			1,520		Development not a part of current project
TENANT SUITE #2-Shell			2,120		Development not a part of current project
Total Building Area			9,100		
Description	Existing		Proposed	% Increase	Remarks
Number of treatment rooms	5		9	80%	Capacity increase
Average Number of staff and Patients Parking per Hour	10		14	40%	See attached Existing and Proposed Parking charts. Capacity increase is 50% patient/ staff increase
Max Number of staff and Patents Parking Patients per hour	12		18	50%	See attached Existing and Proposed Parking charts. Capacity increase higher than patient/ staff increase
Patient Areas	667		1,764	164%	Space increase
Staff & Support Areas	767		2,111	175%	Space increase
Circulation/ Core/ walls	360		1,585	340%	Space increase
Perio Suite	1,806		5,478	203%	

Days	Hours	Staff	Staff Category	Customers/ hour	Customers/D ay	Procedure Patients	Regular Patients	Hygiene Patients	Comments	Parking Occupied at any given time
Monday to Friday	8:00 - 5:00	10	Doctors: 2, Front: 3, Back: 4, Hygienist: 1	3 or 4	15 to 16 average and 17 - 18 maximum	3 or 4	4 or 5	6 or 7	Every Provider sees only 1 patient at a time. Each Dr will see 4 patients on average for the day, 6 patients max. Hygienist will see 6 patients average and 7 patients max per day	13 - 14 average and 16 - 18 maximum

City of Roseville

Nov 1 10 21 AM '07

DECLARATION OF CONDITIONS, COVENANTS,
RESTRICTIONS FOR VEHICULAR ACCESS AND PARKING

GAY TRUMBLY
PLACER CO RECORDER

PLACER CO RECORDER This Declaration is made this 1st day October
1982, by Benstead & Rispoli, a General Partnership, here-
after referred to as "Declarant".

Declarant is the owner of certain real property in the City of Roseville, County of Placer, California. Said property is more particularly described on Exhibit "A" hereto, which is incorporated herein by this reference.

Declarant wishes to establish permanent, mutual, reciprocal parking and vehicular access easements for the benefit of said property:

1. Said property is hereby subjected to mutual, reciprocal parking and access easements as shown on Exhibit "B" hereto, which is incorporated herein by this reference.
2. Said easements shall allow the licensees and invitees of any parcel of land, now existing or hereafter created, which is affected by this Declaration to travel onto and park upon any other such parcel. The easement as shown on Exhibit "B" shall be utilized for vehicular or pedestrian ingress and egress and parking.
3. It is the intention of Declarant that this Declaration shall run with the land, and shall be binding upon all of its heirs, successors and assigns.
4. No buildings, structures, or other improvements shall be placed upon the easement area so as to defeat its use for parking and access.

This Declaration may not be amended without the prior written consent of the City of Roseville.

This Declaration has been executed on the date written

BENSTEAD and RISPOLI DEVELOPMENT CO.,
a General Partnership
RISPOLI DEVELOPMENT COMPANY, INC.,
a California corporation

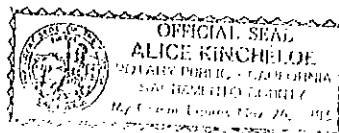
By: Robert J. Rispoli
Robert J. Rispoli, President
BENSTEAD DEVELOPMENT COMPANY, INC.,
California corporation

By: Richard D. Benstead
Richard D. Benstead, President

STATE OF CALIFORNIA
COUNTY OF Sacramento } SE
On October 1, 1982, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Robert J. Rispoli known to me to
be the President, and _____, known
to me to be the _____ Secretary of Rispoli
Development Company, Inc., the corporation that
executed the within instrument and known to me to be the persons
who executed the within instrument on behalf of said corporation,
said corporation being known to me to be one of the partners of
Bonstead and Rispoli Development Co., the
partnership that executed the within instrument, and acknowledged
to me that such corporation executed the same as such partner
and that such partnership executed the same.



FOR NOTARY SEAL OR STAMP



Misc-213 (G.S.) Ack. Corp. as Partner of Partnership (Rev. 9-85)
 Staple

STATE OF CALIFORNIA
 COUNTY OF Sacramento } ss.
 On October 1, 1982 before me, the undersigned,
 a Notary Public in and for said County and State, personally
 appeared Richard D. Benstead, known to me to
 be the President, and _____, known
 to me to be the Secretary of Benstead
 Development Company, Inc., the corporation that
 executed the within instrument and known to me to be the persons
 who executed the within instrument on behalf of said corporation,
 said corporation being known to me to be one of the partners of
 Benstead & Rispoli Development Company the
 partnership that executed the within instrument, and acknowledged
 to me that such corporation executed the same as such partner
 and that such partnership executed the same.



FOR NOTARY SEAL OR STAMP



VOL 2538 PAGE 724

EXHIBIT A

PARCEL ONE

That portion of lot 2 of the Northwest quarter of Section 7, Township 10, North, Range 7 East, MDB&M, in the City of Roseville, described as follows:

Beginning at the Northwest corner of said Section; thence Southerly, along the Westerly line of said Section 520 feet to the true point of beginning; thence Easterly, parallel with the Northerly line of said Section 435.6 feet; thence Southerly and parallel with the Westerly line of said Section 250 feet; thence Westerly and parallel with the Northerly line, 435.6 feet to a point on the West line of said Section; thence Northerly along the West line of said Section 250, feet to the true point of beginning.

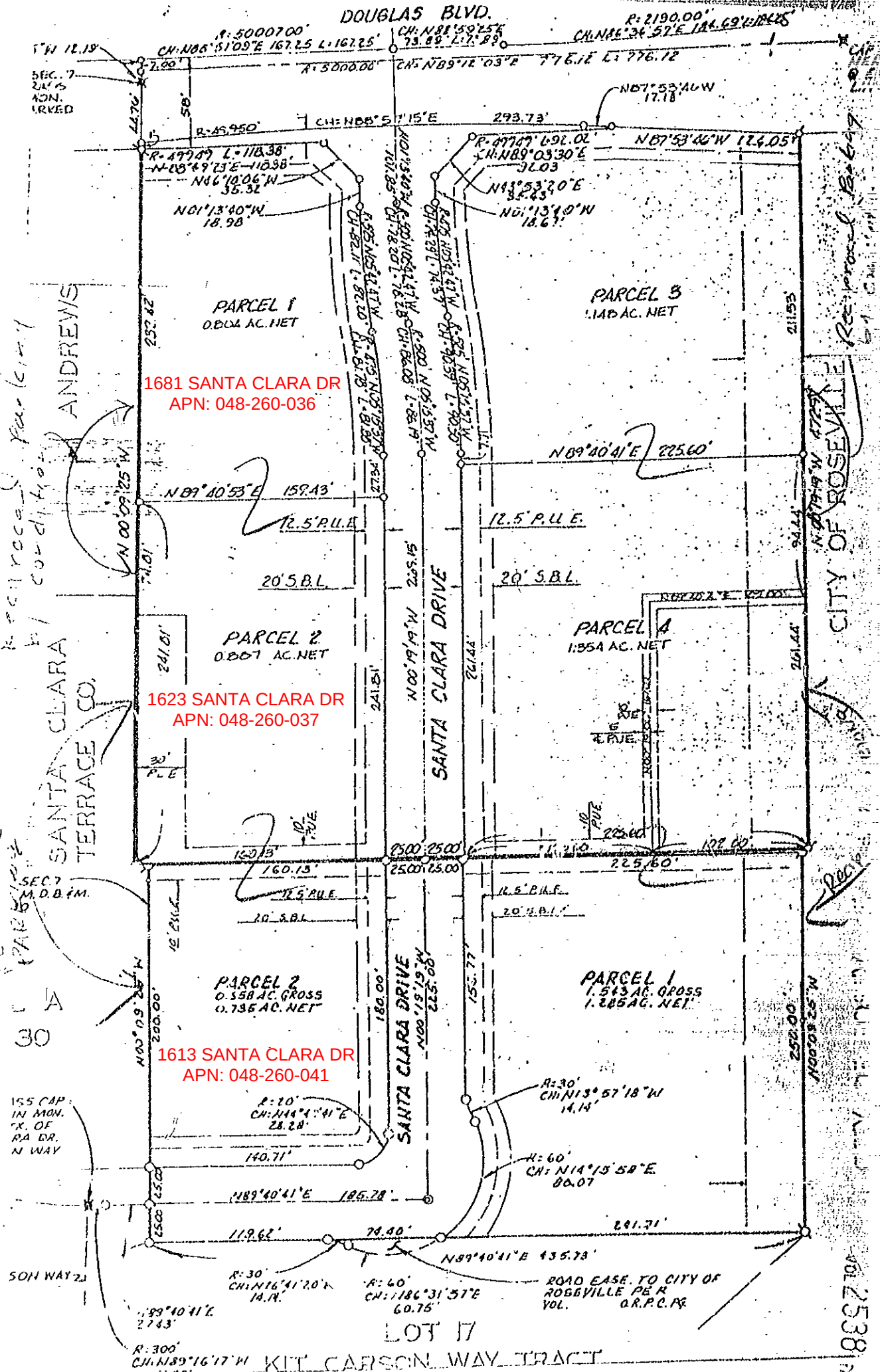
PARCEL TWO

All that portion of the Northwest quarter of Section 7, Township 10 North, Range 7 East, Mount Diablo Base and Meridian, in the City of Roseville, according to the official plat thereof, described as follows:

Beginning at a point on the West line of said Section 7 distant South 0°09'25" East 44.76 feet from the Northwest corner of said Section 7, said point also being on the South line of Rocky Ridge Road, a public street, as described in that certain deed to County of Placer recorded April 23, 1957 in Book 730 of Official Records of Placer County at page 524; thence from said point of beginning along the South line of said Rocky Ridge Road from a tangent that bears North 88°47'11" East along the arc of a curve to the right with a radius of 49,950 feet through a central angle of 0°20'10" an arc length of 293.28 feet (the chord of which curve bears North 38°57'15" East 293.28 feet); thence South 87°53'46" East 141.23 feet; thence leaving said road South 0°19'19" East 472.63 feet to the Northeast corner of Bushnell's property as described in that certain deed recorded May 17, 1963 in Book 964 of Official Records of Placer County at page 266; thence along the North line of said Bushnell's property South 89°40'41" West 435.60 feet to a point on the West line of said Section 7; thence North 0°09'25" West 475.24 feet to the point of beginning.

VOL 2538 PAGE 725





Property Report



Assessor's Parcel Number: 048-260-036-000

05/18/2021

Situs Address

1720 DOUGLAS BL

ROSEVILLE, CA 95661

Secondary AddressesLocation

Neighborhood Association: SIERRA GARDENS

Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT

High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General PlanningCharacteristics

Project Stage: COMPLETED

Subdivision:

Subdivision Code:

302 Number:

Lot Number: 1

Redevelopment Area:

Redevelopment Dist:

Existing Use: RETAIL

Existing Use Class: COMMERCIAL

Lot Area (Sq Ft): 34,941

Lot Area (Acres): 0.80

Lot Perimeter (Ft): 755

Developed Bldg (Sq Ft): 8,757

Undeveloped Bldg (Sq Ft):

Potential Bldg (Sq Ft):

Developed Buildings: 1

Developed Units:

Undeveloped Units:

Potential Units:

*Primary Planning Area*Primary Parcel Number*Primary Zoning*Primary Landuse

Infill

191

CC

CC

*The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.

$$\frac{8,757}{300} = 29.14 \quad 29 \text{ SPACES REQUIRED}$$



Project: Roseville Perio Dental Clinic | 1623 Santa Clara Drive, Roseville, CA 95661.

RE: Parking Striping in adjacent property - Authorization

The City of Roseville has requested the project team for the Roseville Perio Dental Clinic to be located at 1623 E Santa Clara Blvd, Roseville, CA to stripe the parking spaces immediately north of the shared driveway for property at 1623 E Santa Clara Blvd, Roseville, CA and 1720 Douglas Blvd, Roseville, CA.

The following agreement is between Dr. Ash Vasanthan and Ranjit Singh for the purpose of performing parking striping for approximately 8 spaces north of the property at 1623 E Santa Clara Blvd, Roseville, CA. See attached Exhibit showing the area to be striped to meet City of Roseville requirements.

All costs associated with the parking revisions for this project will be paid for by Dr. Ash Vasanthan.

Both parties are in agreement with this arrangement.

Undersigned:



Date: 1/19/2022

Dr. Ash Vasanthan

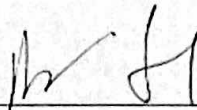
For

Roseville Properties LLC

1623 E Santa Clara Blvd

Roseville, CA

Undersigned:



Date: 1/19/2022

Ranjit Singh

For

Galleria Vape and Smoke

1720 Douglas Blvd

Roseville, CA



Property Report



Assessor's Parcel Number: 048-260-041-000

07/27/2021

Situs Address

1613 SANTA CLARA DR
ROSEVILLE, CA 95661

Secondary Addresses

Location

Neighborhood Association: SIERRA GARDENS
Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT
High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General Planning

Project Stage: COMPLETED

Subdivision:

Subdivision Code:

302 Number:

Lot Number: 2

Redevelopment Area:

Redevelopment Dist:

Existing Use: OFFICE

Existing Use Class: BUSINESS PROFESSIONAL

1 to 250sqft
Parking Requirement

Characteristics

Lot Area (Sq Ft): 31,892

Lot Area (Acres): 0.73

Lot Perimeter (Ft): 711

Developed Bldg (Sq Ft): 8,268

Undeveloped Bldg (Sq Ft):

Potential Bldg (Sq Ft):

Developed Buildings: 1

Developed Units:

Undeveloped Units:

Potential Units:

*Primary Planning Area

Infill

*Primary Parcel Number

239

*Primary Zoning

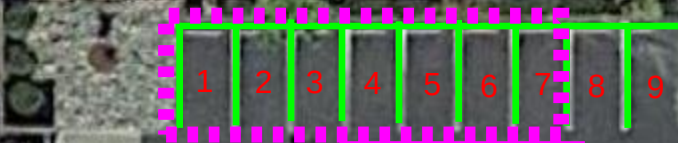
BP

*Primary Landuse

BP

**The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.*

Disclaimer: This document was prepared for general inquiries only. The City of Roseville gains access from multi-jurisdictional databases and is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.



7 Spaces could
be shared

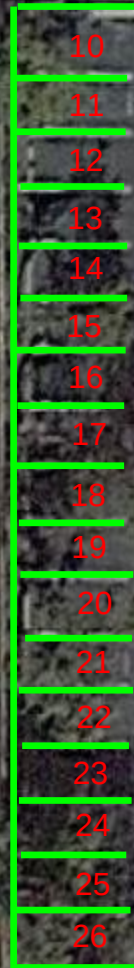


33 SPACES
REQUIRED

8268 SQFT

Interwest
Consulting Group

1618



1 to 250sqft
Parking Requirement

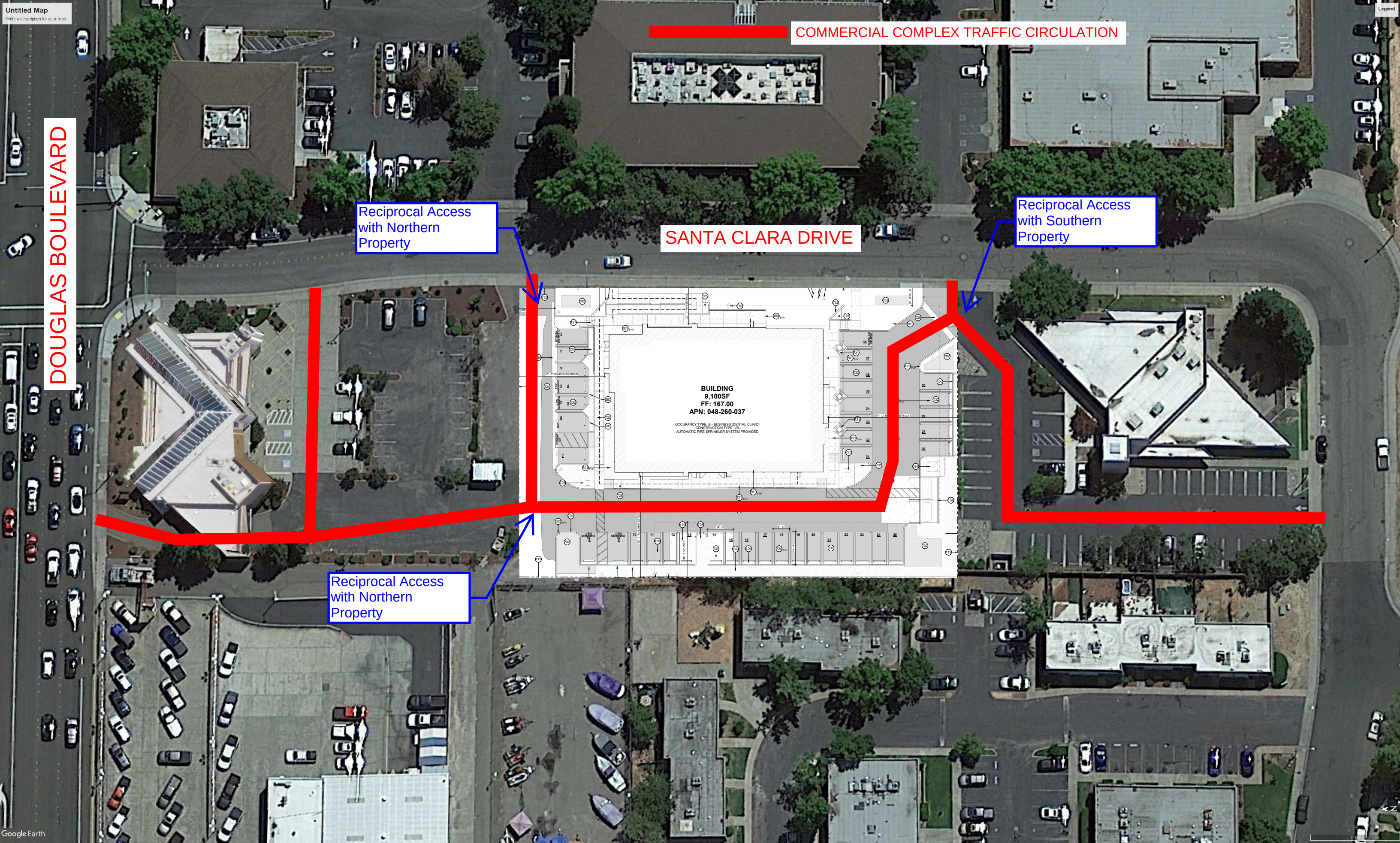
Total Parking: 40
Total Required: 33
Total Shareable: 7

$\frac{8268}{250} = 33.07$

Santa Clara Dr

Santa Clara Dr

Santa Cl





1-21-2022

Vasanthan Properties LLC
360 Crescent Drive
Roseville, CA 95678

Re: Arborist response to City of Roseville comment 56 for the:
Roseville Perio Dental Clinic
1623 Santa Clara Drive
Roseville, CA

Tree conditions are contained in the original arborist report dated 8-5-2021

Tree recommendations based on arborist site plan dated 12-6-21

Comment response letter dated 1-18-22

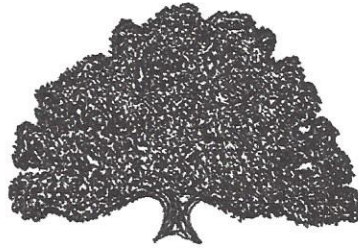
Comment 56: My name is Jason Thayer. I am an ISA certified arborist #6426. I have read the reports listed above and agree with Mr. Kemper's findings and recommendations.

If you or your development team, have any questions, please feel free to contact me on my cell number. (530) 648-4445

Sincerely,

Jason Thayer
Certified Arborist #6426
(530) 648-4445

*501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 ISA Certified Arborist # 6426*



TREESCAPES

Honoring Nature Through Our Work

8-5-2021

Vasanthan Properties LLC
360 Crescent Drive
Roseville, CA 95678

Re: Arborist report for the: Roseville Perio Dental Clinic
1623 Santa Clara Drive
Roseville

Tree 1: Valley oak (*Quercus lobata*)

Dbh : 10"
Dripline radius: 14'
Height: 30'
Rootcrown: Sound
Trunk: Sound, leans to the West.
Limbs: Normal
Foliage: Normal
Structural condition: Fair to good
Vigor: Good
Dripline environment: This tree has grown on the existing pad
Recommendations: The site plan depicts this tree located in a landscape planter that could accommodate the tree for the long term.

Tree 2: Live oak (*Quercus wislizeni*)

Dbh: multi trunk 4", 4", 4", 5"
Dripline radius: 10'
Height: 15'
Rootcrown: Sound
Trunk: Sound
Limbs: Wide angle attached low on trunk
Foliage: Normal
Structural condition: Fair to poor
Vigor: Fair to good
Dripline environment: This tree is growing on the neighboring property to the West near the toe of slope for the building pad on subject property.
Recommendations: None. The tree would likely survive the root cutting for the proposed sound wall.

501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 Certified Arborist # 0402

Tree 3: Blue oak (*Quercus douglasii*)

Dbh: Twin trunk 6", 6"
Dripline radius: 12'
Height: 25'
Rootcrown: Co dominant with included bark
Trunk: Included bark
Limbs: Normal
Foliage: Normal
Structural condition: Fair to poor
Vigor: Good
Dripline environment: Growing on the neighboring property on the West slope of building pad for subject property.
Recommendations: None. Tree would likely survive root cutting for the proposed sound wall.

Tree 4: Blue oak (*Quercus douglasii*)

Dbh: 8"
Dripline radius: 10'
Height: 25'
Rootcrown: Sound
Trunk: Co dominant with included bark and imbedded metal.
Limbs: Normal.
Foliage: Normal.
Structural condition: Poor
Vigor: Good
Dripline environment: Growing on the property line on the West slope of building pad for subject property.
Recommendation: Remove tree.

If you or your development team have any questions, please feel free to contact me on my cell number, or by email. kevinkemper@surewest.net

Sincerely,



Kevin Kemper
Certified Arborist #402
(916) 705-9802

501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 Certified Arborist # 0402



TREESCAPES

Honoring Nature Through Our Work

12-6-2021

Vasanthan Properties LLC
360 Crescent Drive
Roseville, CA 95678

Re: Arborist recommendations for the:
Roseville Perio Dental Clinic
1623 Santa Clara Drive
Roseville, CA

Recommendations are based on the "Arborist Site Plan" dated 11/30/2021.

Tree 1: Valley oak (*Quercus lobata*)
Dbh : 10"

Recommendations are:

- Prune tree to remove dead wood and reduce weight in the Western portion of the canopy using 2" to 3" cuts.
- Place protective fencing at a 15' radius from the trunk until the parking stall pervious concrete is poured.
- Use a 6" pervious concrete pad for each adjacent parking stall to the landscape finger. It is critical that the soil be protected from compaction until the pervious concrete is poured. The purpose of the pervious concrete pad is to bridge over the uncompacted soil so the loads are distributed. Oxygen and moisture can still migrate into the soil.
- The pervious concrete to be installed on top of existing grade.
- Any trenching needed for the landscape finger curb should be performed by hand and the depth of the curb be minimized.
- The soil surface should be covered with a oak wood chip mulch inside the landscape finger

Tree 2: Live oak (*Quercus wislizeni*)
Dbh: multi trunk 4", 4", 4", 5"

Recommendations are:

- Prune tree to remove dead wood and for clearance from the sound wall at the property line.
- Hand trench the footing adjacent to the tree and cut any roots encountered cleanly.

*501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 Certified Arborist # 0402*

Tree 3: Blue oak (*Quercus douglasii*)

Dbh: Twin trunk 6", 6"

Recommendations are:

- Prune tree to remove dead wood and for clearance from sound wall on property line.
- Hand trench the footing adjacent to the tree and cut any roots encountered cleanly.

Tree 4: Blue oak (*Quercus douglasii*)

Dbh: 8"

Recommendation: Remove tree. It is on the property line.

If you or your development team have any questions, please feel free to contact me on my cell number, or by email. kevinkemper@surewest.net

Sincerely,

Kevin Kemper
Certified Arborist #402
(916) 705-9802

*501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 Certified Arborist # 0402*



TREESCAPES

Honoring Nature Through Our Work

1-18-2022

Vasanthan Properties LLC
360 Crescent Drive
Roseville, CA 95678

Re: Arborist response to City of Roseville comments for the:
Roseville Perio Dental Clinic
1623 Santa Clara Drive
Roseville, CA

Tree conditions are contained in the original arborist report dated 8-5-2021

Comment 47:

Tree 1: Valley oak (*Quercus lobata*)

Dbh : 10";

Dripline radius 14';

Root zone encroachment approximately 40% mostly mitigated by pervious concrete placed on top of uncompacted original grade

Tree 2: Live oak (*Quercus wislizeni*)

Dbh: multi trunk 4", 4", 4", 5"

Dripline radius: 10'

Root zone encroachment of approximately 20%

Tree 3: Blue oak (*Quercus douglasii*)

Dbh: Twin trunk 6", 6"

Dripline radius: 12'

Root zone encroachment of approximately 25%

Tree 4: Blue oak (*Quercus douglasii*)

Dbh: 8"

Recommendation: Remove tree. It is on the property line.

Comment 49:

The tree conditions are listed in the original arborist report dated 8-5-2021.

***501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 Certified Arborist # 0402***

If you or your development team have any questions, please feel free to contact me on my cell number, or by email. kevinkemper@surewest.net

Sincerely,

Kevin Kemper
Certified Arborist #402
(916) 705-9802

*501 Derek Place . 120A . Roseville . CA . 95678
916.791.3777 Certified Arborist # 0402*

REVISIONS

No. Description Date

DESIGN
DEVELOPMENT

© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE:
ARBORIST SITE
PLAN

SHEET NUMBER:

AB-01

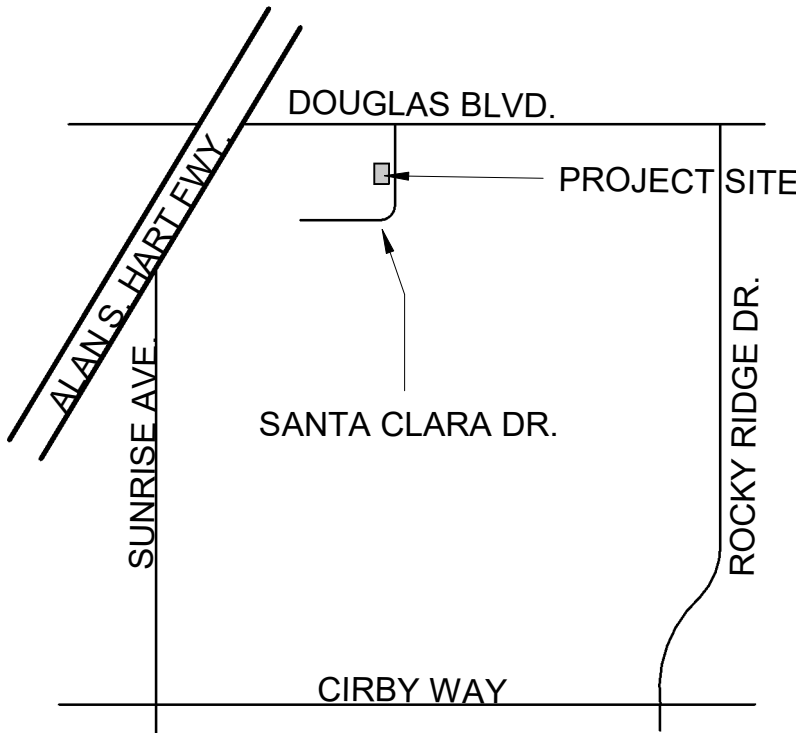
DRAWN BY: -- REVIEWED BY: --
DATE: 02/28/2022 PROJECT NUMBER: 2116.01

KEYNOTE LEGEND

- 111 EXISTING RESIDENTIAL FENCE
112 PROPERTY LINE
118 EXISTING SANITARY SEWER MAINTENANCE HOLE
119 EXISTING STORM DRAIN MAINTENANCE HOLE
125 RAISED CONCRETE PLANTER
129 CONCRETE CURB AND GUTTER
130 UNREINFORCED 7" PERVIOUS CONCRETE WITH 8.5" THICKENED EDGE OVER SINGLE LAYER OF BIAXIAL GEOGRID
153 GROUND FACE MASONRY PROPERTY WALL - TOP OF WALL HEIGHT TO ALIGN WITH ADJACENT PROPERTY 6' - 8" ABOVE GRADE AT SOUTH PROPERTY LINE - HEIGHT ABOVE GRADE VARIES WITH GRADE CHANGE AT WEST PROPERTY LINE - 10' MAX. - SEE STRUCTURAL & CIVIL - CMU-2
581 TRANSFORMER ON CONCRETE PAD
701 PLANTING AREA
702 BIORETENTION INFILTRATION PLANTER
735 WOOD CHIP GROUND COVER
741 WATER METER
742 IRRIGATION WATER METER
743 BACKFLOW PREVENTER
744 IRRIGATION BACKFLOW PREVENTER
745 DOUBLE CHECK DETECTOR
747 FIRE HYDRANT
750 SANITARY SEWER MANHOLE

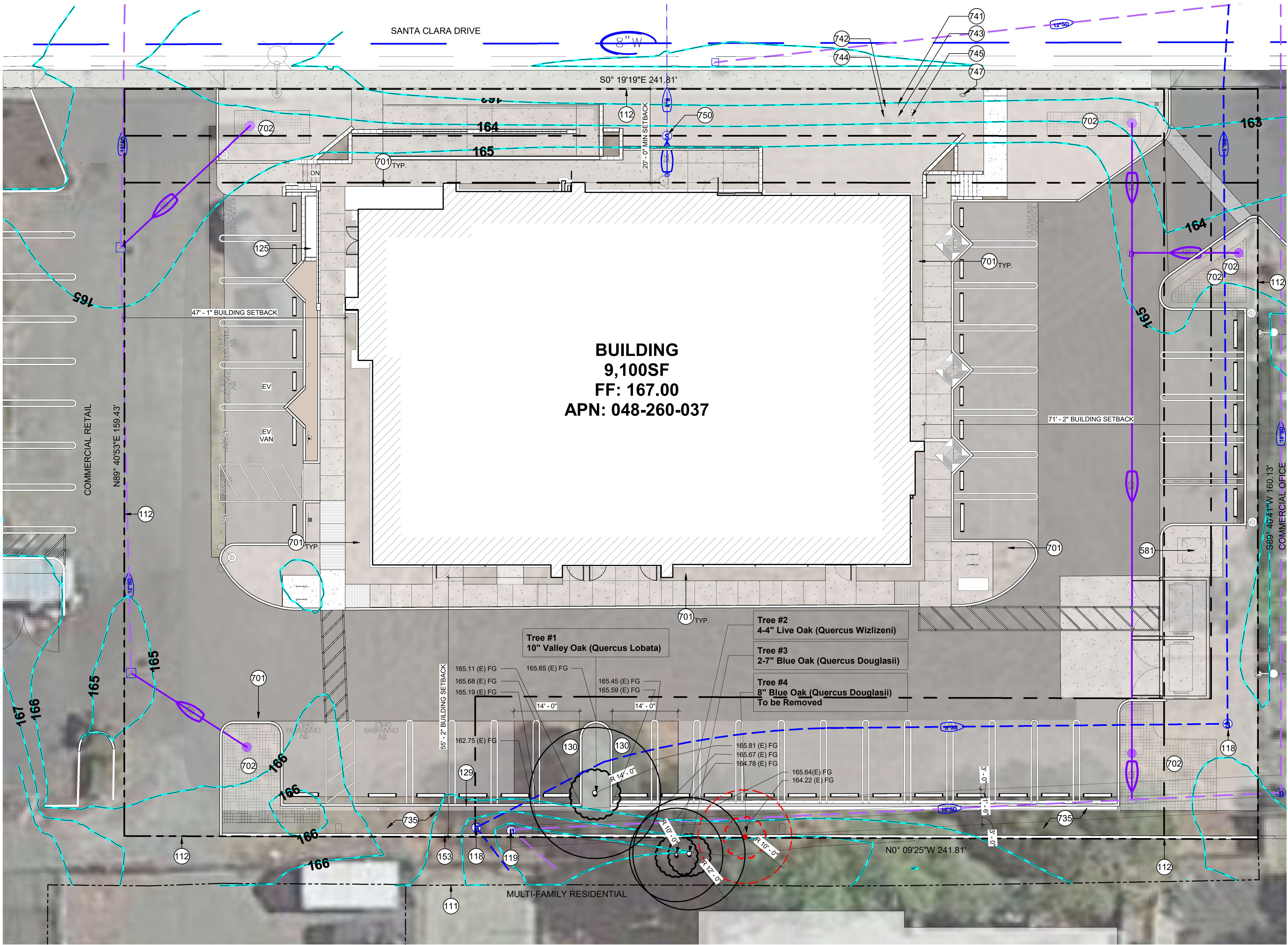
LINE LEGEND

	PROTECTED ROOT ZONE RADIUS & DRIP LINE RADIUS
	PROTECTED ROOT ZONE & DRIP LINE RADIUS OF TREE TO BE REMOVED
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING TOPO
	PROPOSED TOPO



VICINITY MAP

3/4" = 1'-0"



ARBORIST SITE PLAN

3/32" = 1'-0"