



AGENDA

February 21, 2019

DESIGN COMMITTEE MEETING
4:30 p.m.
Civic Center Meeting Room 1 & 2
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 December 20, 2018
- 4. REQUESTS/PRESENTATIONS**
 - 4.1. Design Review Permit – Infill Pcl 285 – Milo's Sand and Gravel – 1801 PFE Road – File # PL17-0130

REQUEST

The applicant requests approval of a Design Review Permit to develop two (2) vacant parcels totaling 2.8 acres into a landscaping materials and supplies retail site. The site will consist of 77 storage bins and a 1,066 square-foot retail sales office building with associated parking, lighting, and landscaping.

Applicant: Tony Singh, Continental Development Consultants
Property Owner: Balwinder Singh Gill

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-two (72) conditions of approval.

- 5. **BOARD MEMBER / COMMISSIONER / STAFF REPORT**
- 6. **PUBLIC COMMENTS**
- 7. **ADJOURNMENT**



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of December 20, 2018
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 2/21/2019
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of December 20, 2018



MINUTES

December 20, 2018

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

1. CALL TO ORDER

Chair Mendonsa called the meeting to order at 4:30pm.

2. ROLL CALL

Present: Mendonsa, Motroni, Wesp

3. CONSENT CALENDAR

Motion by Daniel Wesp, seconded by Mike Motroni, to approve Consent Calendar. The Motion Passed.

Roll call vote: Ayes: Mendonsa, Motroni, Wesp

3.1. Minutes of April 19, 2018

Committee Member Wesp notated that the statement "the lack of grass is not a deviation from the current landscaping" in the April 19, 2018 minutes was a concession.

4. REQUESTS/PRESENTATIONS

4.1. Design Review Permit – 1260 Pleasant Grove Blvd. – NWRSP PCL 11A Artis Senior Living Facility – File # PL18-0286

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 37,287-square foot, 72-bed memory care senior living facility,

as well as new parking, landscaping, and site lighting, on Parcel 11A in the Northwest Roseville Specific Plan area.

Applicant: Jason Erb, Artis Senior Living, LLC. *Owner:* Peter P. Bollinger Investment Company.

RECOMMENDATION

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

- A. Consider the Addendum to the Breton Village Mitigated Negative Declaration.
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-four (94) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

Chair Mendonsa invited questions from the committee members.

Committee Discussion:

- Addendum to EIR.
- Like the building design.
- What will be in Parcel 11B?
- What about project from prior plans?
- Will this be tied into single family homes?
- Landscaping in front of the building, will there be enough?
- Will there be enough landscaping along Pleasant Grove Blvd.?
- Will the grass in the basin be green all year?
- Will the grass be green all the way down the corridor, near AM/PM?

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

Joey Daggett, representing Gateway Engineering, stated he had received a copy of the staff report and was in agreement with the staff's recommendations. He confirmed that different types of grass can be used. Additionally, there will be a 50-foot landscape setback.

Rick Bell, representing Artis Senior Living, stated he was excited to bring the project to the City.

Chair Mendonsa opened public comment. Hearing none, Chair Mendonsa closed public comment.

Chair Mendonsa invited questions and comments from the committee members.

Committee Discussion:

- Good project.
- A good use of the corner.
- Like the ability to be flexible with the landscaping.

- Is it possible to have the landscaping more turf-like?

Chair Mendonsa closed the public hearing.

Motion by Mike Motroni, seconded by Daniel Wesp, to approve the Design Review Permit. The Motion Passed.

Roll call vote: Ayes: Mendonsa, Motroni, Wesp

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will not be a Design Committee meeting in January of 2019. However, there will be a meeting in February of 2019.
- Jodie Munson, Office Assistant, and Shelby Vockel, Associate Planner, were introduced to the Design Committee.
- Appreciation was extended to Committee Member Mike Motroni for his years of service on the Design Committee.

Committee Reports

- Committee Member Mike Motroni extended his appreciation for the opportunity to have served on the Design Committee for the past eight years.

6. PUBLIC COMMENTS

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

7. ADJOURNMENT

Motion by Daniel Wesp, seconded by Mike Motroni, to adjourn the meeting. The Motion Passed unanimously at 4:53pm with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: Design Review Permit – Infill Pcl 285 – Milo’s Sand and Gravel – 1801 PFE Road –
File # PL17-0130

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

Meeting Date: 2/21/2019
Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Site Plan

Exhibit B Sections & Detail

Exhibit C Floor & Roof Plan

Exhibit D Elevations

Exhibit E Grading

Exhibit F Stormwater

Exhibit G Landscape Plan

Exhibit H Photometric Plan

ITEM 4.1: **Design Review Permit – Infill Pcl 285 – Milo’s Sand and Gravel – 1801 PFE Road – File # PL17-0130**

REQUEST

The applicant requests approval of a Design Review Permit to develop two (2) vacant parcels totaling 2.8 acres into a landscaping materials and supplies retail site. The site will consist of 77 storage bins and a 1,066 square-foot retail sales office building with associated parking, lighting, and landscaping.

Applicant – Tony Singh, Continental Development Consultants
Property Owner – Balwinder Singh Gill

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-two (72) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site consists of two undeveloped parcels located at 1801 PFE Road and 2011 Lendell Lane. The site is located within the City’s Infill planning area, on the southeast corner of PFE Road and Lendell Lane (see Figure 1). The parcels have a zoning designation of General Industrial (M2) and a General Plan land use designation of General Industrial (IND).

On November 9, 2006, the Planning Commission approved a request for a Tentative Subdivision Map (File #2006PL-076) to subdivide a 26.81-acre parcel into 16 parcels for the March Road Industrial Park Unit 2. This map created the parcels on which the project is now proposed. Concurrent with this map, a Design Review Permit was approved to construct four (4) buildings totaling 26,688 square feet with associated landscaping, lighting, and parking as part of Phase 1 of the March Road Industrial Park Unit 2. However, these buildings were never constructed. Additionally, a Tree Permit was approved to remove one (1) native oak tree and to allow potential construction impacts within the protected zone of two others. At this time, none of the parcels within the March Road Industrial Park Unit 2 have been developed.

The current request is for a Design Review Permit to allow the parcels to be developed with a landscaping materials and supplies retail sales use. Per the Zoning Ordinance, this use is classified as an Equipment and Materials Storage Yard and is principally permitted in the M2 zone. The project proposes a 1,066 square-foot retail sales office building, 77 storage bins, a 5,700 square-foot cement concrete mixer area, and associated parking, lighting, and landscaping. Of the 77 storage bins, the applicant intends to construct 25-40 bins initially and later adding bins as sales of the business grow.

SITE INFORMATION

Location: 1801 PFE Road and 2011 Lendell Lane, APNs 473-100-047-000 & 473-100-046-000

Total Size: ± 2.8 acres

Topography and Setting: The project site is at an elevation of approximately 137 to 141 feet above mean sea level. The site is vacant and characterized by non-native annual grasses; there are no natural features such as native oak trees or wetlands present on the property. The site has project frontage on both PFE Road and Lendell Lane, and is surrounded by industrial development to the east, a Public/Quasi-Public (P/QP) parcel to the north, an automotive parts and scrap business on the west, and a vacant industrial property to the south.

Grading: Grading of the property will be necessary to provide parking areas, drive aisles, and limited pad grading.

EVALUATION

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

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

The project site is currently undeveloped. The site consists of non-native annual grasses and does not contain any natural features. 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. Developing the property will allow beneficial use to be made 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 and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.***

Site Improvements: Off-site improvements have already been installed around the property, including sidewalk, curb, and gutter. The project will tie-in to these improvements by creating a driveway entrance to the site off of Lendell Lane and internal drive-aisles. A 6-foot tall wrought iron fence will be installed around the perimeter of the project with a gated entry.

Figure 1: Project Site



Parking, Vehicular Access & Circulation: Section 19.26.030 of the Zoning Ordinance establishes minimum parking requirements based on use type. For Equipment and Materials Storage Yards, the parking requirement is one (1) space per 300 square feet of building area, plus one (1) space per 10,000 square feet of outdoor display/storage area. Based on this, 7 spaces are required for the project (4 spaces for the office building and 3 spaces for the outdoor storage area). The project proposes nine (9) parking spaces located directly in front of the sales office building, which exceeds the Zoning Ordinance parking requirement. There will also be space in front of each of the storage bins for parking and loading of customer vehicles.

The project site will be accessed by a proposed 35-foot wide, Type S commercial driveway off of Lendell Lane, approximately 150-feet south from PFE Road. The City's Engineering Division reviewed the plans and found them to be consistent with the City's Improvement Standards. Additionally, the City's Fire Department reviewed the project and determined there is adequate vehicular access and circulation provided for emergency vehicles. The overall site circulation is consistent with the standards outlined in the CDG for industrial development.

Landscaping: Consistent with Policy OI-48 of the CDG, the project proposes a 20-foot landscape setback along PFE Road and Lendell Lane that will provide sufficient screening of the project and reduce visual impacts. The proposed landscape consists of Chinese pistache trees, Saratoga sweet bay trees, and a mix of shrubs and groundcover. The landscape plan also proposes cork oak trees, however a condition of approval has been added requiring this tree species be replaced with one that provides for more screening and is fast-growing, such as London Plane (Condition #12g). In addition to the landscape setbacks along the street frontages, perimeter planting areas measuring 15 feet wide will be added on the eastern and southern property lines to provide screening of the proposed storage bins; this meets Policy OI-30 of the CDG, which encourages perimeter planting areas to be a minimum of five (5) feet wide. These planters will consist of tall evergreen trees that will help buffer the project from the adjacent uses.

The proposed landscape plan demonstrates that the proposal exceeds the City's minimum requirement of 50% shading in parking lots. However, three of these trees (located adjacent to the bins) are not located within an adequate planter area. Per Policy OI-61 of the CDG, tree selection and placement should allow for sufficient root space adjacent to paved surfaces and identifies that a planter width of eight (8) feet (measured inside curbs) should be provided for medium to large canopy trees. As such, Condition #12h has been included to require these trees be located in an 8-foot wide planter to prevent damage and ensure they adequately grow.

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

Lighting: Onsite LED lighting will be provided at the entry drives, drive aisles, and parking areas. Conditions of approval require that the lighting be shielded and directed downward, to avoid off-site glare. The lighting plan has been reviewed by staff and has been found to provide adequate lighting levels consistent with the CDG.

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 applicant proposes to construct a retail sales office building totaling 1,066 square feet. It will be located on the northwestern portion of the site and will be setback approximately 21 feet from Lendell Lane and approximately 85 feet from PFE Road. Figure 2 shows the east and west elevations; the east elevation will face internal to the site and the west elevation will face Lendell Lane. The building will consist of stucco with a 3-foot tall stacked stone wainscot at the base. The stucco will be painted in two body colors—"Sunny Veranda", a light yellow color, and "Greek Villa", a neutral beige color. Three

additional colors will be utilized on the building's trim elements. These include "Jute Brown" on the cornice treatments along the top of the building, "Wheat Penny" for the stacked stone trim cap, and "Familiar Beige" for the window and door trim.

The building roof lines vary in height from 16 feet to 18.5 feet to provide greater variation in the wall planes. In addition, the center of the building will project out two (2) feet to add visual depth to the façade.

The proposed design features are consistent with the CDG, which call for variations in wall planes and building form (Policy OI-34), variation in colors and materials (Policy OI-39), and elements such as cornice treatments to enhance the façade and building form (Policy OI-41).

Figure 2: East and West Elevations



The remainder of the site will consist of 77 storage bins for the landscaping materials and supplies. The storage bins will consist of a 6-foot tall masonry block wall and will measure 18 to 20 feet deep by 18 feet wide. The first 25-40 bins that will be constructed will be located in the center of the site and the remaining bins will be located along the eastern and southwestern property lines. The southern corner of the site will also include a 5,700 square-foot cement concrete mixer area. The proposed landscaping will provide sufficient screening of the bins and concrete mixer area.

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

The mechanical equipment for the building is roof-mounted, and will be screened from view by the high roof parapets. The required trash enclosure for the site is located internal to the site, on the southern portion, where it will not be noticeable from public streets. The City's Environmental Utilities

Department reviewed the location of the trash enclosure and determined there was sufficient access and circulation provided for refuse trucks.

CONCLUSION

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

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on February 8, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 1801 PFE ROAD – INFILL PCL 285 – MILO'S SAND AND GRAVEL – PL17-0130** subject to seventy-two (72) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL17-0130)

1. This design review permit approval shall be effectuated within a period of two (2) years from **February 21, 2019** and if not effectuated shall expire on **February 21, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 21, 2022**. (Planning)
2. The project is approved as shown in Exhibits A—H, and as conditioned or modified below. (Planning)
3. The applicant shall merge the two parcels prior to building permit issuance. (Planning)
4. The project shall be addressed as 1801 PFE Road. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to Business Services for building/suite addressing upon initial submittal for Building permit. (Business Services)
5. 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)

6. 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)
7. 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)
8. 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:

9. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
10. 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)
11. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department

- connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. 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)
 - g. The proposed cork oak trees shall be replaced with London Plane trees. (Planning)
 - h. Trees shall be located within a minimum planter width of eight (8) feet (measured inside curbs). (Planning)
13. 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)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
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.

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 site shall be accessed from Lendell Lane by a standard 35-foot wide Type S commercial driveway located approximately 150-feet south from PFE Road. (Engineering)
22. Prior to the approval of improvements plans, an easement for reciprocal access and drainage shall be recorded over both properties. (Engineering)
23. 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)
24. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
25. 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)
26. 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)
27. 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 Division 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)

28. 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)
29. 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)
30. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for (name of project) to be reviewed and approved by the Transportation Commission. (Public Works)
31. 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)"
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
33. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
34. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (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:

44. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor 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. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. An easement for reciprocal access and drainage shall be recorded over both properties (Engineering)

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 preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
51. 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)
52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
53. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. 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)

56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. 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)
58. 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.
59. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
60. It is the responsibility of the developer to insure 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:

61. 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)
62. 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)
63. 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)
64. 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)
65. 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)
66. 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)

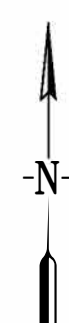
67. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
68. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
69. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
70. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
71. The applicant shall submit to the Placer County Air Pollution Control District (District) and receive approval of a Construction Emission & Dust Control Plan prior to groundbreaking. The applicant shall implement sufficient dust control measures, during construction and operations, so as not to violate California Health and Safety Code section 41700 emission limits, and visible emission standards of 20% opacity and District Rule 228, Fugitive Dust. (Placer County Air Pollution Control District)
72. Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Based on the California Health & Safety Code section 39013). (Placer County Air Pollution Control District)

EXHIBITS

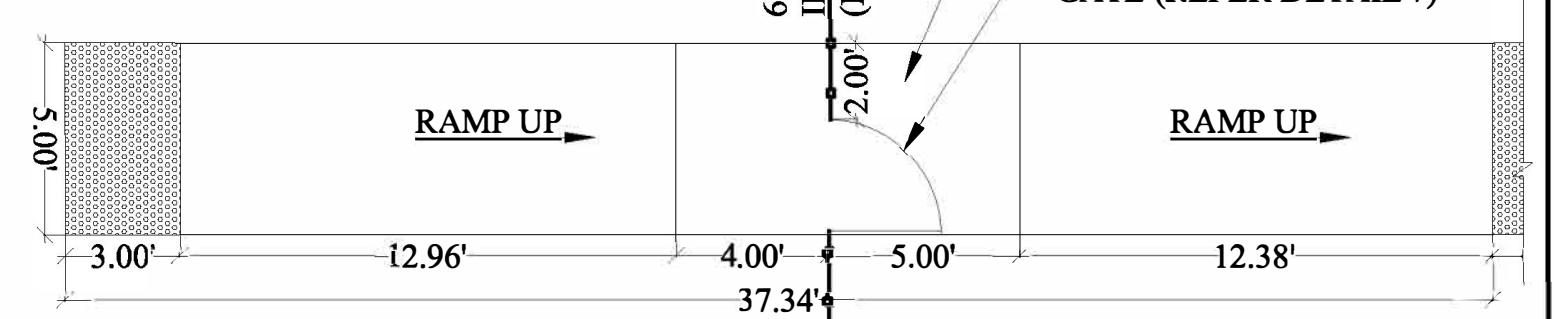
- A. Site Plan
- B. Sections & Detail
- C. Floor Plan & Roof Plan
- D. Elevations
- E. Preliminary Grading & Utility Plan
- F. Preliminary Stormwater Control Plan
- G. Landscape Plan (3 sheets)
- H. Photometric Plan (3 sheets)

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.

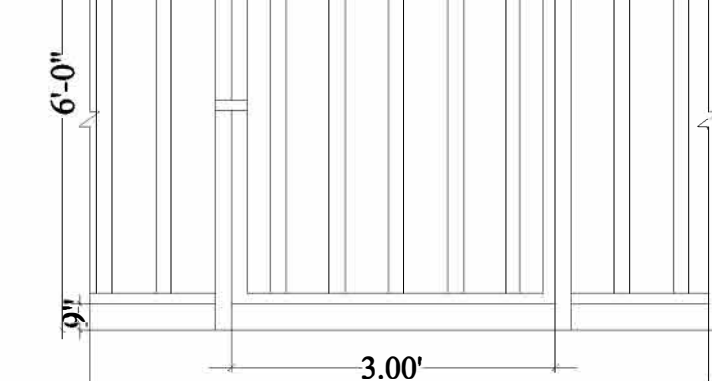
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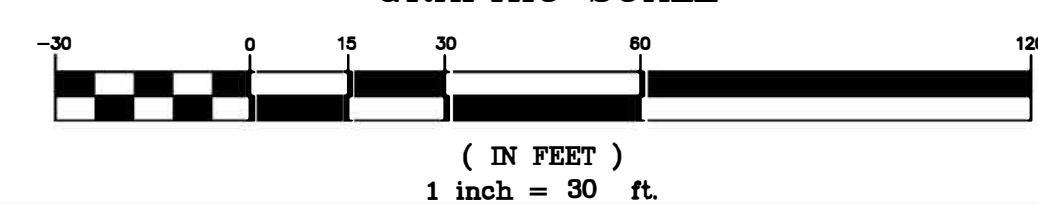
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- SHADE TREE. REFER LANDSCAPING PLAN P-1 FOR DETAILS



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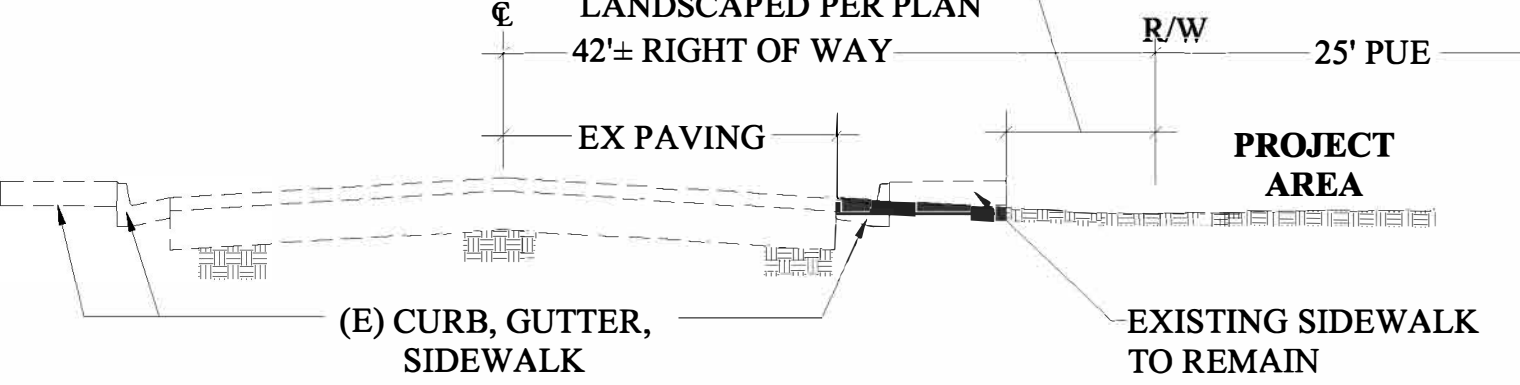
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7473 W Lake Mead Blvd, Ste 100, Las Vegas
Phone (702)287-0347, Fax (702)664-6237
email-contact@continentaldc.com

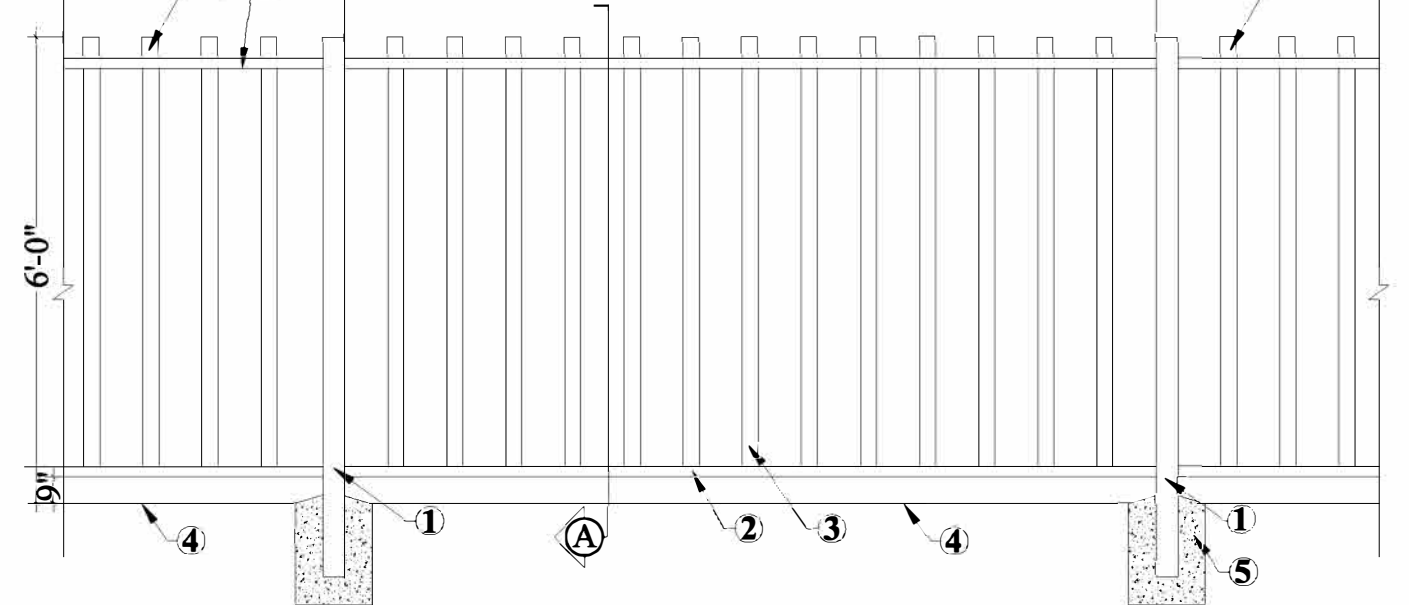
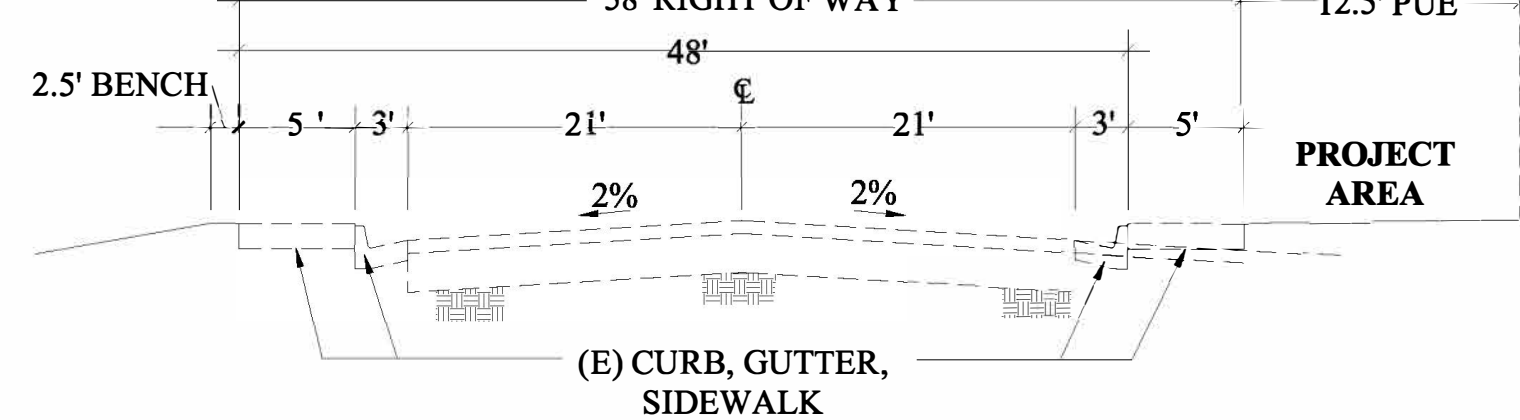
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PROJECT

DRP-1



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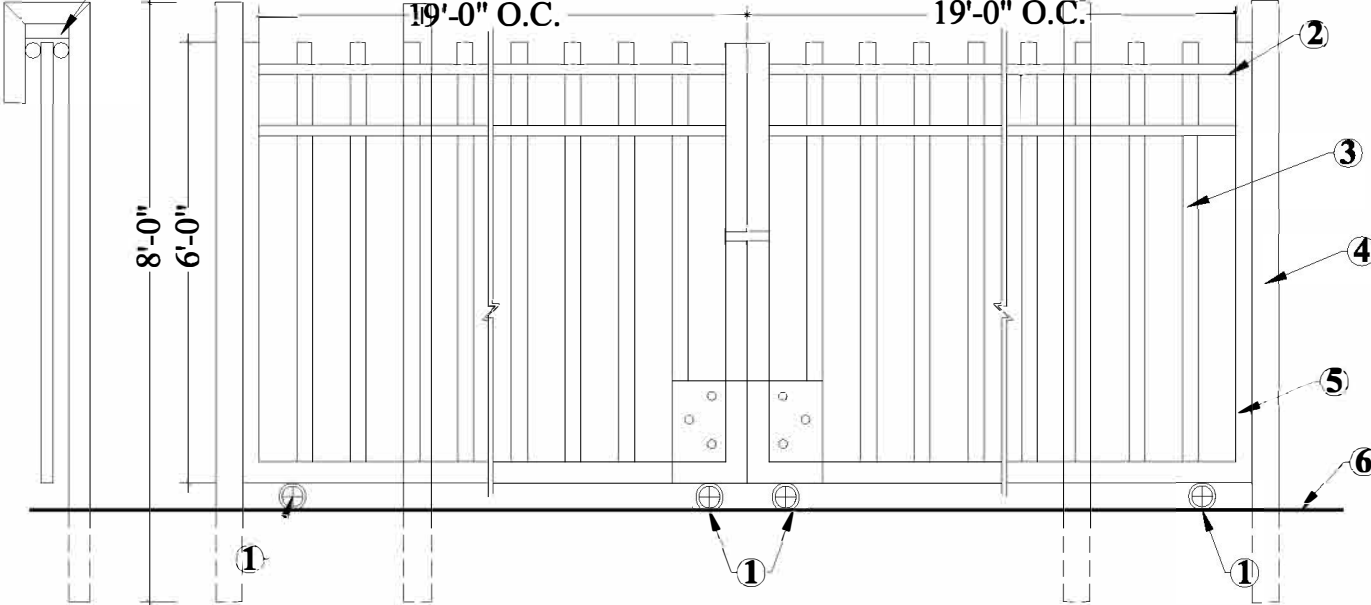
1. POS

2. HORIZONTAL : 1.57" SQUARE STEEL TUBE; 0.04" THICK
3. VERTICAL PICKET: 0.8" SQUARE STEEL TUBE; 0.04" THICK (24 PIECES IN EACH PANEL APPROX.) 3" MAX. APART (EQUALLY SPACED) WITH CAP
4. FINISHED GRADE
5. CONCRETE FOOTING WITH SLOPED TOP

A. ALL S

- B. ALL JOINTS SPOT WELDED
- C. RUST PROOFING OF ALL MATERIAL W/ BLACK EPOXY
- D. ALL FOUR SIDES OF THE TUBES WELDED.
- E. ALL VERTICAL PICKETS 3" O.C.(MAX.) EQUALLY SPACED

○

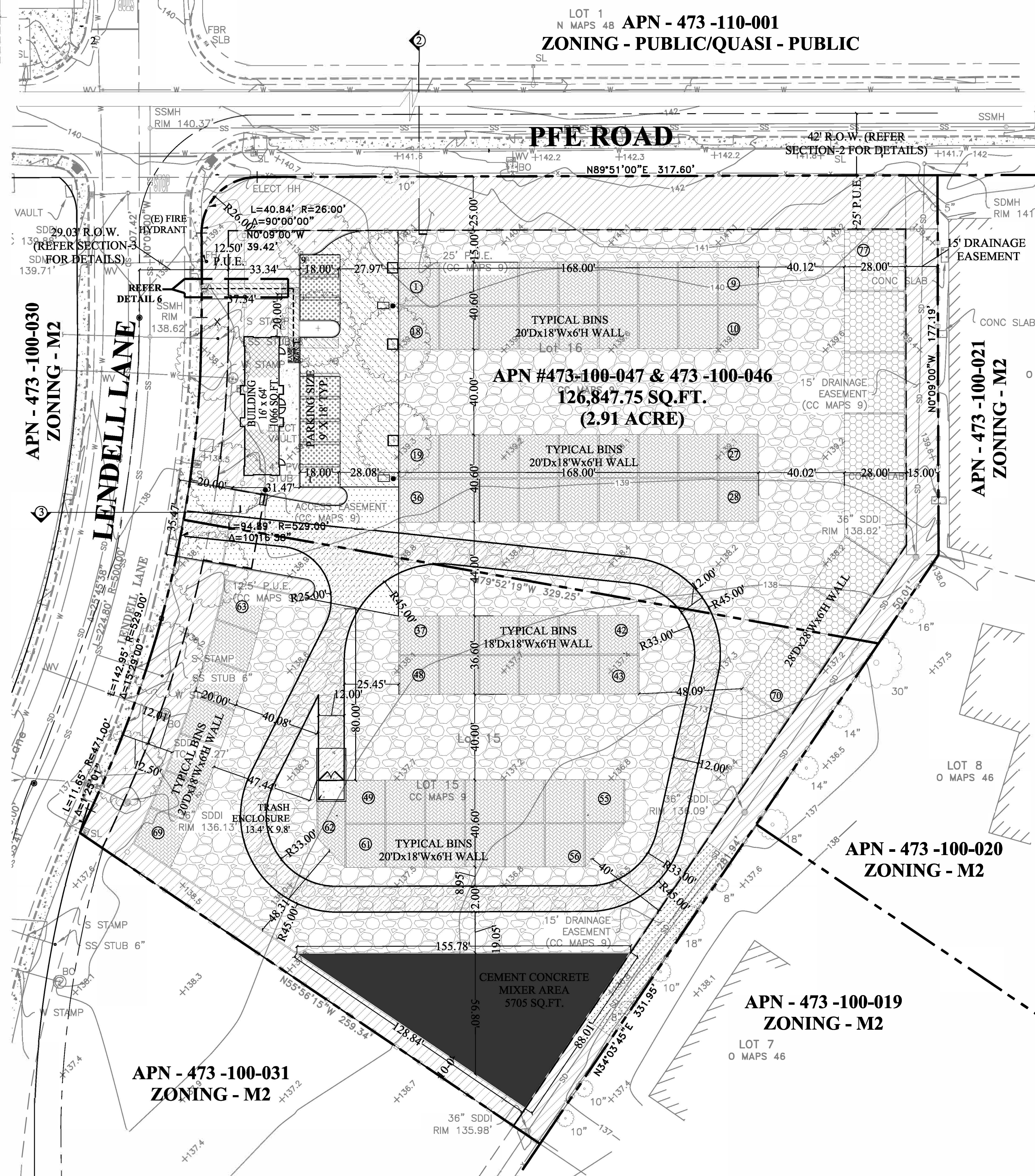


1. 4 WH

2. RAIL: 2.36" SQUARE STEEL TUBE; 0.07" THICK
3. PICKET: 0.8" SQUARE STEEL TUBE; 0.04" THICK
4. POST: 4" SQUARE STEEL TUBE; 0.1" THICK
5. GATE FRAME: 2.36" SQUARE TUBE 0.07" THICK
6. TRACK
7. GUIDES.

A. ALL

- B. ALL JOINTS SPOT WELDED
C. RUST PROOFING OF ALL MATERIAL W/ BLACK EPOXY
D. ALL FOUR SIDES OF THE TUBES WELDED.
E. ALL VERTICAL PICKETS 3" O.C.(MAX.) EQUALLY SPACED



1 SITE PLAN

1. 项目背景与意义 2. 项目目标与范围 3. 项目组织与分工 4. 项目进度计划 5. 项目风险管理 6. 项目沟通管理 7. 项目质量管理 8. 项目成本管理 9. 项目人力资源管理 10. 项目采购管理 11. 项目收尾管理 12. 项目总结与反思 13. 项目附件与附录 14. 项目参考文献 15. 项目致谢	1. 项目背景与意义 2. 项目目标与范围 3. 项目组织与分工 4. 项目进度计划 5. 项目风险管理 6. 项目沟通管理 7. 项目质量管理 8. 项目成本管理 9. 项目人力资源管理 10. 项目采购管理 11. 项目收尾管理 12. 项目总结与反思 13. 项目附件与附录 14. 项目参考文献 15. 项目致谢
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Consultant

Intel Derval

Q

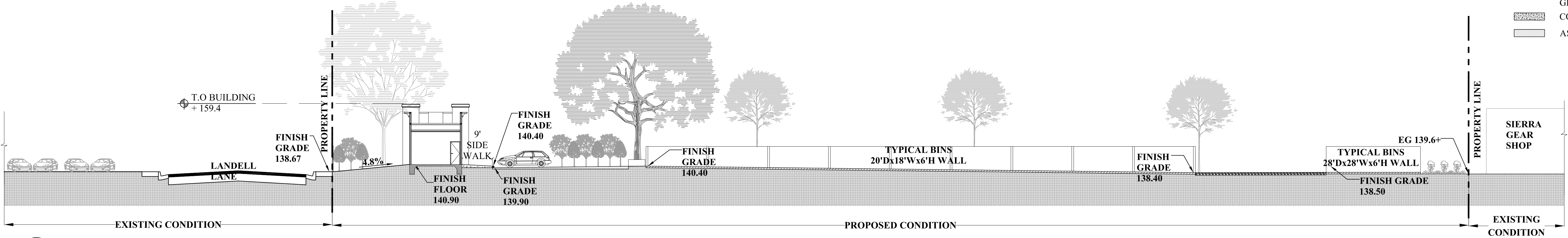
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EDITION

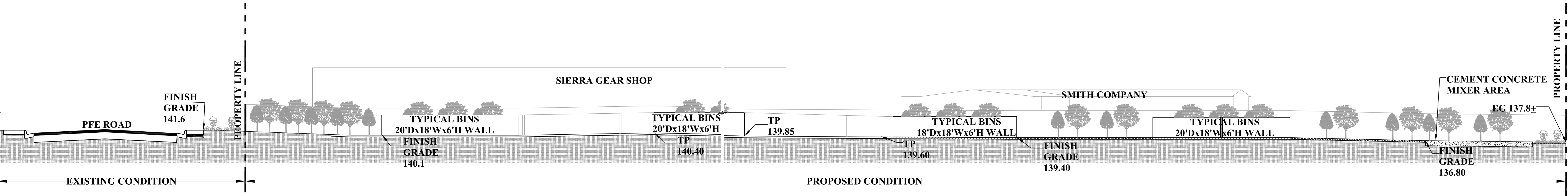
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DATA
JOB

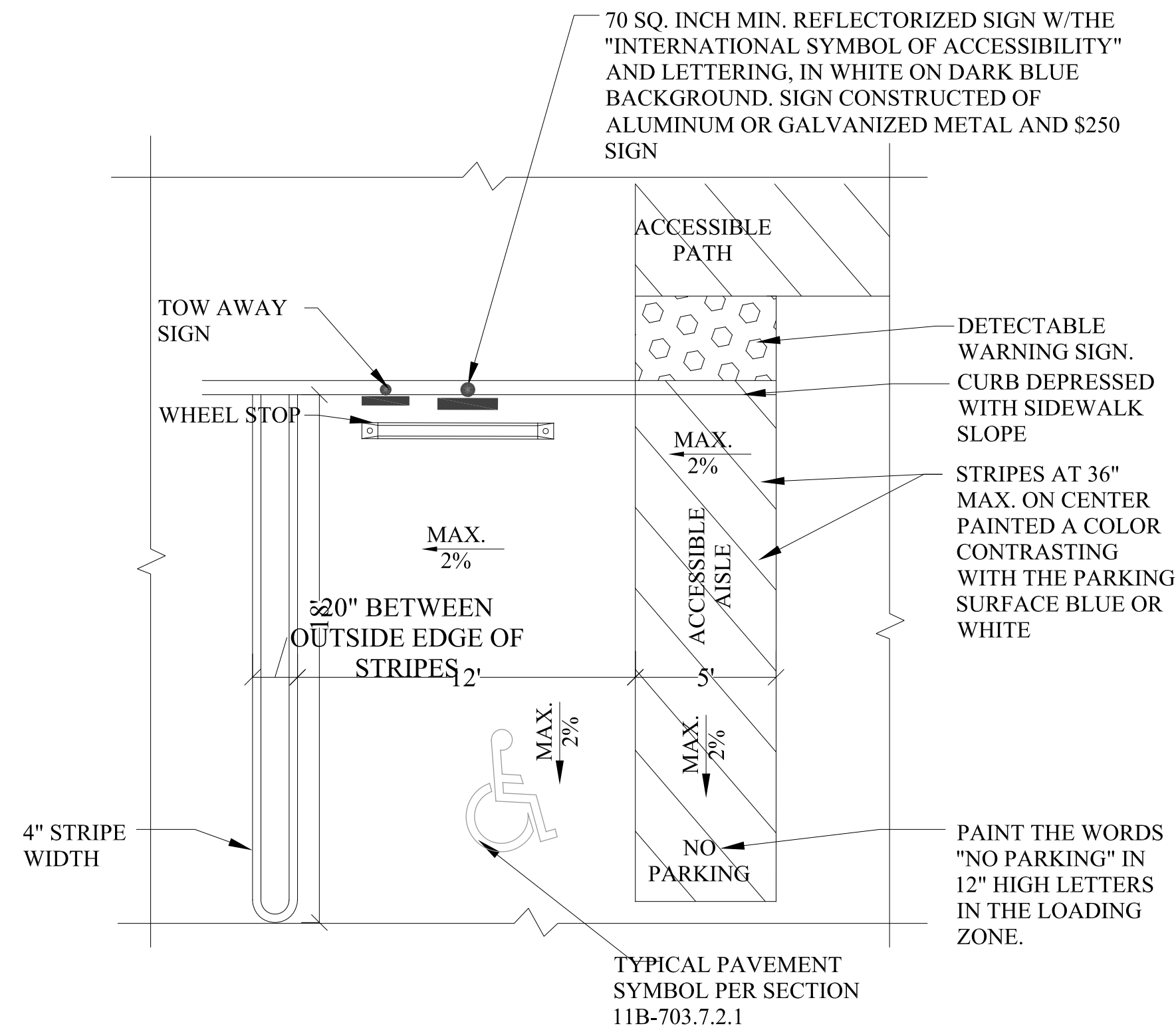
- LEGEND:
- PAVERS
 - 8" THICK COMPACTED GRAVEL
 - CONCRETE PAVING
 - ASPHALT PAVING



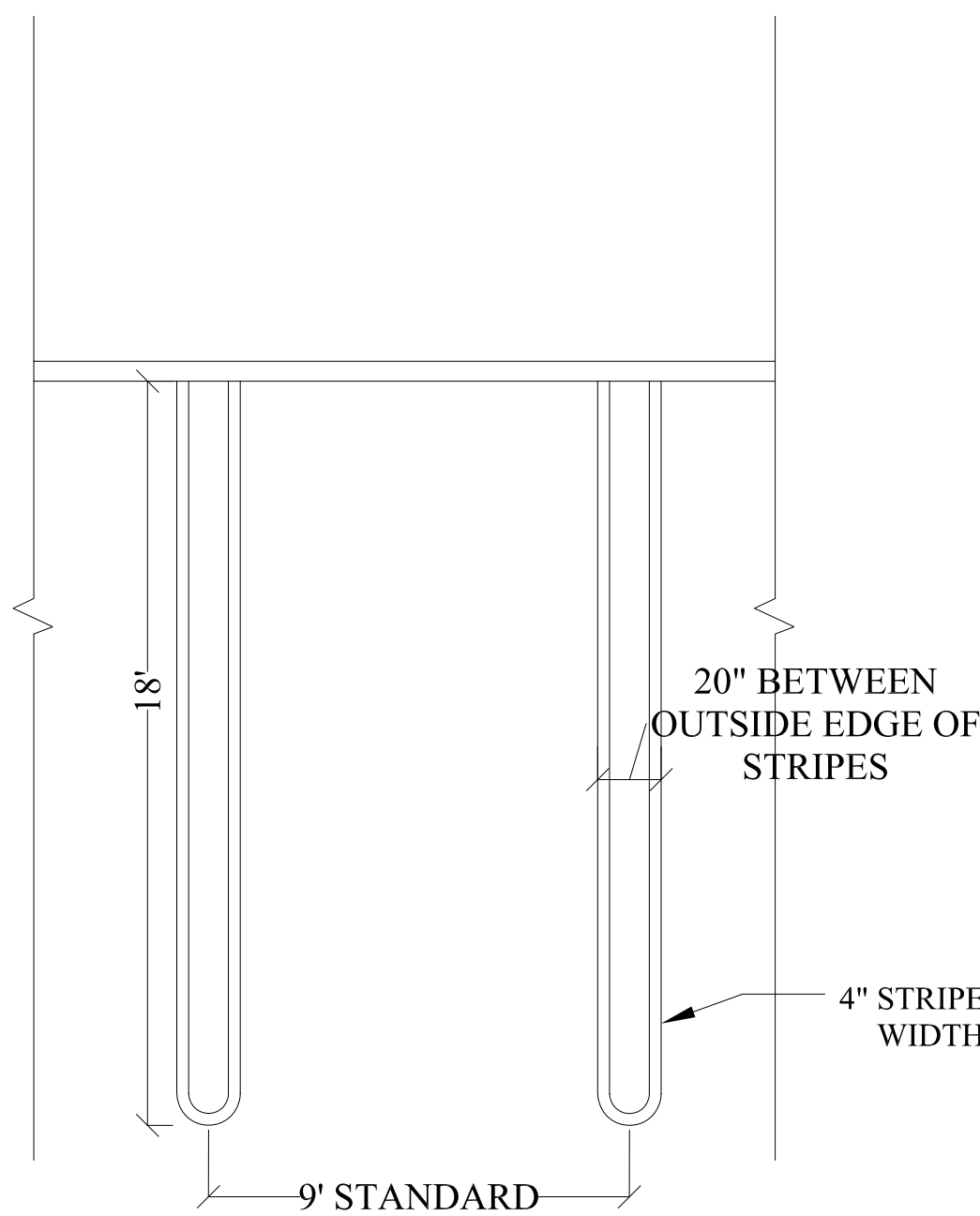
1 SITE SECTION A
SCALE: N.T.S.



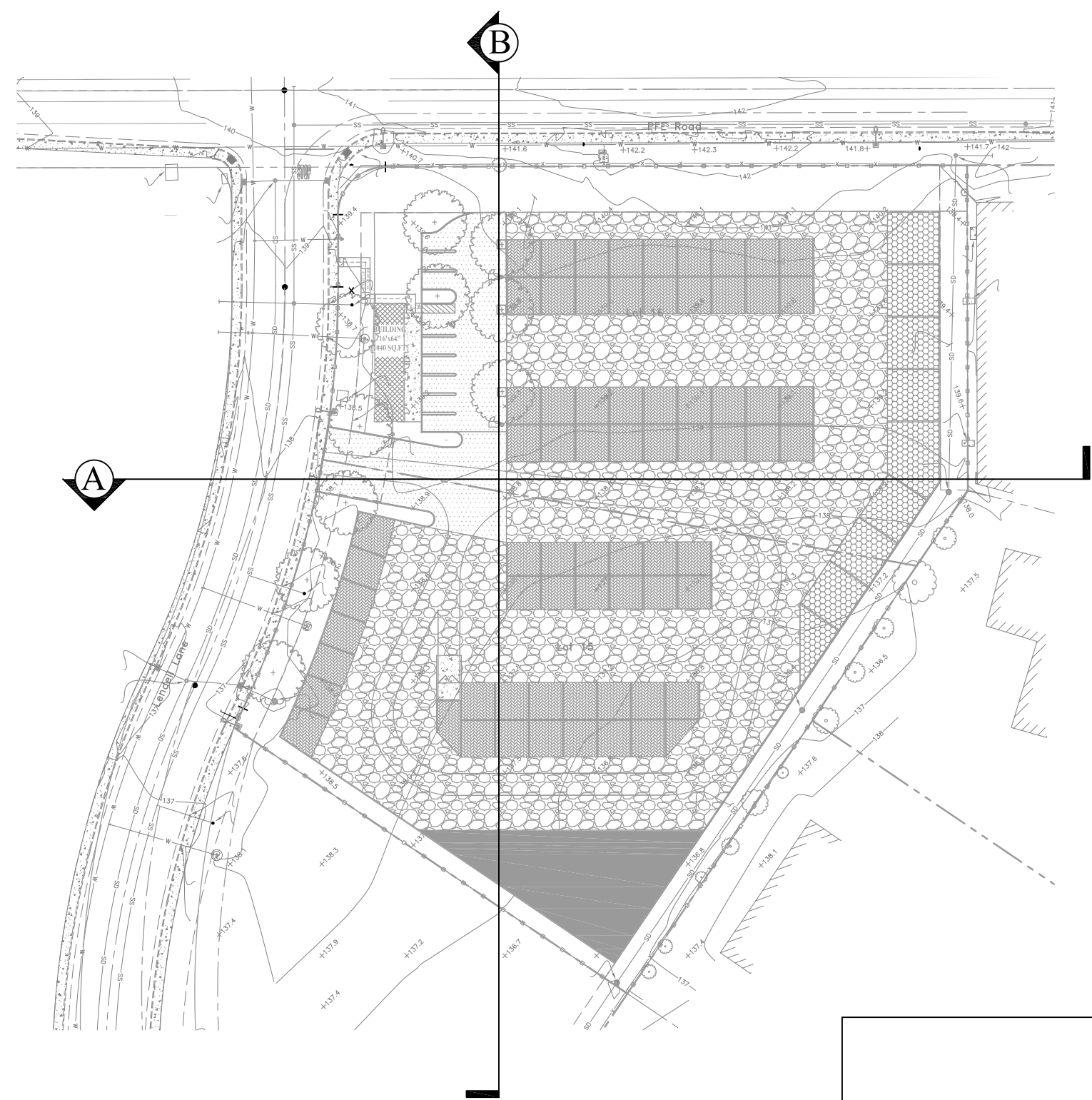
2 SITE SECTION B
SCALE: N.T.S.



3 ACCESSIBLE PARKING STALL
SCALE: N.T.S.



4 STANDARD PARKING STALL
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Continental Development Consultants, Inc.

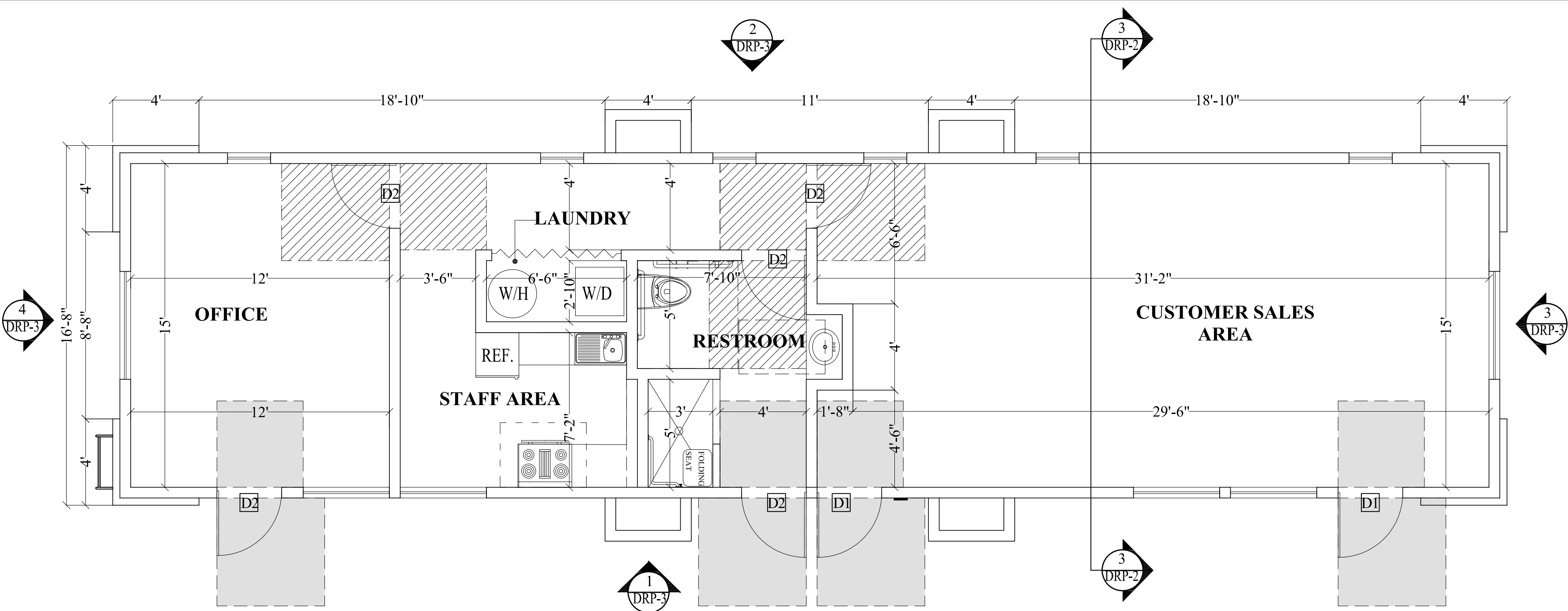


SITE SECTIONS & DETAIL
MILO'S SAND & GRAVEL
1801 PFE ROAD
ROSEVILLE CA 95747

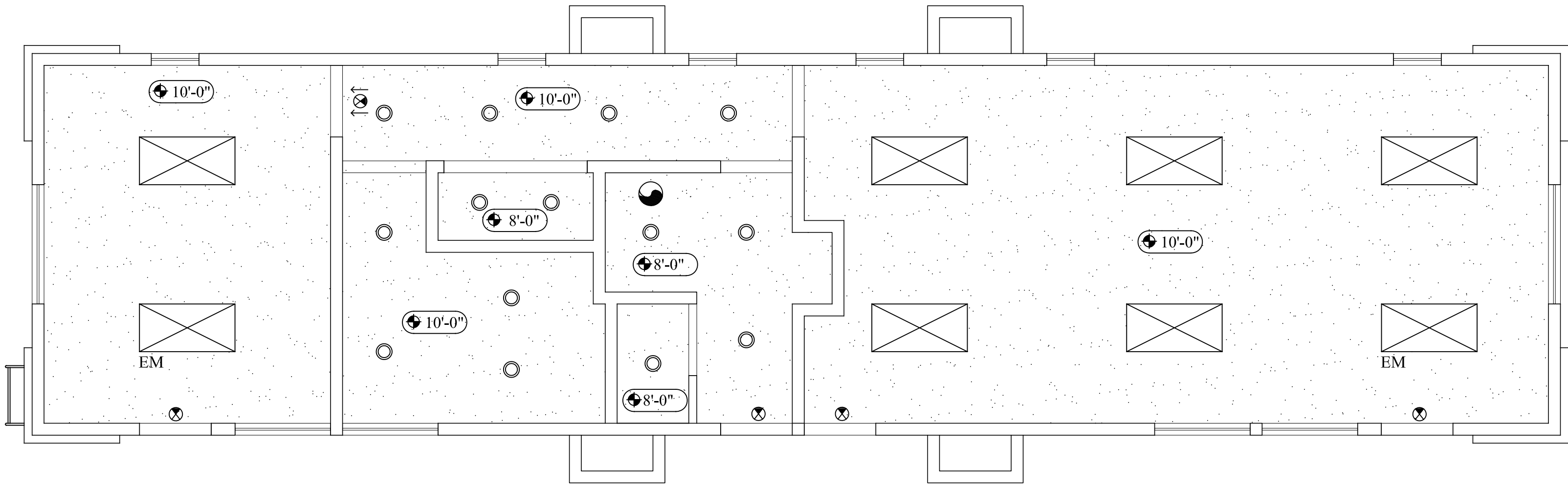
TITLE
PROJECT

DATE: 01/05/2019
JOB: BSG-RV-01
DWG BY: DV
CHK BY: SPK

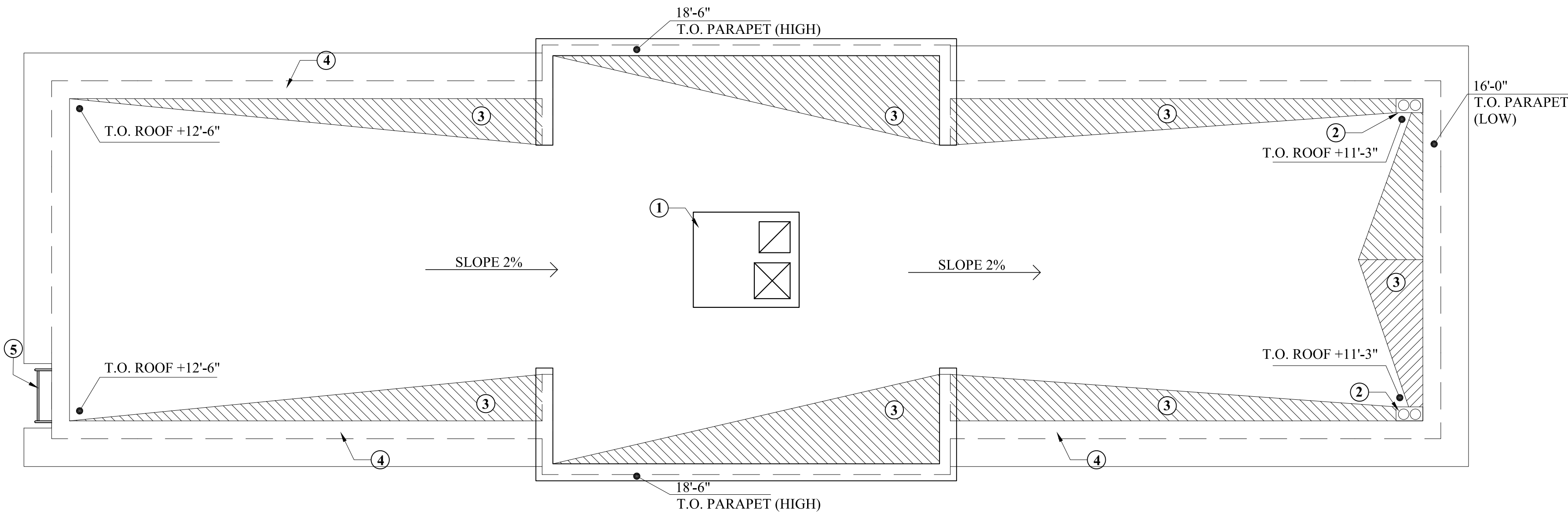
DRP-1.2



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

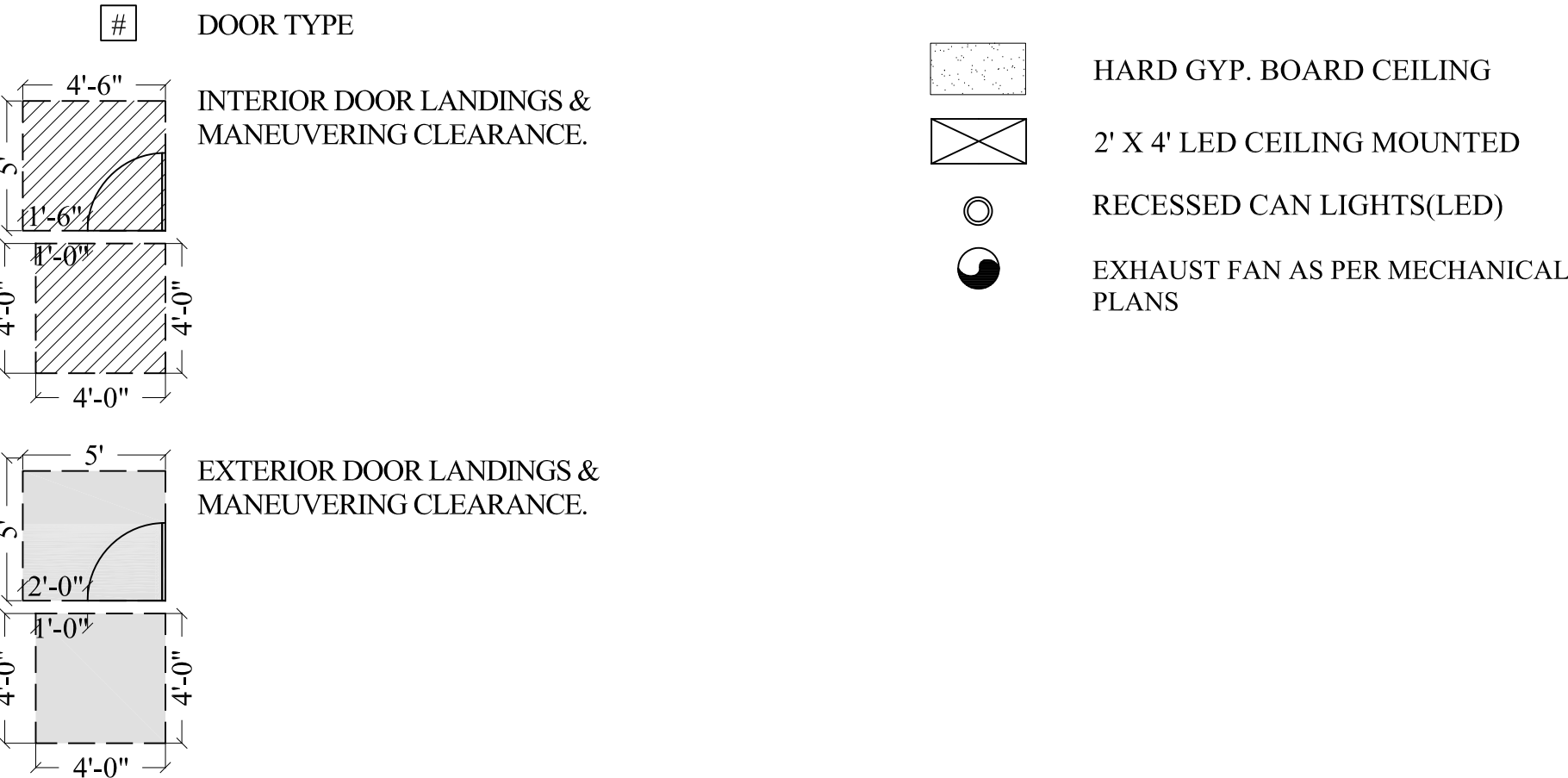


2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND

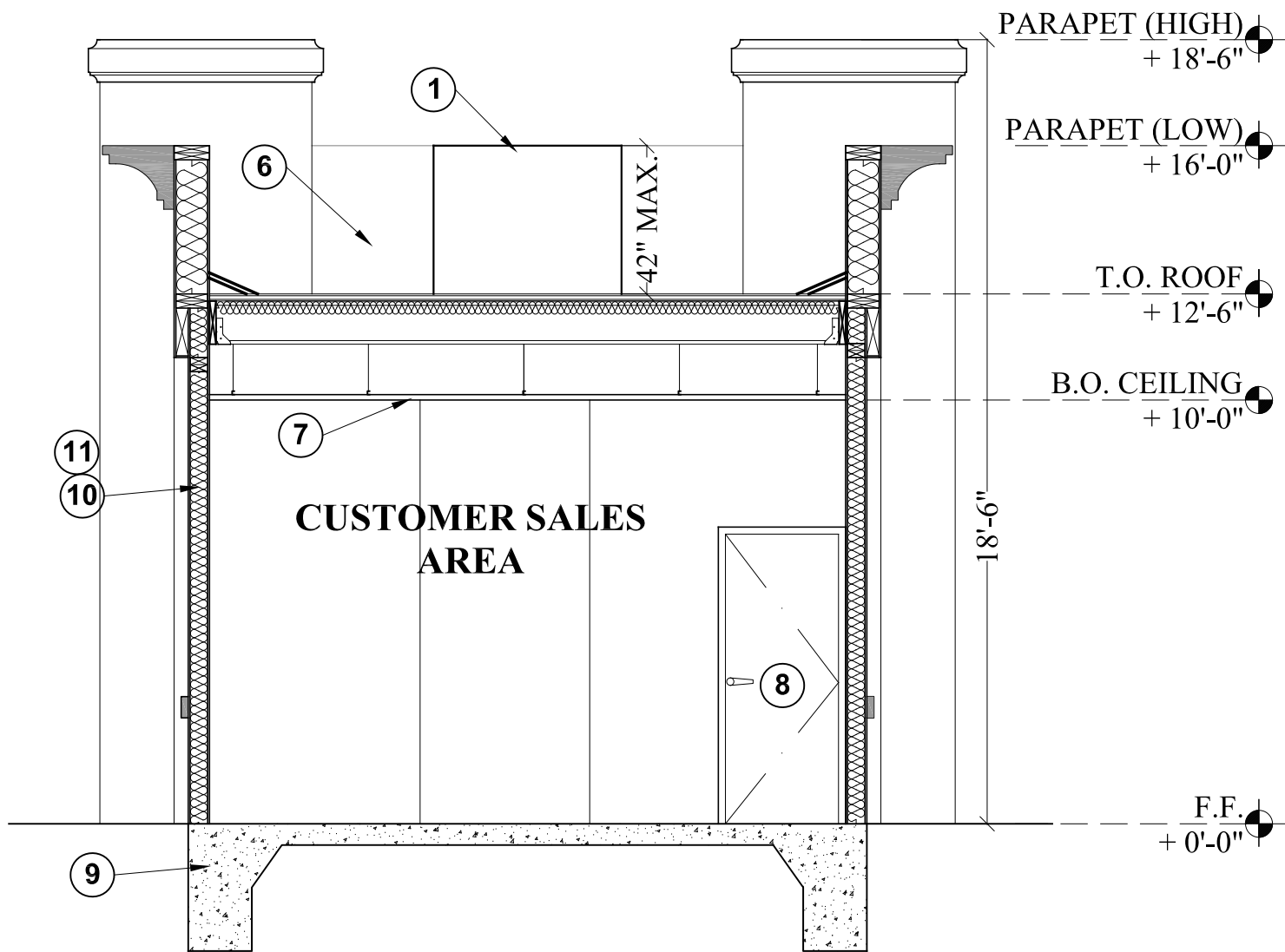


DOOR SCHEDULE

#	SIZE	REMARKS
D1	3'-0" x 7'-0"	ALUMINUM W/GLAZING
D2	3'-0" x 7'-0"	SOLID CORE WOOD

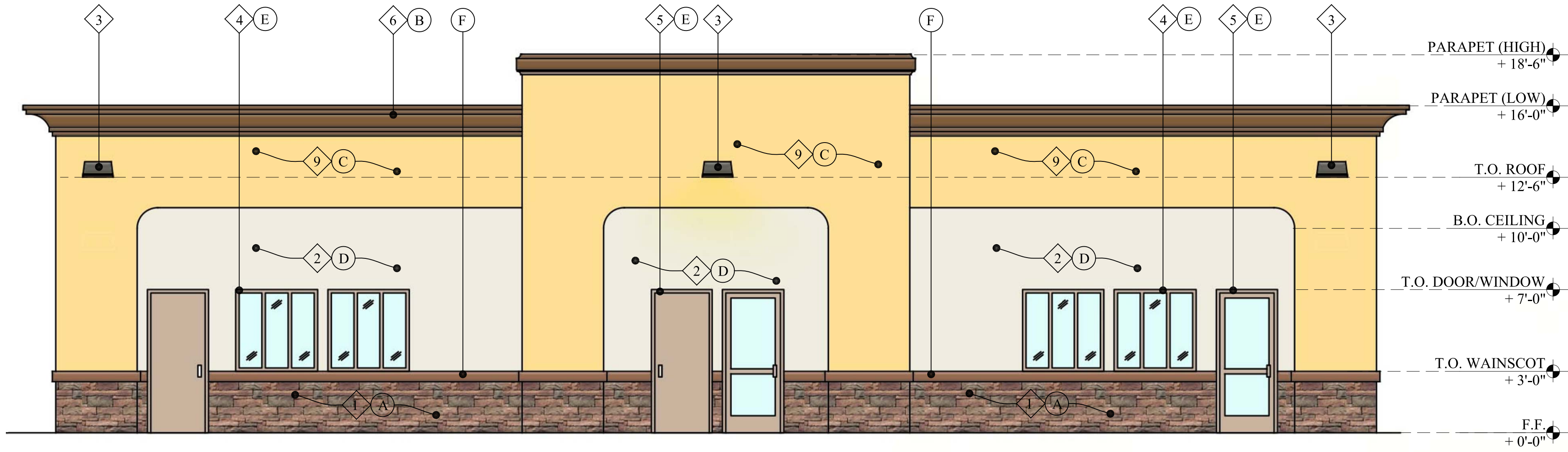
KEY NOTES

- MECHANICAL HVAC UNIT TO BE PLACED BETWEEN HIGH TOWERS.
- 3" ROOF DRAIN & OVER FLOW PIPE (TYP.)
- 1/2" PLYWOOD CRICKET O/2X6 KICKERS @ 16"O.C. W/ 6":12" MAX. SLOPE TYPICAL
- DASHED LINE INDICATES BUILDING LINE BELOW
- ROOF ACCESS LADDER
- JOIST PER STRUCTURAL DESIGN
- HARD GYP. BOARD CEILING
- DOOR PER DOOR SCHEDULE
- CONCRETE FOOTING PER STRUCTURAL DESIGN
- 2 X 6 WOOD STUD WALL @ 24" O.C. GYP. BOARD FOR INSIDE & STUCCO OUTSIDE
- INSULATION PER MECHANICAL DESIGN

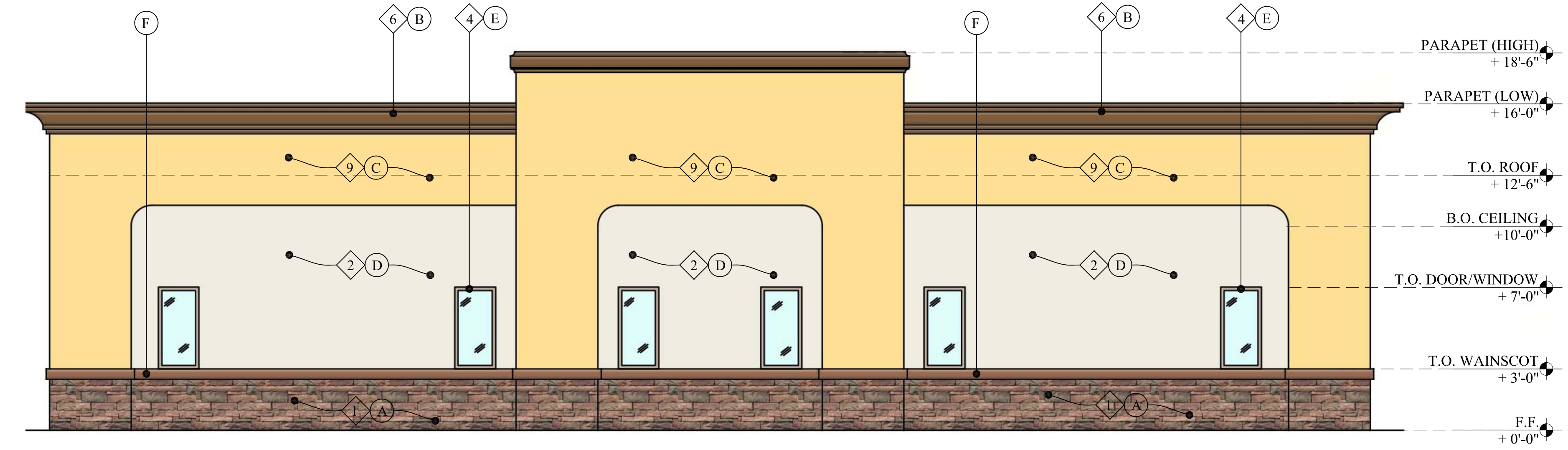


4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

EXHIBIT D



1 FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL KEY NOTES:

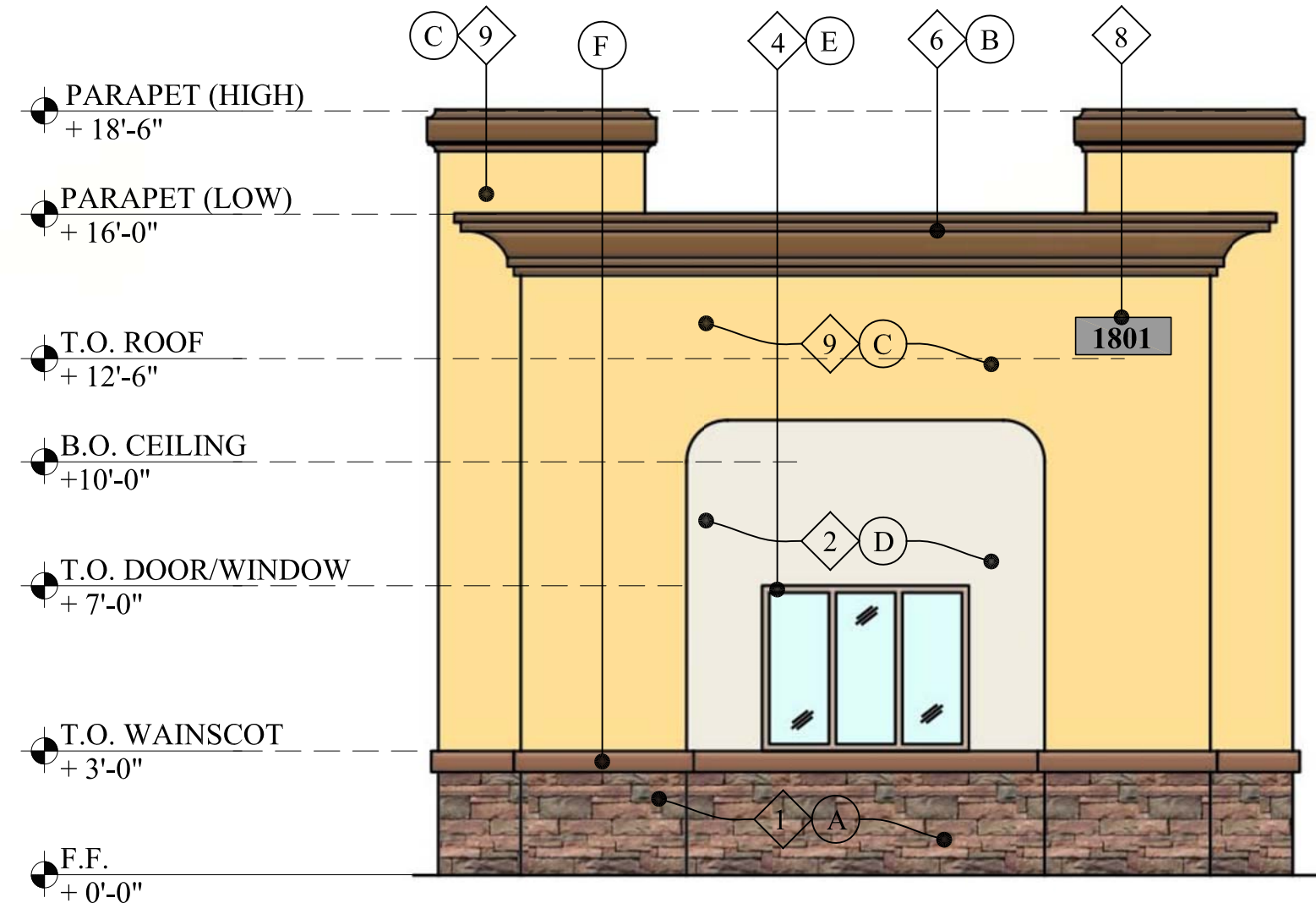
- 1 STONE WAINSCOT
- 2 3 COAT STUCCO SYSTEM
- 3 WALL MOUNTED LIGHT
- 4 WINDOW (ALUMINUM)
- 5 INSULATED DOOR & FRAME (HOLLOW METAL)
- 6 CORNICE
- 7 ROOF ACCESS LADDER
- 8 APPROVED BUILDING NUMBER W/ MIN. 1" STROKE & MIN. 6" HT., IN BLACK COLOR (CONTRASTING WITH BODY COLOR) AND INTERNALLY ILLUMINATED

NOTES:

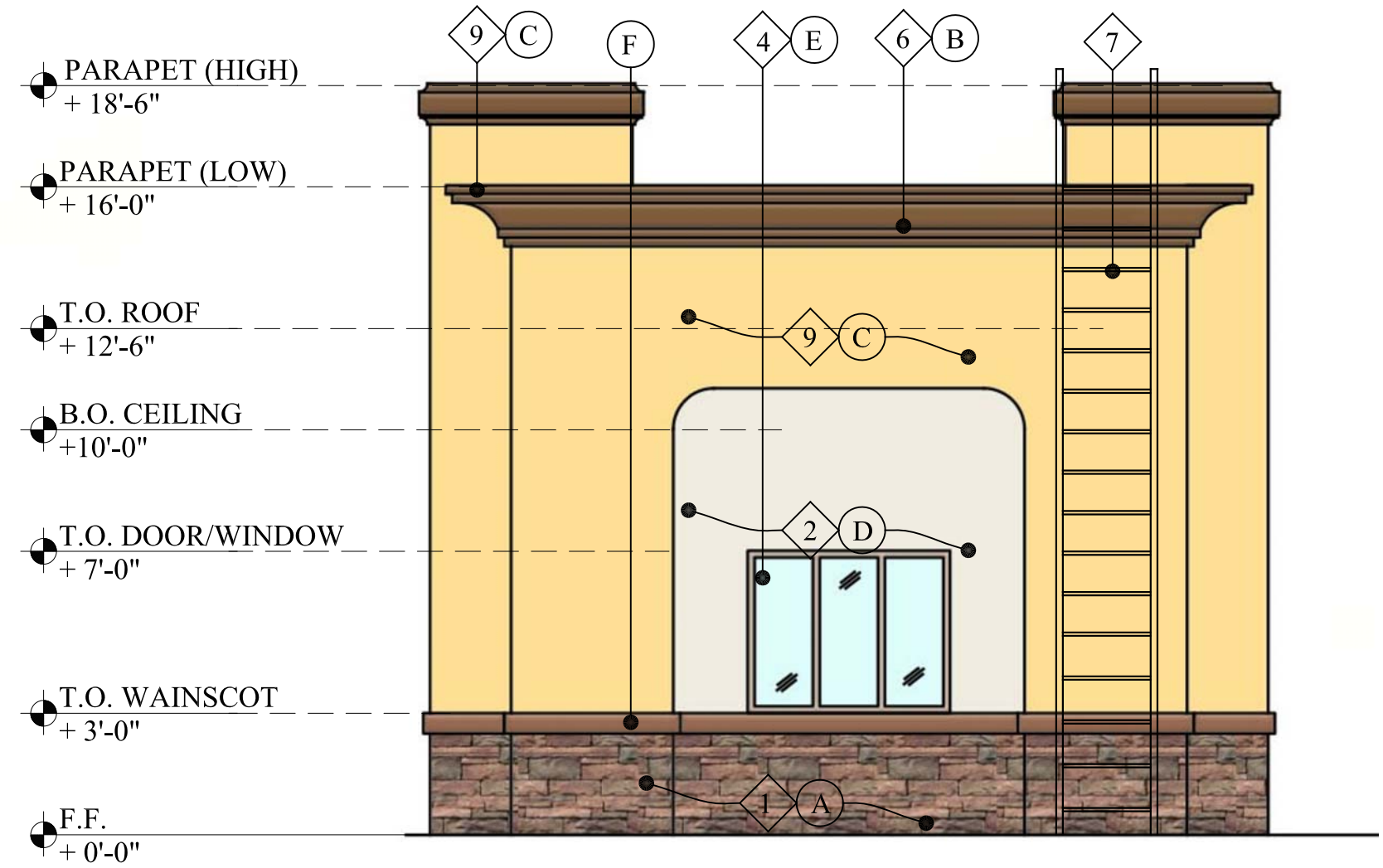
- ROOF MOUNTED EQUIPMENT (RME) TO BE PLACED BEHIND THE PARAPET WITH HIGHER ELEVATION.

EXTERIOR COLOR SCHEDULE:

FIN.#	MATERIAL	LEGEND	COLOR OR TYPE	DESCRIPTION & ITEM CODES
A	STONE WAINSCOT	BASE	DRYSTACK LEDGESTONE	MANUFACTURER-CORONADO STONE PRODUCTS OR EQUIVALENT
B	SEMI-GLOSS PAINT	ACCENT I	JUTE BROWN	SHERWIN-WILLIAMS # SW6096
C	SEMI-GLOSS PAINT	BODY I	SUNNY VERANDA	SHERWIN-WILLIAMS # SW9017
D	SEMI-GLOSS PAINT	BODY II	GREEK VILLA	SHERWIN-WILLIAMS # SW7751
E	PAINT	ACCENT II	FAMILIAR BEIGE	SHERWIN-WILLIAMS # SW6093
F	SEMI-GLOSS PAINT	ACCENT III	WHEAT PENNY	SHERWIN-WILLIAMS # SW7705



3 SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:	REVISION	ISSUE	DATED
Continental Development Consultants, Inc.			
7473 W Lake Mead Blvd, Ste 100, Las Vegas, NV 89128			
Phone (702)287-0347, Fax (702)664-6237			
email-contact@continentaldc.com			
Civil Engineering Land Planning and Zoning Entitlements			
Building Design and Improvements Construction Consulting			
EXTERIOR ELEVATIONS			
MILO'S SAND & GRAVEL			
1801 PFE ROAD			
ROSEVILLE CA 95747			
TITLE	PROJECT		
DATE: 11/16/2018			
JOB: BSG-RV-01			
DWG BY: DV			
CHK BY: SPK			
DRP-3			

EXHIBIT E

PROPOSED IMPROVEMENT NOTES:

- 1 PLACE 4" AC OVER 7" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 2 PLACE 7" PCC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 3 CONSTRUCT 6" VERTICAL CURB.
- 4 SIDEWALK, PLACE 4"(MIN) PCC OVER 4"(MIN) AB COMPACTED TO A MINIMUM 95% COMPACTION, 2% MAX SLOPE AWAY FROM BLDG.
- 5 CONSTRUCT 2' CURB OPENING. PLACE 4" MIN. DIA. COBBLES 0.2' BELOW CURB OPENING AND 2' ON EITHER SIDE.
- 6 PROPOSED TYPE "S" DRIVEWAY PER DETAIL ST-20 CITY OF ROSEVILLE STANDARD.
- 7 PLACE CEMENT CONCRETE MIXER AREA.
- 8 PLACE PERVIOUS CONCRETE INSIDE NEW LANDSCAPE/HARDSCAPE BINS PER PLAN. AS SHOWN.
- 9 PLACE ADA PATH OF TRAVEL 1.8% CROSS SLOPE & 4.8% LONG SLOPE.
- 10 PLACE STORM DRAIN INLET.
- 11 PLACE 4" PERFORATED STORM DRAIN PIPE.
- 12 PLACE 6" SEWER SERVICE AND CONNECT TO EXISTING SERVICE. PLACE CLEANOUT TO GRADE AT THE R/W.
- 13 CONNECT INLET TO EXISTING DRAIN LINE.
- 14 CONSTRUCT CONCRETE WITH MAXIMUM SLOPE IN ALL DIRECTIONS OF 2% AT ALL HANDICAPPED ACCESSIBLE PARKING SPACES AND ACCESS AISLES. VERIFY LOCATION WITH ARCHITECTURAL PLANS. REFER TO SOILS REPORT FOR STRUCTURAL SECTION.
- 15 REMOVE EXISTING BLOWOFF EXTEND EXISTING WATER SERVICE TO NEW BUILDING.
- 16 PLACE 3/4" WATER METER & BACK FLOW PREVENTOR FOR PROPOSED BUILDING.
- 17 EXISTING CURB/GUTTER & SIDEWALK TO BE PROTECTED.
- 18 PLACE CLEANOUT TO GRADE.
- 19 PLACE 1" WATER METER & BACK FLOW PREVENTOR FOR PROPOSED IRRIGATION.
- 20 PLACE CONCRETE PAVERS INSIDE PARKING STALLS AS SHOWN.

PROPOSED EASEMENT NOTES:

AN EASEMENT FOR RECIPROCAL ACCESS AND DRAINAGE SHALL BE RECORDED OVER BOTH PROPERTIES

NOTE:

INFORMATION SHOWN HEREON IS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY CULLEN-SHERRY & ASSOCIATES.

APN - 473-100-031
ZONING - M2

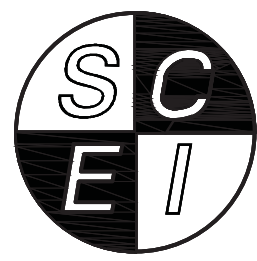
APN #473-100-047 & 473-100-046
126,847.75 SQ.FT.
(2.91 ACRE)

LENDELL

LANE

BENCHMARK ELEV. _____

FIELD BOOK NO. _____ PG. _____



STUKAM CONSULTING ENGINEERS, INC.
11344 COLOMA RD. SUITE 235C
GOLD RIVER, CALIFORNIA 95670
(916) 858-8241 PHONE (916) 988-6316 FAX

DESIGNED: FTS
DRAWN: FTS
CHECKED: FTS
SUBMITTED: FAREED T. SIDDIQUI
SCALE: 1"=20'
RCE: 56122



NO	REVISION	APPROVAL BY:	DATE

CITY OF ROSEVILLE

PRELIMINARY GRADING & UTILITY PLAN

1801 PFE

MILO'S SAND & GRAVEL
APN: 473-100-021

PLACER COUNTY

CALIFORNIA

DATE: 09-25-18

SHEET

C1 / 2

JOB NO: 2018-005

VEGETATED SWALE DESIGN CALCULATIONS:

DETERMINE WATER QUALITY FLOW (WQF):

WQF (CFS) = CIA, WHERE

C = COEFFICIENT OF RUNOFF FOR CONTRIBUTING AREA
I = RAINFALL INTENSITY FOR 2YR-6HR STORM
A = CONTRIBUTING AREA

Impervious + Pervious w/o planter + planter

$$WQF = [(0.95)(0.18)(0.392)] + [(0.9)(0.18)(1.916)] + [(0.17)(0.18)(0.591)]$$

$$= 0.387 \text{ CFS}$$

DETERMINE VEGETATED SWALE DESIGN USING VEGETATIVE FACT SHEET:

A) CHECK FOR FLOW DEPTH - COMPUTER GENERATED CALCULATION FOR DEPTH OF FLOW (DEPTH OF FLOW RANGE: 3"-5")

CHANNEL CALCULATOR

GIVEN INPUT DATA:

SHAPE TRAPEZOIDAL
SOLVING FOR DEPTH OF FLOW
FLOWRATE 0.3870 CFS
SLOPE 0.0050 FT/FT
MANNING'S N 0.2000
HEIGHT 12.0000 IN
BOTTOM WIDTH 48.0000 IN
LEFT SLOPE 0.2000 FT/FT (V/H)
RIGHT SLOPE 0.1667 FT/FT (V/H)

COMPUTED RESULTS:

DEPTH 3.8926 IN (DEPTH OF FLOW)
VELOCITY 0.2063 FPS
FULL FLOWRATE 3.6512 CFS
FLOW AREA 1.8762 FT²
FLOW PERIMETER 91.5215 IN
HYDRAULIC RADIUS 2.9520 IN
TOP WIDTH 90.8138 IN
AREA 9.4994 FT²
PERIMETER 182.1672 IN
PERCENT FULL 32.4383 %

B) CHECK FOR CONTACT TIME, t_c (MINIMUM OF 7 MINUTES OF CONTACT TIME REQUIRED)

LENGTH OF PROPOSED VEGETATIVE SWALE (L) = 100 FEET
VELOCITY OF WATER IN VEGETATIVE SWALE (V) = 0.2063 FPS (PER COMPUTER GENERATED CALCULATION ON A.

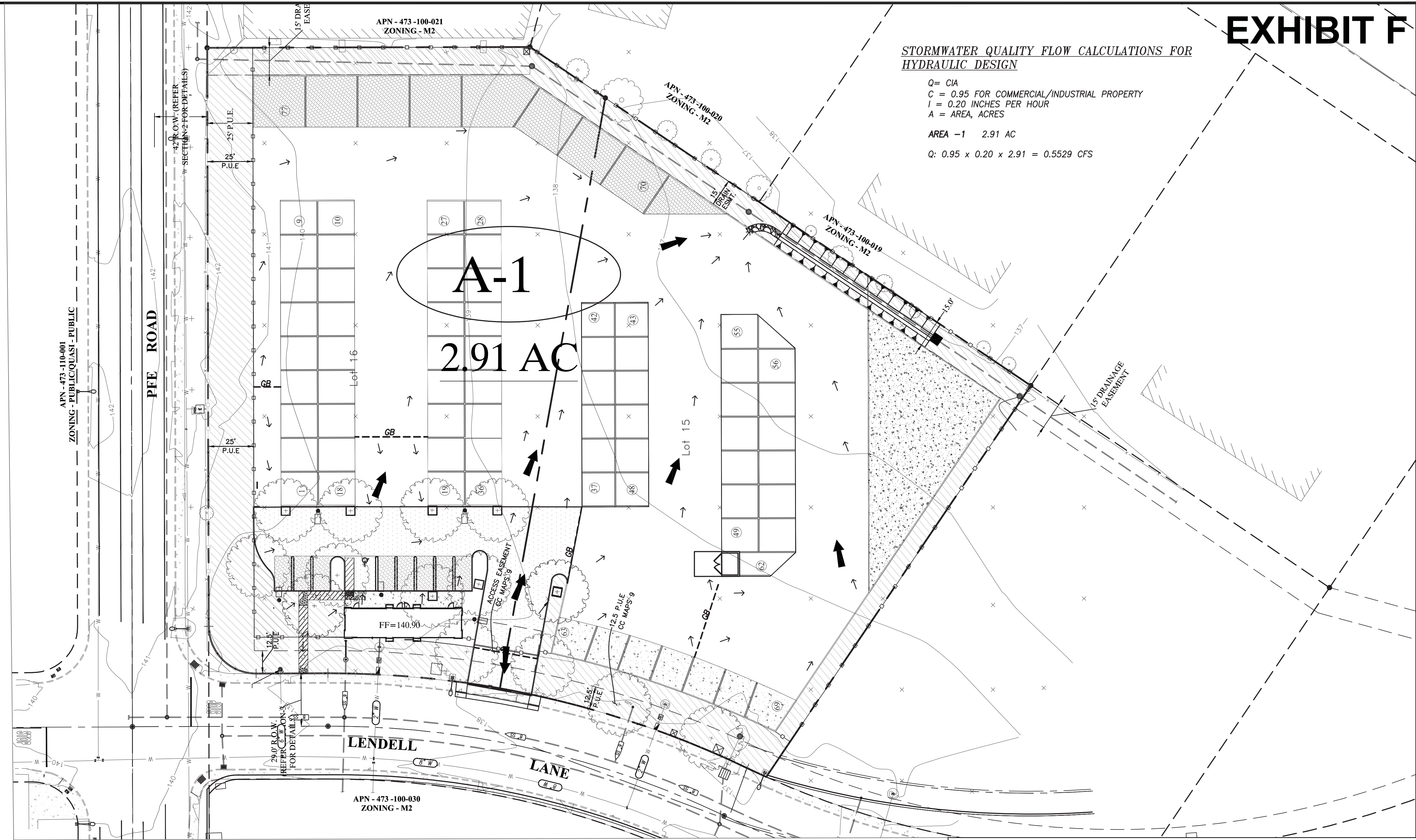
$t_c = (L/V) * (1 \text{ MIN} / 60 \text{ SEC})$
 $t_c = (100 / 0.2063) * (1 / 60)$
 $t_c = 8.07 \text{ MINUTES}$

STORMWATER QUALITY FLOW CALCULATIONS FOR HYDRAULIC DESIGN

Q = CIA
C = 0.95 FOR COMMERCIAL/INDUSTRIAL PROPERTY
I = 0.20 INCHES PER HOUR
A = AREA, ACRES

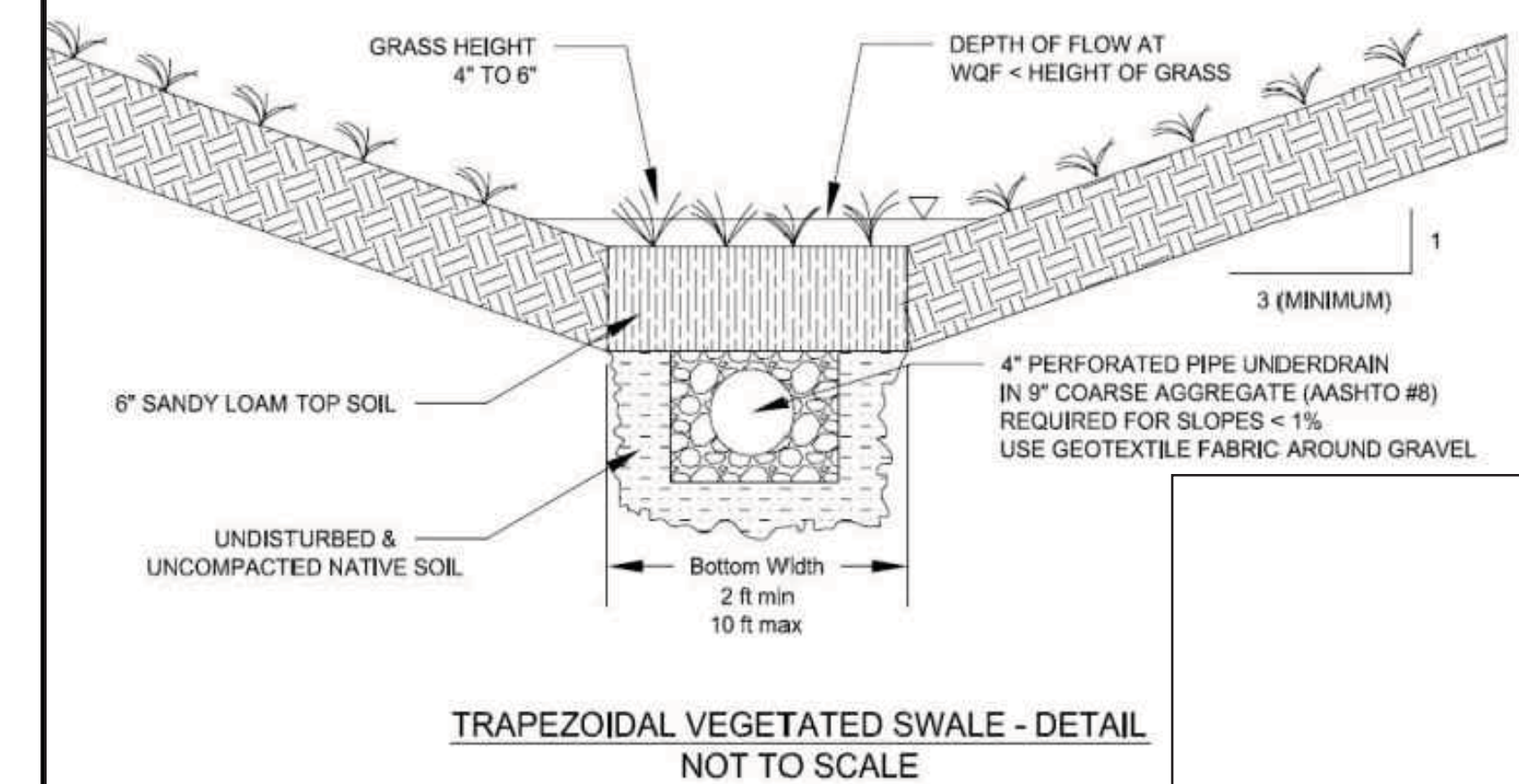
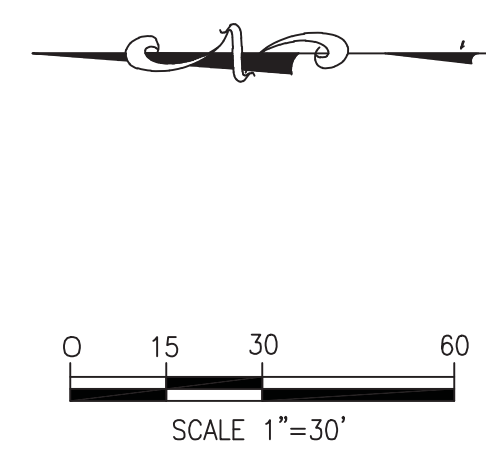
AREA -1 2.91 AC

Q: $0.95 \times 0.20 \times 2.91 = 0.5529 \text{ CFS}$



LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA
- DIRECTION OF FLOW
- OVERLAND RELEASE
- RD
- ROOF DOWNSPOUT



BENCHMARK ELEV. _____	 STUKAM CONSULTING ENGINEERS, INC. 11344 COLOMA RD. SUITE 235C GOLD RIVER, CALIFORNIA 95670 (916) 858-8241 PHONE (916) 988-6316 FAX	DESIGNED: FTS	SCALE: 1"=30'		NO _____ REVISION _____ APPROVAL BY: _____ DATE _____	PRELIMINARY STORMWATER CONTROL PLAN 1801 PFE MILO'S SAND & GRAVEL APN: 473-100-021 PLACER COUNTY CITY OF ROSEVILLE	DATE: 5-24-18 SHEET C2 OF 2
		DRAWN: FTS	CHECKED: FTS SUBMITTED: FAREED T. SIDDIQUI RCE: 56122				

EXHIBIT G

BLANOR
DESIGNS

Landscape Architecture
CA License #2592

1717 40th Street
Sacramento, CA
95819

916-719-9296



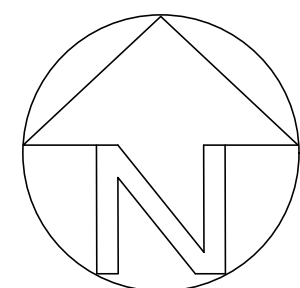
MILO'S SAND & GRAVEL
1801 PFE ROAD, ROSEVILLE, CA 95747

LANDSCAPE SHRUB & TREE PLAN
PLANTING LEGENDS, NOTES, DETAILS
SHADE CALCULATION CHART

DRAWING DATE:
01.25.2019

REVISIONS:
01.07.2019
-parking lot trees
-shade chart
-compost note
01.25.2019
-fence location
-PFE plantings

DRAWN BY: KMKB



NORTH

SCALE: 1"=30'-0"

PLANTING
PLAN with
LEGENDS,
NOTES,
DETAILS, and
SHADE CHART

SHEET L-1 of 3

LANDSCAPE GENERAL PROJECT NOTES:

THIS IS A NEW PROJECT WHICH WILL BE LANDSCAPED WITH LOW-WATER USE PLANTS, SHRUBS, AND TREES. THERE IS NO TURF SPECIFIED. ALL PLANTS SHALL USE DRIP IRRIGATION FROM A DEDICATED ON-SITE POTABLE WATER METER SOURCE. THERE ARE NO WATER FEATURES SPECIFIED. THERE ARE NO SLOPES ON THE SITE. THERE IS NO OVERHEAD IRRIGATION SPECIFIED FOR THIS PROJECT.

SOIL SAMPLES WILL BE SUBMITTED TO A LABORATORY FOR ANALYSIS PRIOR TO PLANTING TO ENSURE THAT THE SOIL AMENDMENTS ARE APPROPRIATE FOR THE EXISTING SOIL AND SPECIFIED PLANTINGS. A MINIMUM 3" LAYER OF BARK MULCH IS TO BE APPLIED AT ALL PLANTS TO CONSERVE SOIL MOISTURE. MULCH AREA SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE ROOTBALL. GRAVEL SHALL COVER ANY UNPLANTED 'BARE DIRT' SURFACES IN ALL PLANTING ZONES.

LANDSCAPE DESIGN STATEMENT:

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

Karen M.K. Blamor, Blamor Designs Landscape Architecture
California Registered Landscape Architect #2591

PRIMARY SITE LANDSCAPE PLANTINGS (revised 01.25.2019)

BOTANICAL NAME	COMMON NAME	TYPE	HT x WIDTH	WATER USE	SIZE	QTY
Agave parvif	Perry's Agave	Evergreen	3' x 3'	LOW	5 gal.	26
Arbutus unedo 'Compacta'	Dwarf Strawberry Bush	Evergreen	10' x 10'	LOW	5 gal.	28
Chamaecyparis humilis	Mediterranean Fan Palm	Evergreen	20' x 20'	LOW	15 gal.	2
Cotoneaster microphyllus	Rockspray Cotoneaster	Evergreen	3' x 6'	LOW	1 gal.	35
Hesperaloe parviflora 'Yellow'	Yellow Yucca	Evergreen	4' x 4'	LOW	1 gal.	9
Kniphofia uvaria	Red Hot Poker	Evergreen	4' x 4'	LOW	1 gal.	8
Laurus nobilis 'Saraboga' std.	Saraboga Sweet Bay Tree	Evergreen	30' x 50'	LOW	15 gal.	6
Leucophyllum frutescens	Texas Ranger	Evergreen	8' x 8'	LOW	1 gal.	11
Pistacia chinensis	Chinese Pistache Tree	Deciduous	60' x 60'	LOW	15 gal.	5
Quercus suber	Cork Oak Tree	Evergreen	60' x 60'	LOW	15 gal.	5
Rosmarinus o. 'Tuscan Blue'	Tuscan Blue Upright Rosemary	Evergreen	7' x 3'	LOW	1 gal.	20
Salvia greggii 'Red'	Red Evergreen Sage	Semi-Evergreen	4' x 4'	LOW	1 gal.	22

PARKING LOT TREE SHADE CALCULATION TABLE (revised 01.07.2019)

Trees (all large)	Interior Planter - 100%	South, East, and West - 50%	Corner and North - 25%
Pistacia chinensis	1 x (962) = 962	2 x (481) = 962	NA
Quercus suber	NA	1 x (481) = 481	1 x (240) = 240
Calculated Total	962 +	1,443 +	240 = 2,645
Required Total Area of Parking Lot Shading: 5,180 square feet.			
Area Required to be Shaded: 5,180 x 50% = 2,590 square feet. 2,645 > 2,590			
Shade provided exceeds amount required. Thus, shading requirements are satisfied.			

SHRUB LEGEND for REAR PERIMETER PLANTING SCREEN

BOTANICAL NAME	COMMON NAME	TYPE	HT x WIDTH	WATER USE	SIZE	QTY
Leucophyllum frutescens	Texas Ranger	Evergreen	8' x 8'	LOW	1 gal.	64

GENERAL PLANTING NOTES:

CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL OPERATIONS SUCH AS FINISH GRADING, WEED ABATEMENT, AND SOIL PREPARATION AS REQUIRED TO ENSURE THE HEALTH & VIABILITY OF ALL PLANT MATERIALS. ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.

PRIOR TO ANY EXCAVATIONS, CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PROTECT FROM DAMAGE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE & LOCAL CODES.

THE DRIP IRRIGATION SYSTEM SHALL BE FULLY FUNCTIONAL AND BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE SOIL SHALL BE WATERED AND MOIST PRIOR TO PLANTING AND PLANTS SHALL BE HAND WATERED IMMEDIATELY AFTER PLANTING.

THE SOIL AMENDMENTS SHALL BE DETERMINED ACCORDING TO A SOIL TEST PERFORMED BY A SOILS LABORATORY AND SHALL BE INCORPORATED INTO THE SOIL PRIOR TO PLANTING. CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM TWO SEPARATE AREAS (ONE ON PFE, ONE ON LENDELL).

ALL GRADES SHALL BE VERIFIED IN THE FIELD WITH THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FINISH GRADE SHALL BE MINIMUM 2" BELOW PAVED SURFACES IN ALL SHRUB AREAS.

ALL PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS SPECIFIED ON THE PLANS AND IN THE DETAILS. PLANTS SHALL BE APPROVED ON-SITE FOR QUALITY AND LOCATION BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT MATERIALS NOT APPROVED SHALL BE REMOVED FROM THE SITE AND REPLACED.

ALL TREES SHALL BE STAKED AND GUYED AS DETAILED WITH A MINIMUM 5' CLEARANCE FROM PAVING AND WALLS AND 10' MINIMUM CLEARANCE FROM STORM DRAIN & SANITARY SYSTEMS. TREES LOCATED CLOSER THAN THE MINIMUM CLEARANCE SHALL HAVE 18" DEPTH ROOT BARRIER PROTECTION.

THE BACKFILL MIX FOR PLANTING PITS SHALL HAVE THE FOLLOWING PROPORTIONS:

6 PARTS ON-SITE SOIL
4 PARTS NITROGEN STABILIZED ORGANIC AMMENDMENT
2 LBS/C.Y. OF 6-20-20 IRON SULFATE
5 LBS/C.Y. AGRICULTURAL GYPSUM

IN ADDITION, TO THE BACKFILL MIX, EACH PLANT SHALL RECEIVE AGRIFORM, 21 GRAM TABLETS (20-10-6) OR EQUIVALENT AT THE FOLLOWING RATE:

1 GALLON SHRUB: 2 TABLETS
5 GALLON SHRUB: 2 TABLETS
15 GALLON SHRUB OR TREE: 3 TABLETS
24" BOX TREE OR SHRUB: 4 TABLETS

ALL PLANTING AREAS SHALL BE INSTALLED WITH A BARK MULCH LAYER OF A 3" MINIMUM DEPTH WITH 1-1/2" TO 2" SIZE NATURAL BROWN BARK. NO SHREDDED OR GORRILLA BARK IS ALLOWED.

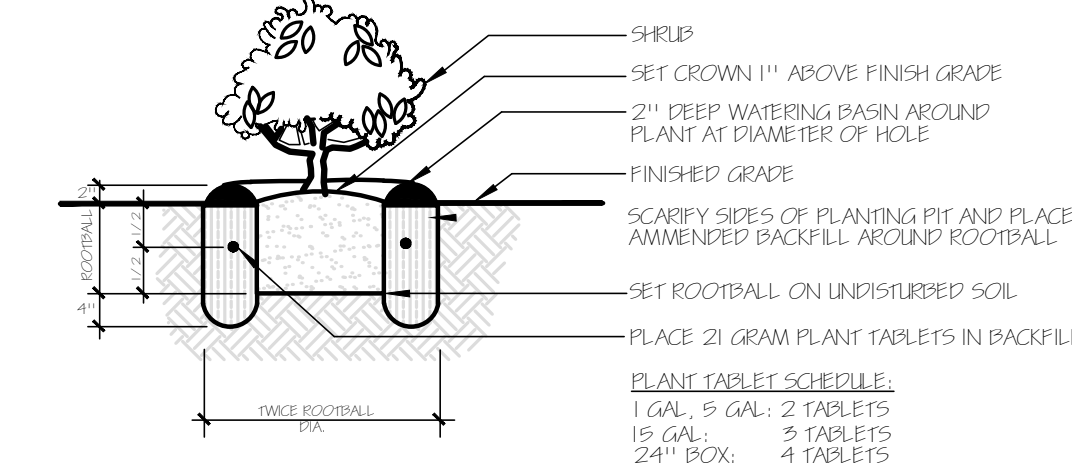
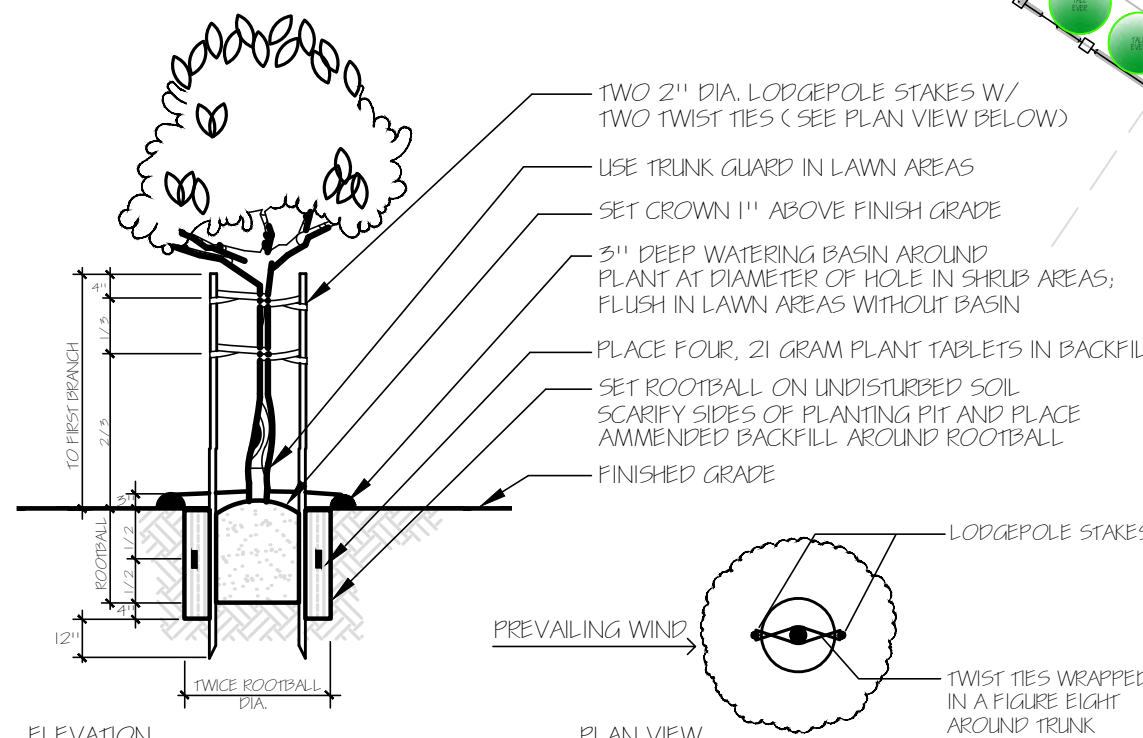
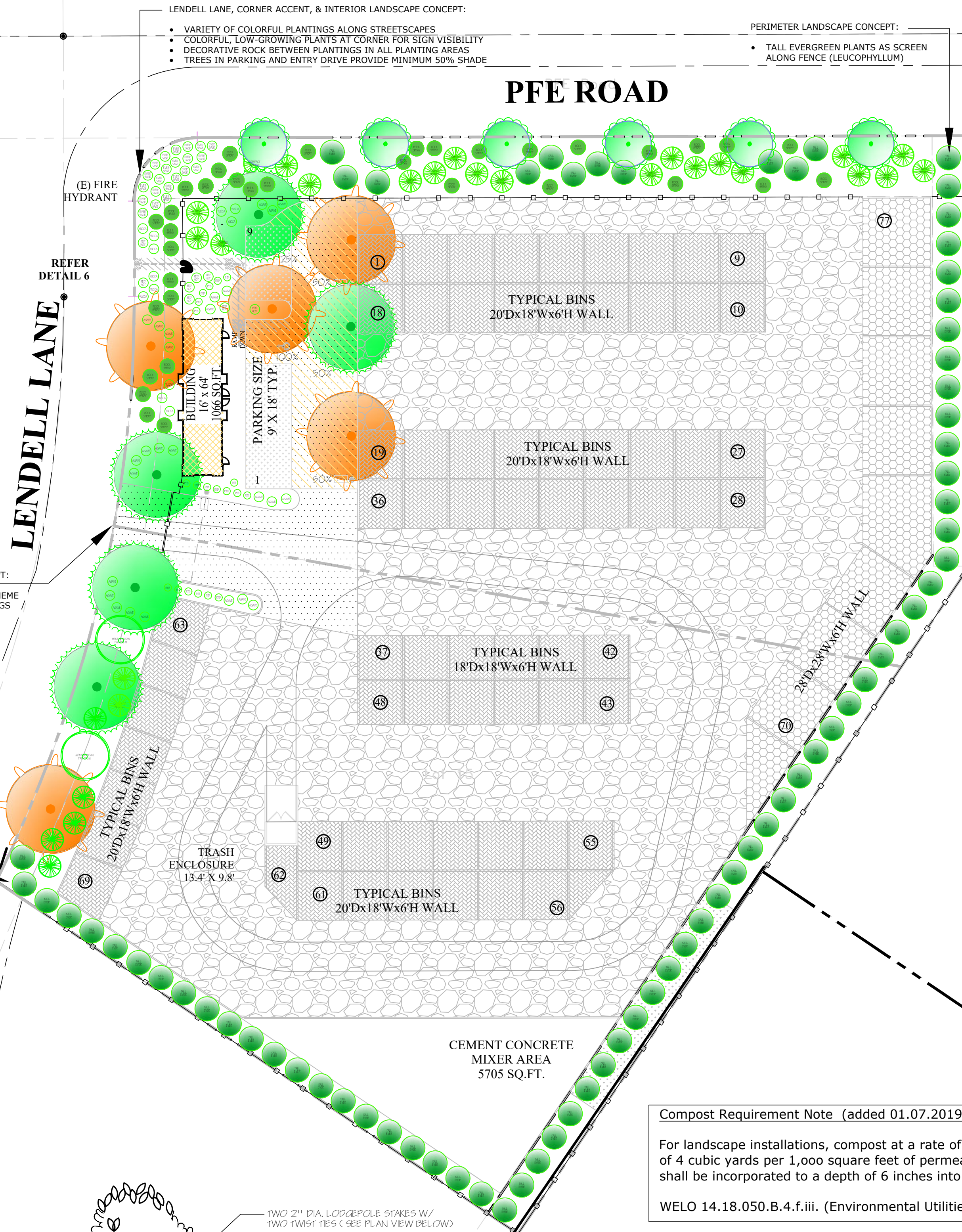
FINAL PLANTING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE JUST PRIOR TO THE END OF THE THIRTY-DAY, PLANT ESTABLISHMENT PERIOD.

AFTER THE THIRTY-DAY, PLANT ESTABLISHMENT PERIOD, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH 16-6-8 FERTILIZER APPLIED AT THE RATE OF SIX LBS/100 S.F. OF PLANTING AREA. FERTILIZER APPLICATIONS SHALL BE APPLIED EVERY 60 DAYS HEREAFTER.

GENERAL SITE LANDSCAPE CONCEPT:
• DROUGHT-TOLERANT PLANTING SCHEME WITH SEASONAL INTEREST
• ALL PLANT MATERIALS SHALL BE 'LOW WATER USE' PLANTINGS
• DRIP IRRIGATION TO ALL PLANTINGS WITH WATER-SAVING PRINCIPLES
• SHADE PROVIDED BY TREES IN PAVED AREAS (PARKING & DRIVE AISLES)
• SHADE TREES ALONG LENDELL TO PROVIDE AFTERNOON SHADE

LENDELL LANE, CORNER ACCENT, & INTERIOR LANDSCAPE CONCEPT:
• VARIETY OF COLORFUL PLANTINGS ALONG STREETSCAPES
• COLORFUL, LOW-GROWING PLANTS AT CORNER FOR SIGN VISIBILITY
• DECORATIVE ROCK BETWEEN PLANTINGS IN ALL PLANTING AREAS
• TREES IN PARKING AND ENTRY DRIVE PROVIDE MINIMUM 50% SHADE

PERIMETER LANDSCAPE CONCEPT:
• TALL EVERGREEN PLANTS AS SCREEN ALONG FENCE (LEUCOPHYLLUM)



Compost Requirement Note (added 01.07.2019):

For landscape installations, compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6 inches into the soil.

WELO 14.18.050.B.4.f.iii. (Environmental Utilities WELO).

CITY OF ROSEVILLE WELO NOTES:

OVERHEAD IRRIGATION USING POTABLE WATER SHALL BE SCHEDULED BETWEEN 8:00 PM AND 10:00 AM.
Per WELO 14.18.070.A.2 (Environmental Utilities WELO)

AN ANNUAL IRRIGATION PROGRAM WITH MONTHLY IRRIGATION SCHEDULES SHALL BE DEVELOPED AND SUBMITTED TO THE CITY FOR EACH OF THE FOLLOWING:

- The plant establishment period (see chart on this sheet)
 - The established landscape (see chart on this sheet)
 - Temporarily irrigated area (there are no temporary irrigation areas on this project)
- Per WELO 14.18.070.A.4.a-c (Environmental Utilities WELO)

WATER EFFICIENT LANDSCAPE WORKSHEET (WELO)



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

WATER EFFICIENT LANDSCAPE WORKSHEET (Revised 01.25.2019)
PROJECT NAME: Milo's Sand & Gravel, 1801 PFE Road, Roseville, CA 95747
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET _o) = 52.2							
Hydrozone # (Planting Description)*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Zones 1 & 7: Shrubs at rear perimeters	0.3	Drip	0.81	0.37	10479	3877	125482
Zones 3, 4, and 6: all Trees	0.3	Drip	0.81	0.37	560	207	6705
Zone 2: Shrubs along Lindell	0.3	Drip	0.81	0.37	5305	1962	23494
Zone 5: Shrubs along PFE & corner	0.3	Drip	0.81	0.37	10330	3822	123698
				Totals	26,674	9,869	279,379
No Special Landscape Areas on this Project							
ETWU Total							279,379
Maximum Allowed Water Allowance (MAWA)‡							319,400

*Hydrozone #/Planting Description *Irrigation Method *Irrigation Efficiency
E.g.1) front lawn overhead spray or drip, 0.75 for spray head, 0.81 for drip
2) low water use plantings 3) medium water use plantings
MAWA (Annual Gallons Allowed) = (ET_o) (0.62) (ETAF x LA)
+ ((1-ETAF) x SLA) where 0.62 is a conversion factor that
converts acre-
inches per acre per year to gallons per square foot per year.
ETWU (Annual Gallons Required) =
inches per acre per year to gallons per square foot per year.
ETWU must be less than MAWA year.
LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and
ETAF is .35 for residential areas and 0.45 for nonresidential areas.

ETAF Calculations

Regular Landscape Areas (No Special Landscape Areas on this Project)

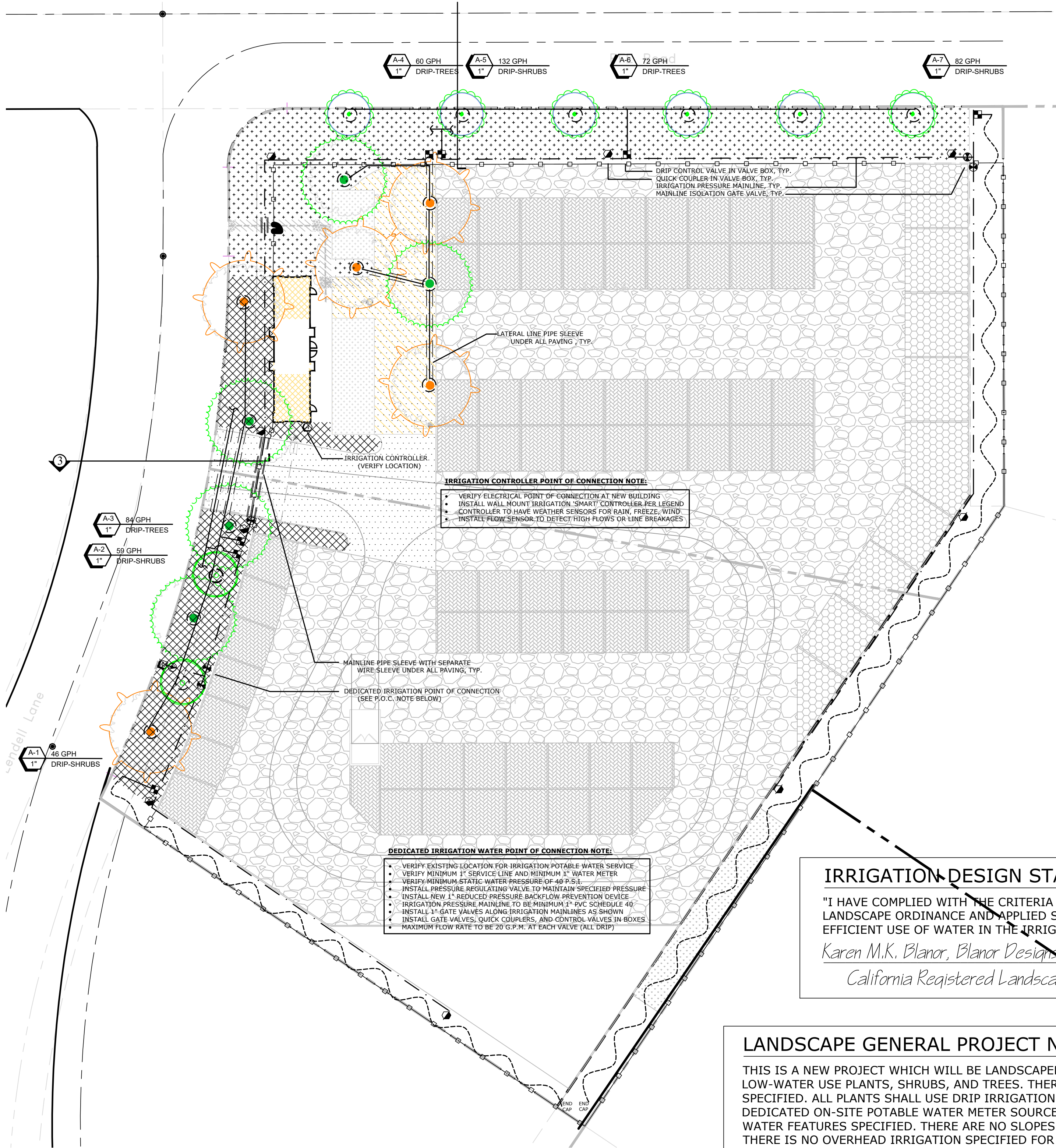
Total ETAF x Area	9869
Total Area	26674
Average ETAF (Sitewide)	0.36

Average ETAF for Regular Landscape Areas must be
0.55 or below for residential areas, and 0.45 or below for
non-residential areas.

DRIP IRRIGATION SYSTEM and IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
	N/A	N/A	DEDICATED 1" WATER METER WITH MINIMUM 1" SERVICE LINE AS PROVIDED BY OTHERS. VERIFY LOCATION, SIZE, and STATIC WATER PRESSURE PRIOR TO BEGINNING WORK.
	FEBCO	825YA- 1"	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE. INSTALL PER STATE & LOCAL CODES & MFG SPECIFICATIONS.
	NIBCO	T-113- 1"	ISOLATION GATE VALVE, SAME SIZE AS MAINLINE. INSTALL AT EACH MAINLINE INTERSECTION and AS SHOWN. INSTALL IN VALVE BOX PER DETAILS.
	HUNTER	HQ-44-LRC	1" QUICK COUPLER VALVE. LOCATION PER PLAN. INSTALL PER MANUFACTURER SPECS and DETAILS.
	HUNTER	ICZ-101	1" ELECTRIC REMOTE CONTROL DRIP VALVE WITH 1" HYD75 FILTER AND 3/4" OUTLET 25 PSI REGULATOR. INSTALL PER MANUFACTURER SPECS and DETAILS.
	HUNTER	PRO-C WITH SOLAR SYNC	MODULAR IRRIGATION CONTROLLER, OUTDOOR WALL MOUNT. INSTALL SOLAR SYNC FEATURE (EPA WATER SENSE CERTIFIED) COORDINATE ELECTRICAL POC W/ UTILITY PLANS BY OTHERS and AS DIRECTED IN FIELD BY OWNER'S REPRESENTATIVE.
	PVC	SCH. 40 (2")	IRRIGATION MAINLINE. INSTALL AT A DEPTH OF 18" WITH THRUST BLOCKS AT ALL DIRECTIONAL CHANGES PER PLAN.
	PVC	SCH. 40	PIPE SLEEVES, MINIMUM 2X THE SIZE OF PIPE BEING SLEEVED. INSTALL SEPARATE WIRE SLEEVE WITH MAINLINE. EXTEND SLEEVES MINIMUM 12" BEYOND EDGE OF PAVING.
	PVC	SCH. 200 (1")	LATERAL PIPE WHERE SHOWN and AS NEEDED FOR COMPLETE SYSTEM PER ZONE; SLEEVE UNDER ALL PAVING
NOT SHOWN	RAINBIRD	PC-10-SP-B	1 SINGLE EMITTER FOR EACH 1-GAL PLANT 2 SINGLE EMITTERS FOR EACH 5-GAL PLANT
NOT SHOWN	RAINBIRD	PC-EM6-M-10-SP-B	1 MULTI EMITTER FOR EACH 15-GAL PLANT 2 MULTI EMITTERS FOR EACH 24" BOX PLANT
NOT SHOWN	RAINBIRD	POLYETHYLENE	EMITTER SUPPLY TUBING PER MFG. RECOMMENDATIONS INSTALL 'ON GRADE' and BELOW MULCH LAYER

Revised 01.25.2019 (removed microspray system)



IRRIGATION CONTROLLER POINT OF CONNECTION NOTE:
• VERIFY ELECTRICAL POINT OF CONNECTION AT NEW BUILDING
• INSTALL WALL MOUNT IRRIGATION "SMART" CONTROLLER PER LEGEND
• CONTROLLER TO HAVE WEATHER SENSORS FOR RAIN, FREEZE, WIND
• INSTALL FLOW SENSOR TO DETECT HIGH FLOWS OR LINE BREAKAGES

DEDICATED IRRIGATION WATER POINT OF CONNECTION NOTE:
• VERIFY EXISTING LOCATION FOR IRRIGATION POTABLE WATER SERVICE.
• VERIFY MINIMUM 1" SERVICE LINE AND MINIMUM 1" WATER METER
• VERIFY MINIMUM STATIC WATER PRESSURE OF 40 P.S.I.
• INSTALL PRESSURE REGULATING VALVE TO MAINTAIN SPECIFIED PRESSURE
• INSTALL NEW 1" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
• IRRIGATION PRESSURE MAINLINE TO BE MINIMUM 1" PVC SCHEDULE 40
• INSTALL 1" GATE VALVES ALONG IRRIGATION MAINLINES AS SHOWN
• INSTALL GATE VALVES, QUICK COUPLERS, AND CONTROL VALVES IN BOXES
• MAXIMUM FLOW RATE TO BE 20 G.P.M. AT EACH VALVE (ALL DRIP)

IRRIGATION DESIGN STATEMENT:

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

Karen M.K. Blamor, Blamor Designs Landscape Architecture
California Registered Landscape Architect #2591

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IRRIGATION SCHEDULE for PLANT ESTABLISHMENT PERIOD

VALVE	PLANT TYPE	EXPOSURE	SPRING	SUMMER	FALL	WINTER
A-1	DRIP HEDGEROW	SOUTH	3/2/40	3/4/60	3/2/40	0/0/0
A-2	DRIP SHRUBS	WEST	3/2/40	3/4/60	3/2/40	0/0/0
A-3	DRIP TREES	WEST	3/2/40	3/4/60	3/2/40	0/0/0
A-4	DRIP TREES	PARKING	3/2/40	3/4/60	3/2/40	0/0/0
A-5	DRIP SHRUBS	NORTH	3/2/40	3/4/60	3/2/40	0/0/0
A-6	DRIP TREES	NORTH	3/2/40	3/4/60	3/2/40	0/0/0
A-7	DRIP HEDGEROW	EAST	3/2/40	3/4/60	3/2/40	0/0/0

Revised 01.25.2019 (removed microspray plantings)

---Key to Watering Schedule Above ---
days per week / cycles per day / minutes per cycle

REFER TO SHEET L-1 FOR PLANTING PLAN, LEGENDS, NOTES, DETAILS
REFER TO SHEET L-3 FOR IRRIGATION DETAILS & NOTES

BLANOR
DESIGNS

Landscape Architecture
CA License #2592

1717 40th Street
Sacramento, CA
95819

916-719-9296



MILO'S SAND & GRAVEL
1801 PFE ROAD, ROSEVILLE, CA 95747

LANDSCAPE IRRIGATION PLAN
IRRIGATION LEGENDS

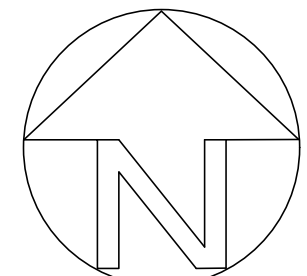
IRRIGATION WATERING SCHEDULE
IRRIGATION WATER USE CHARTS (WELO)

DRAWING DATE:
01.25.2019

REVISIONS:

01.07.2019
-trees in parking
-schedule charts
01.25.2019
-delete PFE irrig
-revise charts

DRAWN BY: KMKB



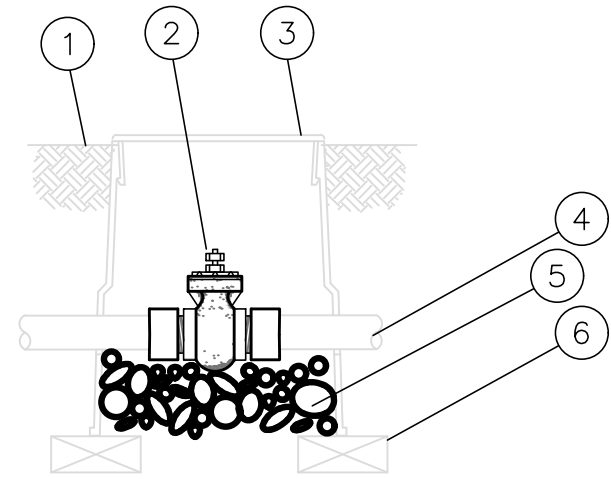
NORTH

SCALE: 1"= 30'-0"

IRRIGATION
PLAN and
LEGENDS

IRRIGATION
SCHEDULE
and WELO

SHEET L-2 of 3

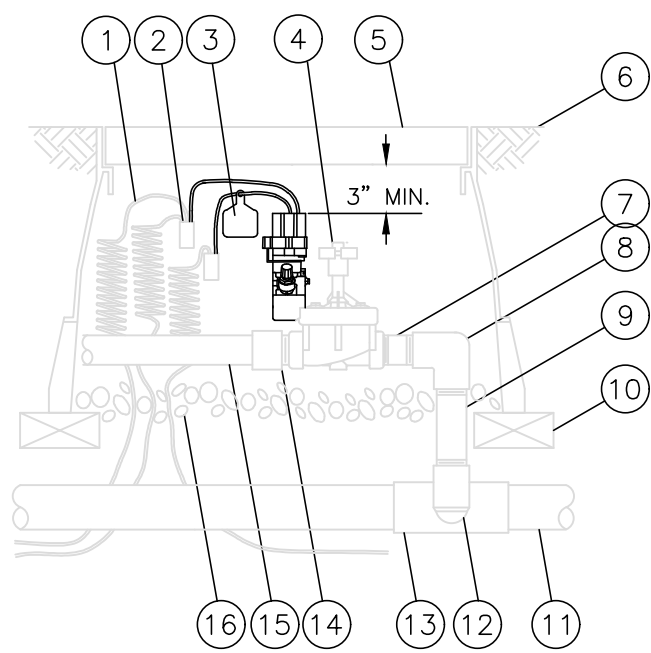


- 1 FINISH GRADE/TOP OF MULCH
- 2 BRASS GATE VALVE WITH OPERATING NUT
- 3 VALVE BOX WITH GREENCOVER:
- 4 PVC MAINLINE PIPE
- 5 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL MAINLINE SIZE

ISOLATION GATE VALVE

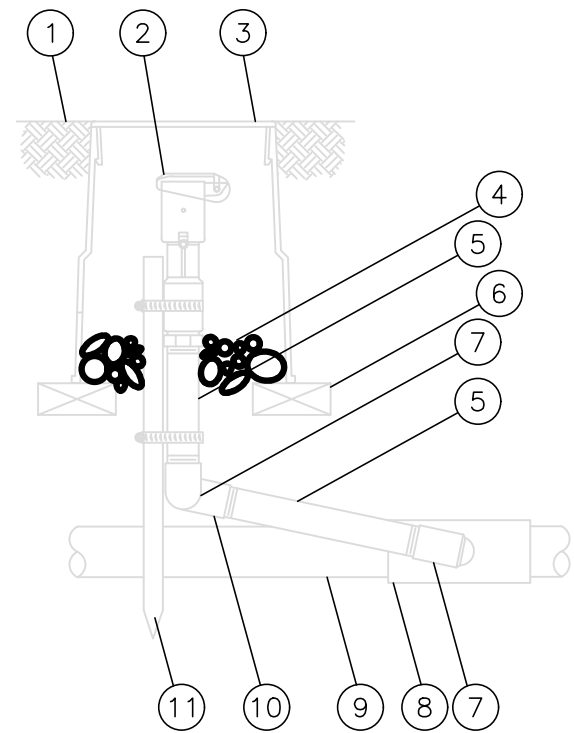
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG W/ VALVE NUMBER
- 4 REMOTE CONTROL VALVE PER LEGEND
- 5 VALVE BOX WITH GREEN COVER
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

N.T.S.

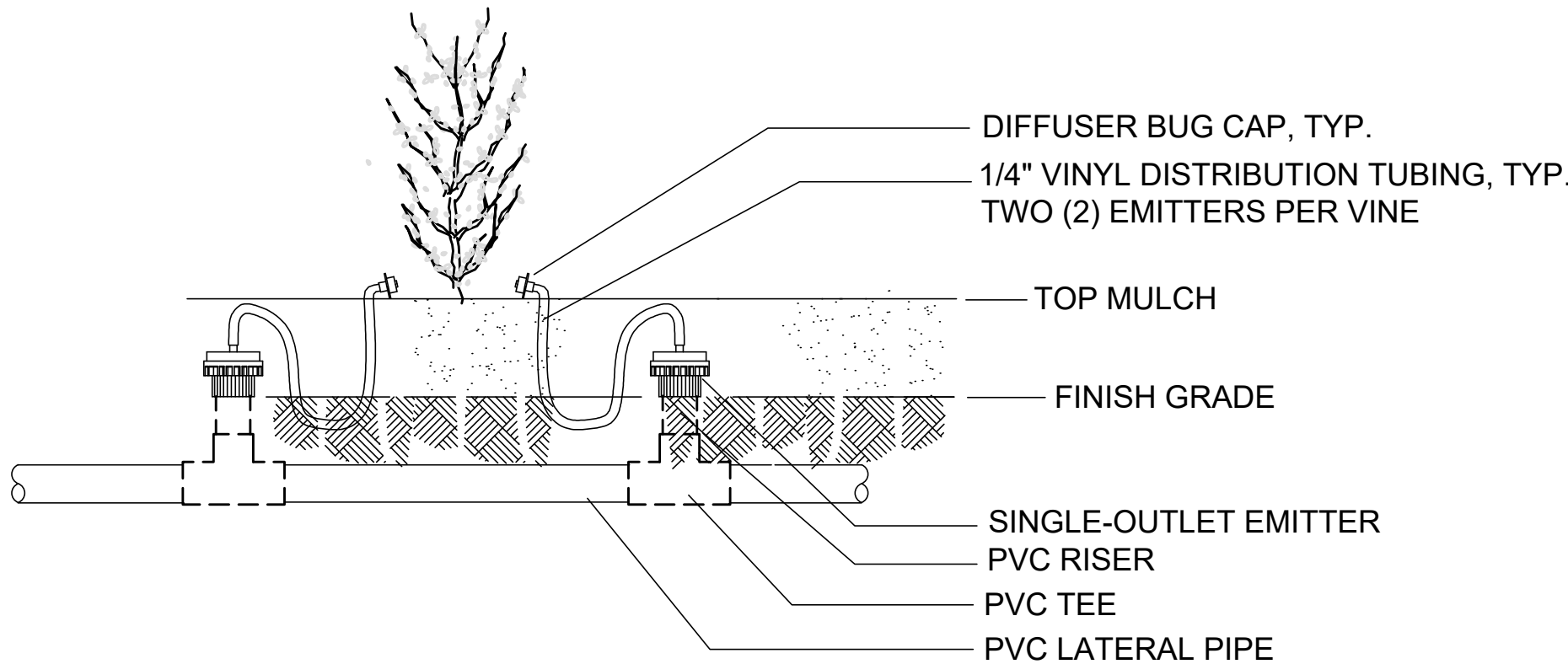


- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE
- 3 VALVE BOX WITH GREEN COVER
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 #4 REBAR W/ TWO STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLER

N.T.S.

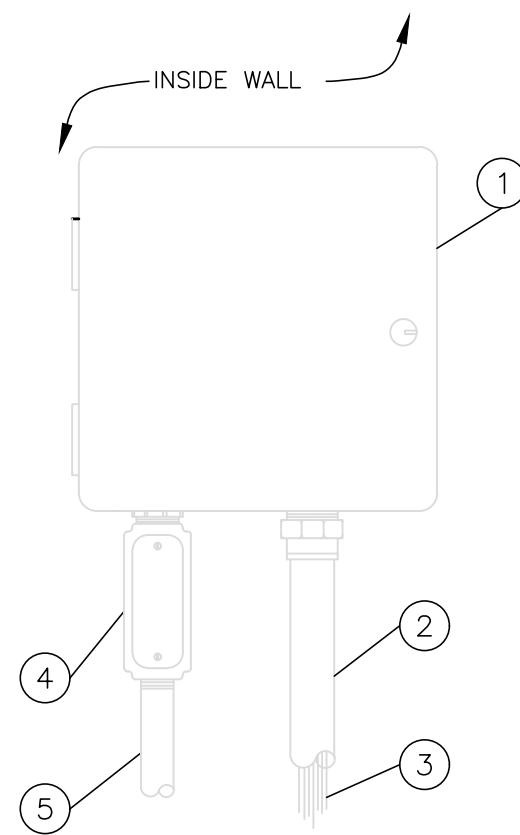


NOTES:

- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECS.
- 2. REFER TO IRRIGATION LEGENDS FOR MODEL SPECIFICATIONS.

DRIP EMITTER

N.T.S.



- 1 HYBRID CONTROLLER: WALL MOUNT
- 2 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

WALL-MOUNT CONTROLLER

N.T.S.

IRRIGATION DESIGN STATEMENT:

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

Karen M.K. Blamor, Blamor Designs Landscape Architecture
California Registered Landscape Architect # 2591

GENERAL IRRIGATION NOTES:

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. VALVES SHALL BE PLACED IN SHRUB AREAS ONLY.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONNECTION TO THE POINT OF CONNECTION WITH MINIMAL DISRUPTION TO EXISTING UTILITIES. NOTIFY THE ON-SITE REPRESENTATIVE 48 HOURS IN ADVANCE OF MAKING CONNECTION.

THE WATER PRESSURE SHALL BE VERIFIED ON SITE PRIOR TO INSTALLATION OF ANY IRRIGATION EQUIPMENT AND ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES BY A LICENSED CONTRACTOR. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO THIS WORK. ANY EQUIPMENT NOT DETAILED IN THESE DRAWINGS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, FENCE/WALL LOCATIONS, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL COORDINATE WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF ALL PIPE & SLEEVES THROUGH FOOTINGS, WALLS, AND PAVING. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AT NO ADDITIONAL COST TO THE OWNER.

WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR OTHER CONDITIONS WHICH MAY IMPACT THE IRRIGATION SYSTEM ARE PRESENT, THESE DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IN THE EVENT THAT NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY CORRECTIONS.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH THE PLANTING PLANS AND SHALL WORK WITH THE LANDSCAPE CONTRACTOR AND THE LANDSCAPE ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN THE PLANTING AND THE IRRIGATION LOCATIONS AND INSTALLATIONS.

THE IRRIGATION CONTRACTOR SHALL COORDINATE THE ELECTRICAL POINT OF CONNECTION AND THE CONTROLLER LOCATION WITH THE OWNER'S REPRESENTATIVE ON-SITE. THE ELECTRIC POWER SHALL BE PROVIDED BY THE OWNER AND THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION. ALL WIRES SHALL BE DIRECT BURIAL, SHALL BE PLACED IN SLEEVING UNDER ALL PAVING AND WALLS, AND SHALL BE SPLICED ONLY IN VALVE BOXES.

ALL PIPING SHALL BE SIZED AS ON PLAN, PLACED IN SLEEVES UNDER PAVING AND WALLS, AND INSTALLED ACCORDING TO THE LEGEND AND DETAILS. NO PIPE SHALL BE SMALLER THAN 3/4" BUT LARGER PIPE SIZES MAY BE SUBSTITUTED.

IRRIGATION CONTRACTOR SHALL SET ALL DRIP EMITTERS AT FINISH GRADE AND ADJUST TO AVOID DRAINAGE ONTO PAVED SURFACES AND PLACE ANTI-DRAIN CHECK VALVES AS NECESSARY TO PREVENT RESIDUAL FLOW.

IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH A SET OF 'AS-BUILT' DRAWINGS SHOWING THE LOCATION OF ALL IRRIGATION EQUIPMENT AND VALVING SYSTEMS ALONG WITH CONTROLLER INSTRUCTION BOOKS FOR EACH CONTROLLER.

REFER TO SHEET L-1 FOR PLANTING PLAN, LEGENDS, NOTES, DETAILS
REFER TO SHEET L-2 FOR IRRIGATION PLAN, LEGENDS, NOTES, SCHEDULES, AND WEL

**BLANOR
DESIGNS**

Landscape Architecture
CA License #2592

1717 40th Street
Sacramento, CA
95819

916-719-9296



MILO'S SAND & GRAVEL
1801 PFE ROAD, ROSEVILLE, CA 95747

LANDSCAPE IRRIGATION DETAILS
GENERAL IRRIGATION NOTES

DRAWING DATE:
01.25.2019

REVISIONS:

01.07.2019
-none
01.25.2019
-none

DRAWN BY: KMKB

SCALE: NONE

IRRIGATION
DETAILS
and GENERAL
IRRIGATION
NOTES

SHEET L-3 of 3

APN - 473 -110-001
ZONING - PUBLIC/QUASI - PUBLIC

APN - 473 -100-030
ZONING - M2

LENDILL LANE

PFE ROAD

APN - 473 -100-021
ZONING - M2

APN - 473 -100-020
ZONING - M2

APN #473-100-047 & 473-100-046
126,847.75 SQ.FT.
(2.91 ACRE)

TYPICAL BINS
20'Dx18'Wx6'H WALL

TYPICAL BINS
20'Dx18'Wx6'H WALL

TYPICAL BINS
18'Dx18'Wx6'H WALL

TYPICAL BINS
20'Dx18'Wx6'H WALL

TRASH
ENCLOSURE
13.4' X 9.8'

TYPICAL BINS
20'Dx18'Wx6'H WALL

20'Dx18'Wx6'H WALL

Lendell Lane

CEMENT CONCRETE

1 Site Photometric Plan
E1.0

SCALE: NTS

Luminaire Schedule								
Project: MILO'S SAND & GRAVEL								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Filename
	3	A	SINGLE	16670	0.850	0.900	0.944	PHILIPS GARDCO P26-64L-600-NW-G2-AR-4-VOLT-XX - 20' L.C.
	3	B1	SINGLE	2688	0.850	0.900	0.944	PHILIPS GARDCO 111L-16L-550-NW-G2-4-VOLT - 12'-6" M.H.

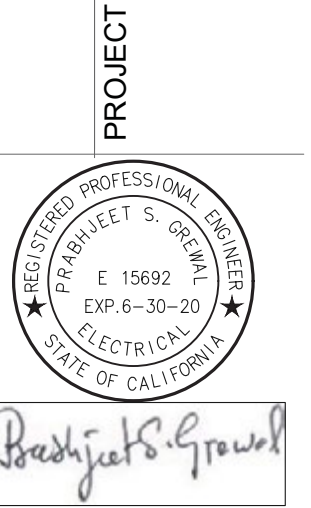
Calculation Summary								
Project: MILO'S SAND & GRAVEL								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
PARKING AREA	Illuminance	Fc	3.59	6.60	1.83	1.96	3.61	65

REVISIONS:		DATED
REVISION	ISSUE	

Continental Development Consultants, Inc.
7473 W Lake Mead Blvd, Ste 100, Las Vegas, NV 89128
Phone (702)287-0347, Fax (702)664-6237
email:contact@continentaldc.com
Civil Engineering, Land Planning and Zoning Entitlements
Building Design and Improvements Construction Consulting



Site Lighting Photometrics
MILO'S SAND & GRAVEL
1801 PFE ROAD
ROSEVILLE, CA 95747



DATE: 11/14/18
JOB : -
DWG BY: PSG
CHK BY: PSG

E1.0P

[illegible]

15. DD option required

P26_PureForm_area_medium 01/18 page 2 of 8

Ordering Code	Type 1				Type 2				Type 3				Type 4			
	LEDs	Temp	Average Temp	Power	LEDs	Temp	Average Temp	Power	LEDs	Temp	Average Temp	Power	LEDs	Temp	Average Temp	Power
Ordering Code	LEDs	Temp	Average Temp	Power	LEDs	Temp	Average Temp	Power	LEDs	Temp	Average Temp	Power	LEDs	Temp	Average Temp	Power
P30-160-100-W-62-4	4	400	8000	80	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84
P30-160-100-W-62-8	8	400	8000	80	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84
P30-160-100-W-62-16	16	400	8000	80	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84
P30-160-100-W-62-32	32	400	8000	80	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84	8700	80-10-62	84
P30-160-100-W-62-64	64	700	8000	132	18000	80-10-63	142	18000	80-10-63	142	18000	80-10-63	142	18000	80-10-63	142
P30-160-100-W-62-128	128	700	8000	263	25000	80-10-63	286	25000	80-10-63	286	25000	80-10-63	286	25000	80-10-63	286
P30-160-100-W-62-256	256	800	8000	589	23100	80-10-64	640	23100	80-10-64	640	23100	80-10-64	640	23100	80-10-64	640
P30-160-100-W-62-512	512	800	8000	1262	20600	80-10-64	136	25000	80-10-64	136	25000	80-10-64	136	25000	80-10-64	136
P30-160-100-W-62-1024	1024	900	8000	2799	21900	80-10-65	303	25000	80-10-65	303	25000	80-10-65	303	25000	80-10-65	303
P30-160-100-W-62-2048	2048	900	8000	5920	21900	80-10-65	640	25000	80-10-65	640	25000	80-10-65	640	25000	80-10-65	640
P30-160-100-W-62-4096	4096	900	8000	12200	21900	80-10-65	136	25000	80-10-65	136	25000	80-10-65	136	25000	80-10-65	136
P30-160-100-W-62-8192	8192	900	8000	24400	21900	80-10-65	286	25000	80-10-65	286	25000	80-10-65	286	25000	80-10-65	286
P30-160-100-W-62-16384	16384	900	8000	48800	21900	80-10-65	589	25000	80-10-65	589	25000	80-10-65	589	25000	80-10-65	589
P30-160-100-W-62-32768	32768	900	8000	97600	21900	80-10-65	1186	25000	80-10-65	1186	25000	80-10-65	1186	25000	80-10-65	1186
P30-160-100-W-62-65536	65536	900	8000	195200	21900	80-10-65	2372	25000	80-10-65	2372	25000	80-10-65	2372	25000	80-10-65	2372
P30-160-100-W-62-131072	131072	900	8000	390400	21900	80-10-65	4744	25000	80-10-65	4744	25000	80-10-65	4744	25000	80-10-65	4744
P30-160-100-W-62-262144	262144	900	8000	780800	21900	80-10-65	9488	25000	80-10-65	9488	25000	80-10-65	9488	25000	80-10-65	9488
P30-160-100-W-62-524288	524288	900	8000	1561600	21900	80-10-65	18976	25000	80-10-65	18976	25000	80-10-65	18976	25000	80-10-65	18976
P30-160-100-W-62-1048576	1048576															

P26_PureForm_area_medium 01/18 page 3 of 8

Standard Arm (AR)
 Weight: 27 lbs (12.4 kg) PPA 0.28H (0.026m)
 5.9" (15.1cm) 32.4" (82.4cm) 16.2" (41.3cm) 26.3" (66.8cm)
 2.4" (6.0cm)

Retrofit Arm (RAM)
 Weight: 28 lbs (12.7 kg) PPA 0.28H (0.026m)
 6.9" (16.5cm) 33.7" (85.6cm) 15.2" (38.7cm) 26.3" (66.8cm) 1.3" (3.3cm)

Wall (WS)
 Weight: 35.1 lbs (15.7 kg) PPA 0.30H (0.029m)
 6.9" (16.5cm) 54.4" (138.2cm) 15.2" (38.7cm) 26.3" (66.8cm) 2" (5.1cm)

Slip fitter (SF)
 Weight: 21.1 lbs (9.4 kg) PPA 0.28H (0.026m)
 5.0" (12.7cm) 3.6" (9.0cm) 35.2" (89.5cm) 42.2" (107.3cm) 6.0" (15.2cm)

4 module configuration

3 module configuration

Standard Arm (AR) drill pattern
 0.4" dia (10.0 mm) 10" dia (25.0 mm) 10" dia (25.0 mm) 2.0" (5.1 cm) 1.0" (2.5 cm) 3" (7.6 cm) 0.4" (10.0 mm) 2.5" (6.3 cm)

Retrofit arm (RAM) drill pattern
 0.4" dia (10.0 mm) 10" dia (25.0 mm) 10" dia (25.0 mm) 1.0" (2.5 cm) 0.3" (7.6 mm) 5.2" (13.2 cm) 2.2" (5.4 cm) 0.4" (10.0 mm)

P26_P28_P29_arm_medium 02/16 page 4 of 8

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Optical Orientation Information

Standard Optic Position

Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:

Street Side
Curbline
House Side

Left side of pole
Right side of pole

90°
270°
0°

Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left [90°] Optic Position

Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below:

Street Side
Curbline
House Side

Left side of pole
Right side of pole

90°
270°
90°

Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right [270°] Optic Position

Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below:

Street Side
Curbline
House Side

Left side of pole
Right side of pole

90°
270°
270°

Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.

Street Side
Curbline
House Side

Luminaire with Type-270
Luminaire with Type-90

Left side of pole
Right side of pole

90°
270°
180°
0°

Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

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Specifications	Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce light output and/or eliminate uplight lights. Connect to the highest position at the luminaire output/light level. Use chart below to estimate current luminaire output and wattage. Luminaire is equipped with either 0 or 100% response.																						
Two-piece sealed aluminum with main part of the housing designed as the luminaire body. The luminaire is designed to be used in a variety of applications. It also includes integral arm and suspension, self-retained hinged, one-piece die cast aluminum body. The luminaire is designed to be used in a variety of applications for a high resistance to corrosion. The sleek profile with optimized surface alloy allows housing to provide excellent corrosion heat transfer and is designed to be used in a variety of applications for a high resistance to corrosion. The luminaire is designed to be used in a variety of applications for a high resistance to corrosion.	<table border="1"> <thead> <tr> <th>FAWS</th><th>Percent of Total Luminaire Output</th></tr> </thead> <tbody> <tr><td>1</td><td>25%</td></tr> <tr><td>2</td><td>50%</td></tr> <tr><td>3</td><td>75%</td></tr> <tr><td>4</td><td>65%</td></tr> <tr><td>5</td><td>80%</td></tr> <tr><td>6</td><td>80%</td></tr> <tr><td>7</td><td>85%</td></tr> <tr><td>8</td><td>90%</td></tr> <tr><td>9</td><td>95%</td></tr> <tr><td>10</td><td>100%</td></tr> </tbody> </table>	FAWS	Percent of Total Luminaire Output	1	25%	2	50%	3	75%	4	65%	5	80%	6	80%	7	85%	8	90%	9	95%	10	100%
FAWS	Percent of Total Luminaire Output																						
1	25%																						
2	50%																						
3	75%																						
4	65%																						
5	80%																						
6	80%																						
7	85%																						
8	90%																						
9	95%																						
10	100%																						
Weather resistance	Note: Typical value varies by application. 1-5																						
Luminaire Luminaire is tested and rated for 30,000 or 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.																							
Light engine																							
Light engine comprises of modules of 16 ULED aluminum metal clad board fully sealed with optics offered in multiples of 3, 4 and 5 modules at 28, 34 and 42W. Module is built with 100% aluminum. Color temperatures: 4000K, 5000K, 5600K, 6000K. Minimum CRI of 70. Also available in 48, 60, 72, 84, 96, 108, 120, 144, 168, 192, 216, 240, 270, 300, 324, 360, 396, 432, 468, 504, 540, 576, 612, 648, 684, 720, 756, 792, 828, 864, 900, 936, 972, 1008, 1044, 1080, 1116, 1152, 1188, 1224, 1260, 1296, 1332, 1368, 1404, 1440, 1476, 1512, 1548, 1584, 1620, 1656, 1692, 1728, 1764, 1800, 1836, 1872, 1908, 1944, 1980, 2016, 2052, 2088, 2124, 2160, 2196, 2232, 2268, 2304, 2340, 2376, 2412, 2448, 2484, 2520, 2556, 2592, 2628, 2664, 2700, 2736, 2772, 2808, 2844, 2880, 2916, 2952, 2988, 3024, 3060, 3096, 3132, 3168, 3204, 3240, 3276, 3312, 3348, 3384, 3420, 3456, 3492, 3528, 3564, 3600, 3636, 3672, 3708, 3744, 3780, 3816, 3852, 3888, 3924, 3960, 3996, 4032, 4068, 4104, 4140, 4176, 4212, 4248, 4284, 4320, 4356, 4392, 4428, 4464, 4500, 4536, 4572, 4608, 4644, 4680, 4716, 4752, 4788, 4824, 4860, 4896, 4932, 4968, 5004, 5040, 5076, 5112, 5148, 5184, 5220, 5256, 5292, 5328, 5364, 5400, 5436, 5472, 5508, 5544, 5580, 5616, 5652, 5688, 5724, 5760, 5796, 5832, 5868, 5904, 5940, 5976, 6012, 6048, 6084, 6120, 6156, 6192, 6228, 6264, 6300, 6336, 6372, 6408, 6444, 6480, 6516, 6552, 6588, 6624, 6660, 6696, 6732, 6768, 6804, 6840, 6876, 6912, 6948, 6984, 7020, 7056, 7092, 7128, 7164, 7200, 7236, 7272, 7308, 7344, 7380, 7416, 7452, 7488, 7524, 7560, 7596, 7632, 7668, 7704, 7740, 7776, 7812, 7848, 7884, 7920, 7956, 7992, 8028, 8064, 8100, 8136, 8172, 8208, 8244, 8280, 8316, 8352, 8388, 8424, 8460, 8496, 8532, 8568, 8604, 8640, 8676, 8712, 8748, 8784, 8820, 8856, 8892, 8928, 8964, 9000, 9036, 9072, 9108, 9144, 9180, 9216, 9252, 9288, 9324, 9360, 9396, 9432, 9468, 9504, 9540, 9576, 9612, 9648, 9684, 9720, 9756, 9792, 9828, 9864, 9900, 9936, 9972, 10008, 10044, 10080, 10116, 10152, 10188, 10224, 10260, 10296, 10332, 10368, 10404, 10440, 10476, 10512, 10548, 10584, 10620, 10656, 10692, 10728, 10764, 10800, 10836, 10872, 10908, 10944, 10980, 11016, 11052, 11088, 11124, 11160, 11196, 11232, 11268, 11304, 11340, 11376, 11412, 11448, 11484, 11520, 11556, 11592, 11628, 11664, 11700, 11736, 11772, 11808, 11844, 11880, 11916, 11952, 11988, 12024, 12060, 12096, 12132, 12168, 12204, 12240, 12276, 12312, 12348, 12384, 12420, 12456, 12492, 12528, 12564, 12600, 12636, 12672, 12708, 12744, 12780, 12816, 12852, 12888, 12924, 12960, 12996, 13032, 13068, 13104, 13140, 13176, 13212, 13248, 13284, 13320, 13356, 13392, 13428, 13464, 13500, 13536, 13572, 13608, 13644, 13680, 13716, 13752, 13788, 13824, 13860, 13896, 13932, 13968, 14004, 14040, 14076, 14112, 14148, 14184, 14220, 14256, 14292, 14328, 14364, 14400, 14436, 14472, 14508, 14544, 14580, 14616, 14652, 14688, 14724, 14760, 14796, 14832, 14868, 14904, 14940, 14976, 15012, 15048, 15084, 15120, 15156, 15192, 15228, 15264, 15300, 15336, 15372, 15408, 15444, 15480, 15516, 15552, 15588, 15624, 15660, 15696, 15732, 15768, 15804, 15840, 15876, 15912, 15948, 15984, 16020, 16056, 16092, 16128, 16164, 16200, 16236, 16272, 16308, 16344, 16380, 16416, 16452, 16488, 16524, 16560, 16596, 16632, 16668, 16704, 16740, 16776, 16812, 16848, 16884, 16920, 16956, 16992, 17028, 17064, 17100, 17136, 17172, 17208, 17244, 17280, 17316, 17352, 17388, 17424, 17460, 1																							

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Specifications (cont'd)

Interference options

Bi-Level Infrared Motion Response (BL-IMR) Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. PIR-2 style operates in the following fashion. The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes delay at "full power" prior to returning back to low. When no motion is detected for 5 minutes, the motion response system reduces the voltage to 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be programmed at different levels are required. This can also be done with PIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Interference Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and Set/Wall), motion response device will simply override controller's settings with the added benefit of a combined dimming range and sensor detection. In this configuration, the motion response device cannot be re-programmed with PIR-100 Wireless Remote Programming Tool. A pole position can be re-programmed via a radio tool.

Infrared Motion Response Lens (IMR/IMRT) Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMR/IMRT) is designed for mounting heights up to 20' and mounting heights up to 40' with larger mounting heights up to 100' diameter coverage area. See charts for approximate detection patterns:

Infrared Motion or remote mount controllers

#3 lens

IMRT Luminaire or remote mount controllers with #7 lens

Infrared Motion Response Outboard (IMRO): Infrared Motion Response Outboard combines the benefits of both automatic profile dimming and motion response. PIR sensor features a pole mounted motion sensor per pole luminaire MS-130 or MS-1272 (separately). IMRO sensors require single voltage 120V or 277 input. If motion is detected during the time the luminaire is programmed to dim, the motion response module will override the luminaire to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to a low level. Duration periods for the luminaire is factory set at 5 minutes, and is field adjustable from 5 minutes up to 15 minutes. The area under the luminaire coverage is equal to 16 times the sensor height above ground, 270" from the front-center of the sensor zone (see chart for approximate detection pattern).

Pole Detail: IMRO requires that the pole include additional hand hole 15 feet above the pole. The hand hole is generally oriented horizontally to the pole. For Philips Catalog poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover for the sensor with a 1/2" NPT cover plate. The hand hole cover plate includes the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then inserted to the hand hole. The poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole (see Guard Poles specification sheets for more information).

Electrical

Twist-Lock Receptacle (TRMS/TRLS/TRLP): Twist-Lock Receptacle with 5 pins enabling end-user with 7 pins with additional functionality (i.e. a dimmer can be used with a twistlock photoelectric cell, or a photocell can dim Receptacle Type (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.4. Can be used with Philips or third-party control system. Receptacle located on pole mounting luminaire. When using PIR receptacle with twistlock photoelectric cell, voltage must be 50V. Receptacle compliant.

Driver: Driver Efficiency (>90% Standard) 120-480V available (specifications apply). Operate short circuit protection. Optional D-10V dimming to 10% power. RoHS compliant.

Button Protection (PCB) Button style design for internal luminaire mounting applications. The photocell(s) is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will work with L-46T or L-46T-2 photocell.

Surge protection (SPVSPG): Each luminaire is provided as standard with surge protector installed in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41 5 Second Surge Current Limitation (Type II) and in accordance with UL Ground Line Neutral and Neutral Ground, and in accordance with U.S. DOE Department of Energy MSSC, (Municipal Solid-State Sheet Metal Enclosure) and UL 1449 Class B Enclosure. See the Appendix D Electrical Immunity High Test Level 100V / 3kA. Optional 270V is available for additional protection.

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Specifications (cont'd)

Installations

ULIC/LULC wet location listed to the UL 1599 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most PureForm TDS configurations are qualified under Premium DesignLights Consortium® category: Consult DLC Qualified Products list for more details.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WR), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

PureForm luminaires feature a 5-year limited warranty. See [philips.com/warranties](#) for complete details and exclusions.

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PHILIPS
LIGHTING

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281 Hillmont Rd. Markham, ON, Canada L3C 2S3
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UNIVERSITY OF QUEENSLAND

Fixture Type A

MILO'S SAND & GRAVEL
 SE CORNER OF PFE RD AND LANDEL LN
 ROSEVILLE, CA 95747

PROJECT

REGISTERED PROFESSIONAL ENGINEER
PRAHVEET S. GROWAL
E 15692
EXP. 6-30-18
ELECTRICAL
STATE OF CALIFORNIA

Praheet S. Growal

DATE: 11/14/18
JOB : -
DWG BY: PSG
CHK BY: PSG

E1.0A



Wall Mount

LED mini sconce 111L



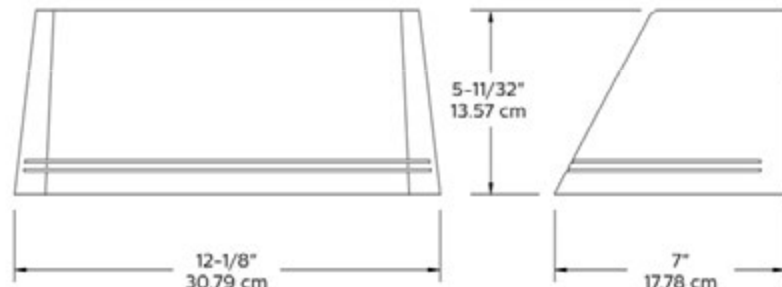
Project: _____
Location: _____
Call No: _____
Type: _____
City: _____
Notes: _____

Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

example: 111L-16L-350-CW-G2-2-UNV-DD-BK									
Prefix	No. of LEDs	Drive Current	Color / Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish	
111L	16								
111L	16 LED module	350 350mA	CW-G2 Cool White 3000K, 70 CRI generation 2	2 Type II Wide Throw Optic with maximized lateral throw	UNV 120-277V 50Hz/60Hz	PCB Photocontrol Button	F1 Single fusing (D08, 277VAC)	Textured	
111L	16 LED module	550 550mA	NW-G2 Neutral White 4000K, 70 CRI generation 2	3 Type II Preferred Wide Throw Optic with improved forward throw	120 120V	DO 0-10V Dimming	F2 Double fusing (D08, 240VAC)	BK Black	
111L	16 LED module	750 750mA	WW-G2 Warm White 3000K, 70 CRI generation 2	4 Type IV Maximized forward throw optic	208 208V		F3 Canadian double pull fusing (D08, 240VAC)	WH White	
111L	16 LED module				240 240V		DL Diffusing Lens	BZ Bronze	
111L	16 LED module				277 277V		WS Wall Mounted Box for Surface Conduit	DGY Dark Grey	
111L	16 LED module							MGY Medium Grey	
111L	16 LED module							Customer specified	
111L	16 LED module							RAL Specify optional color or RAL (ex. 05-GP or 05-RAL7026)	
111L	16 LED module							CC Custom color (must supply color chip for required factory match)	

1. Provide specific input voltage

Dimensions



10-111_LED_Spec_Sheet 12/16 page 1 of 2

Note: Mounting plate center is located in the center of the luminaire width and 2.38\"/>

111 Mini Sconce LED

110 Line LED, Wall Mount

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Avg System Wattage (W)	Lumen Output (lm)	Type 2 Beam (deg)	Efficiency (lm/W)	Lumen Output (lm)	Type 3 Beam (deg)	Efficiency (lm/W)	Lumen Output (lm)	Type 4 Beam (deg)	Efficiency (lm/W)
111L-16L-350-NW-G2	16	350	18	1908	81-90-90	106	1979	80-90-60	100	1768	84-90-60	98
111L-16L-550-NW-G2	16	550	29	2900	81-90-90	101	2735	81-90-60	95	2688	81-90-60	93
111L-16L-750-NW-G2	16	750	40	3807	81-90-90	95	3591	81-90-60	90	3529	81-90-60	88

- Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
- Tests available for luminaires with the DL option and other color temperatures. Contact outdoorlighting applications@philips.com if any approximate estimates are required for design purposes.
- Absolute lumens for Cool White (CW) matches the Neutral White (NW) lumen outputs. Warm White (WW) performance is reduced by 12% compared to Neutral White (NW) values shown.

Specifications

Housing

Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed back plate dissipates heat for longer system life. Main body cast housing and back plate made of a low copper die cast. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink/ LED Module/Optical System/Driver. Electrical components are RoHS compliant. Metal core board ensures greater heat transfer and longer lifespan.

IP Rating

Luminaires are rated IP66.

Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	LED Current	Calculated L70hrs ^{1,2}	L70 hrs TM21 ^{1,3}	Lumen Maintenance @ 60,000hrs
25 °C	750 mA	750 mA	>100,000	>60,000	97%

- Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
- L70 is the predicted time when LED performance deprecates to 70% of initial lumen output.
- Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

Optical systems

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and 0% per IESNA TM-15.

Door Frame

A single piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8\"/>

Thermal Management

Philips Gardco 111 LED luminaires utilize extruded aluminum integral thermal radiation fins to provide excellent thermal management critical to long LED system life.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each opt. on. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/ TM-21, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See philips.com/ warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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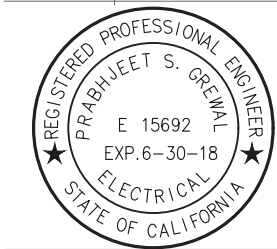
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TITLE

Fixture Type B

MILO'S SAND & GRAVEL
SE CORNER OF PFE RD AND LANDEL LN
ROSEVILLE, CA 95747

PROJECT



David J. S. Gravel

DATE: 11/14/18
JOB : -
DWG BY: PSG
CHK BY: PSG

E1.0B

Continental Development Consultants, Inc.

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