City of R	ocklin	UNIVERSAL
ROCKLIN 3970 Roc	Division cklin Road	APPLICATION
Rocklin, (California 95677 116) 625-5160 FAX (916) 625-5195	FORM
4855 Pacific St	10, 010 0100 1/0 (010, 010 0100	
NAME OF PROJECT:		
Location:	, CA 95077	
Assessor's Parcel Numbers:	Type text here 010-091	-018
DATE OF APPLICATION (STAFF):	RECEIVED BY (STA	FF INITIALS):
FILE NUMBERS (STAFF):		FEES: \$4,020.00
RECEIPT NO.:		
i		
Pre-Application Meeting Requ	irements:	
It is required that a pre-applica entitlements and permits. The staff to work with the applican that the applicant understands these and other planning provi	tion meeting be held with a Staff Planner pr e purpose of the pre-application meeting is at to assure that the officially submitted app s the City of Rocklin's goals, policies, and or sions is available at the applicant's request.	ior to submitting most applications for planning to expedite application processing by enabling plication materials are in the proper format and dinances that may affect the project. A copy of
Generally, two sets of prelimin applicant to the pre-applicati Community Development Depa DATE OF PRE-APPLICATION MEETING	nary plans and a written description of the on meeting. To schedule this meeting, artment by calling (916) 625-5160. g: <u>09-15-2020</u>	e proposed project should be brought with the please contact a Staff Planner at the Rocklin
THIS APPLICATION IS FOR THE FOLLO	DWING ENTITLEMENTS: (CHECK APPROPRIATE SQUA	RES)
General Plan Amendment (GPA)	Tentative Subdivision Map (SD)	Use Permit (U)
Fee: n/a	Fee: n/a	Minor (PC Approval – New Bldg) Fee:
BARRO Zone Application (BZ) Fee:		Major (CC Approval) Fee:
Rezone (Reclassification) (Z) Fee:	Tentative Parcel Map (DL) Fee:	Variance (V) Fee:
General Development Plan (PDG) ^{Fee:} n/a	✓ Design Review (DR) BORRO Zone □ Commercial Fee: \$3,500.00 □ Residential Fee: □ Signs Fee:	Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
Concurrent Application (2 or more er Fee:	ntitlements)	Modification to Approved Projects Fee: File Number:
Environmental Requirements: (STAFF)	Exempt - \$520.00	Mitigated Negative Declaration – EIR – See Fee Schedule

Γ

GENERAL PLAN	PROPERTY DATA: UTILITIES:					
DESIGNATION:					_	
Existing:	Acres:	.16		NG	PROP	OSED
Proposed:	Square Feet:	6,969		Pub. Sewer Septic Sewer	<u> </u>	Pub. Sewer Septic Sewer
ZONING:	Dimensions:	50x134	yes	Pub. Water	yes	Pub. Water
Existing:	No. of Units:	1		Well Water		Well Water
Proposed:	Building Size:	4077	yes yes	Electricity Gas	yes	Electricity Gas
	Proposed Parking:	16	yes	Cable	yes	Cable
	Required Parking:	10				
	Access:	alley				

PROJECT REQUEST:

New construction of a commercial building owner occupied
new construction of a commercial building owner occupied.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:		
NAME OF PROPERTY OWNER: 39Pacific Corp		
ADDRESS: 4120 Douglas Blvd, 306588		
CITY: Granite Bay	CA	95746
PHONE NUMBER: 916-223-4681		
EMAIL ADDRESS: info@thirty9th.com		
FAX NUMBER: na		
SIGNATURE OF OWNER (Signature Authorizing Application; provide owner's signatur	e letter if signatu	ire is other than property owner.)
NAME OF APPLICANT (If different than owner):		
CONTACT:		
ADDRES		
CITY:	_STATE:	ZIP:
PHONE NUMBER:		
EMAIL ADDRESS:		
FAX NUMBER:		
SIGNATURE OF APPLICANT		

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: 4855 Pacific St, Rocklin, CA 95677 Location: 4855 Pacific St, Rocklin, CA 95677 Assessors Parcel Number(s): 010-091-018				
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):				
Name of person and / or firm authorized to represent property owner (Please print):				
Renda Law Offices Ryan or Vince				
Address: 9565 Waples St Ste 200,				
City: San Diego, CA 92121 State: Zip:				
Phone Number:				
Email Address: ryan@rlods.com				
The above named person or firm is authorized as:				
Agent (X) Buyer () Lessee ()				
The above named person or firm is authorized to (check all that are applicable):				
(X) File any and all papers in conjunction with the aforementioned request, including signing the application				
(X) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.				
(\mathbf{X}_{1}) Sign any and all papers in my stead, with the exception of the application form. The duration and validity of this authorization shall be:				
(X) Unrestricted () Valid until:				
Owners Authorization Signature & Date: Signature: Date: Date:				
Jaime Costo/John Mehalakis				
owners Name (Please Print):				
Owners Address: 1.20 2009,00 2100, 000000				
City: Granile Bay State: CA Zip: 95746				
Phone Number: 916-223-4681				
Email Address: info@thirt9th.com				

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There are X	/ are no	t (check one) o	wner(s) of	record of preserved mineral rights on the
subject pro	perty and I, Ja	ime Costo	X	_, the applicant or applicant's representative,
have X	_/ have not	(check one) provide	d the name	e and mailing address of record for any and all

owners of mineral rights pursuant to Section 883.230 of the Civil Code.

vine/ 08 Signatlu

2-3-21

Date

STATE OF CALIFORNIA DEPARTMENT OF FISH AND GAME FILING FEES

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than* the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

L Jaime Costo

I, <u>Jaime Costo</u>, the applicant or applicant's representative, have read the information above and understand its meaning.

2-3-21

Signature/

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, ______is, X_____is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number:______Date of list:

Type of problem:

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 2-3-21 am Applicant: Jaime Costo

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <u>http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm</u>

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the longterm, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

- 1. The project shall conform with the requirements of the Placer County APCD.
- 2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
- 3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
- 4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
- 5. All trucks leaving the site shall be washed off to eliminate dust and debris.
- 6. All construction equipment shall be maintained in clean condition.
- 7. All exposed surfaces shall be revegetated as quickly as feasible.
- 8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- 9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
- 10. Construction equipment shall be properly maintained and tuned.
- 11. Utilize low emission mobile construction equipment where possible.
- 12. Open burning of vegetative material is prohibited.

Jaime Costo

Applicant's Name (printed)

2-3-21

Date



City of Rocklin Planning Division 3970 Rocklin Road Rocklin, California 95677 Phone (916) 625-5160 FAX (916) 625-5195

LOCATION OF PROJECT (ADDRESS) 4855 Pacific St		
CITY: Rocklin	_{STATE:} Ca	_{ZIP:} 95677
Assessors Parcel #: 010-091-018		
NAME OF PROJECT: 4855 Pacific St		
CONTACT/APPLICANT NAME: 39Pacific corp		
Address: 4120 douglas blvd, 306588		
CITY: granite bay	_{State:} ca	ZIP: 95746
PHONE: 916-223-4681	EMAIL: info@thirty9th.com	

Project Description - Describe in detail. Add separate sheet if necessary.

new construction of a 4,077 sqft commercial building, owner occupied

Property size:	6969	.16	
	Square Feet	Acres	
Land Use:	C-4	C-4	
	Existing	Proposed	

<u>RELATED PROJECTS:</u> If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

OTHER REQUIRED PERMITS OR APPROVALS: Permit or Approval Agency

Address

Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

Vacant land c-4

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

none

	East residential	West land	North	South	
3.	Is the project propo	osed on land which contain	s fill or a slope of 10% or r	nore?	
4.	Are there any exist	ng erosion problems?			
5.	Is the site on expan liquefaction, slope If so, describe in de	sive soils (as defined in Tak instability or other related tail, or refer to attached so	ble 18 of the UBC) or imme hazards? ils report.	ediately adjoining an area sul none	bject to slides
6.	Grading, excavating	g or filling activities - Quant	ity of cubic yards to be:		
	a. Moved withi	n the site:			
	b. Deposited or	1 the site:			
	c. Removed fro	m the site:			
7.	Are there any strea Describe:	ms or permanent water co	urses on the site? n	one	
8.	Will the proposed p If so explain. If not,	project change drainage pa why not:	tterns or the quality of gro	oundwater? <u>no</u>	
9.	Will the project affe Describe below:	ect any drainage channel, c	reek, pond or any other w	vater body? <u>none</u>	
10.	Is any portion of th If so describe:	e property located in a floc	od plain?		

- 11. Are there any jurisdictional wetlands or vernal pools on the site? <u>no</u> If so how will they be impacted by the project?
- 12. Are there any trees or shrubs on the project site? <u>no</u>

What types?_____

Are any to be removed or transplanted?

State the location of transplant site:

State the number & species to be removed:_____

13. Will the project affect the habitat of any endangered, threatened, or other special status species?

no

14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?

no

15. What type of equipment will be associated with the project during construction?

General construction equipment, no heavy equipment

During permanent operation?

Automobiles

16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.

none

no

Will the project create any new light source, other than street lighting? <u>no</u>
 If yes, describe below:

19. Is this property covered by a Williamson Act contract? <u>**NO**</u>

- 20. Has this property ever been used for agricultural purposes? <u>no</u> If so, for what purpose and when?
- 21. Does the project involve the use of routine transport or disposal of hazardous materials? <u>no</u>
- 22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? no
- 23. How close is the nearest school? 3mi

24.	PROPOSED	BUILDING	CHARACTERISTICS	(BOTH RESIDENTIAL	AND NON-RESIDENTIAL)
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Size of new structure(s) or addition in gross square feet:	4077

Building height measured from ground to highest point in feet: $\underline{33}$ ft 2

Number of floors/stories: _____

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: none

Project site coverage:	Building_2143	sq.ft32	%
	Landscaping 1076		%
	Paving 3750	sq.ft53	%

Exterior building materials: <u>Stucco</u>, siding, coultured stone

Exterior building colors: light gray

Wall and/or fencing material: cedar

Total number of off-street parking spaces required: public parking Provided:

Total number of bicycle parking spaces: 2

Is there any exposed mechanical equipment associated with the project? yes 25. Location and screening method:

rear of structure ground mounted condensor

RESIDENTIAL PROJECTS 26.

Total lots	 Total dwelling units	;
Density/acre	 Total acreage	

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): Office			
Oriented to: Regional Placer Count	y _{City} Rocklin	Neighborhood	unknown
Hours of operation: 9 am to 5pm			
Total occupancy/Building capacity: <u>8</u>			
Gross floor area: 4077	Number of fixed seats	. 0	
Number of employees (total): 8	Employees per shi	ft: <u>2</u>	_Number of Shifts: <u>1</u>
Number of visitors/customers on site a	t busiest time (best esti	mate): none	
Other occupants (specify): none			

ALL PROJECTS

28.	Approximately how many to	ons of solid waste will the project	produce each year? 1.95
29.	Will the proposed use involv	ve any toxic or hazardous materia	_{l?} no
	Is the project site within 2,0	00 feet of an identified hazardous	/toxic site?
	Is the project site within 2,0	00 feet of a school or hospital?	
	If the project involves any h	azardous material, explain:	
30.	How many new residents is	the project estimated to generate	<u>0</u>
31.	Will the project generate a c	demand for additional housing? _	no
32.	What is the current and esti	mated number of motor vehicles	to arrive at the site as a result of the project?
	Current: 0	_ Estimated: 8	
33.	Could the project increase to If yes, explain:	raffic hazards to motor vehicles, b	icyclists or pedestrians? <u>no</u>
34.	How close is the project to t	he nearest public park or recreati	on area? less thank 3mi
35.	What school districts will be	affected by this project? Rockling	n
36.	Describe energy-efficient fea	atures included in the project	
	LED lighting, water cons	servation toilets and faucets	, solar, High efficency HVAC
37.	Describe how the following Power and Natural Gas:	services or utilities will be provide underground	ed:
	 Telephone: undergroun	ıd	
	Water: underground		
	Sewer: underground		
	Storm Drainage: none		
	Solid Waste: Recology		
38.	Will the project block any vis	sta or view currently enjoyed by t	he public? _ no
39.	Are there any known histori If so, will the project result i	c or significant building features on any impact to the building?	on or near the site? <u>no</u>

40. Are there any archaeological features on the site? <u>no</u> If so, will the project result in any impact to these features?



NEW COMMERCIAL BLDG.



	A B C	D E
ľ	GENERAL NOTES:	CITY OF ROCKLIN, COUNTY OF F
1	 ALL GRADING SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTERS 17, 18, & APPENDIX-J AS AMENDED BY ORDINANCE 457. ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT 	PRECISE GRADING P
	OF ANY CONSTRUCTION/GRADING. 3. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF- WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT OR	COMMERCIAL BUILDING
	APPLICABLE COUNTY DEPT. 4. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF	4855 PACIFIC STREE
	RECORD. 5. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH	APN 010-091-018
	LOT. 6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT I-800-422-4133. 7. PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A PLACER COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.	Antelope Creek
2	 <u>CUT/FILL:</u> I. MAXIMUM CUT AND FILL SLOPE = 2:I (HORIZONTAL TO VERTICAL). 2. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENCED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO I (HORIZONTAL TO VERTIAND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TO MUST BE 10 FEET WIDE MINIMUM. 3. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:I HAVE BEEN 	ICAL) OE OE OE OE OE Oakci Nidas ALe Pachtest Ale AB55 Pacific St ALe
	VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5. 4. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILL CLOSER THAN 10 FEET TO THE FINISHED GRADE. <u>COMPLETION OF WORK:</u>	LS Rocklin St St Cedar St
3	ROUGH GRADE	B St Station
	 DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF EI > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY. 2. EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2019 CBC. 3. THE COUNTY OF PLACER REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A WET SIGNED AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. 4. ROUGH GRADE ONLY PERMITS: IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL. 	VICINTIY MAP INDEX OF DRAWINGS COVER SHEETG-1 EXISTING CONDITIONSG-2 GRADING AND DRAINAGE PLANG-3 DETAILS/SECTIONSG-4
4	PRECISE GRADE 5. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION	EROSION CONTROL PLANG-5
	DRAINAGE, EROSION / DUST CONTROL: I. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES. 2. PROVIDE A PAVED SI OPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SI OPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET	 PRIMARY DESIGN STANDARDS 1. CITY OF ROCKLIN- STANDARD DETAILS & GUIDELINES 2. PLACER COUNTY STANDARDS AND DESIGN GUIDELINES 3. 2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (18TH EDITION) 4. 2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION
5	 TOWARDS THE CUT SLOPE. PROVIDE (5) FOOT WIDE BY (1) FOOT HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL). THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT 	LEGEND: w w w w w w w water service on site
	 PROPERTIES. 7. DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS. 8. FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PMIO FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.I. 9. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS. 	IRON FENCE WOOD FENCE WOOD FENCE PROPOSED PURPLER POY
	10. FOR ALL SLOPES STEEPER THAN 4 TO I (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 12" ON CENTER. SLOPES EXCEEDING 15' FOOT IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10. ON CENTER, OR TREES SPACED NOT TO EXCEED 20' FOOT ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE CRASS OR CROUND COVER. SLOPES THAT DECUMPE BLANTING SHALL BE PLANTED WITH AN IN CROUND UPDICATION SYSTEM FOURPED WITH AN	369 CONTROL LINE 200 PROPOSED 6" DRAIN GRATI 369.03 SPOT ELEVATION Image: Spot Sector Se
6	APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE	GV GAS VALVE ↓ LIGHT POLE = = = = = PROPOSED 4 HDPE SD PI □ MISCELLANEOUS BOX _ ∞ PROPOSED 4 HDPE/PVC
	ABBREVIATIONS: FS FINISH SURFACE OPENING AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR AC ASPHALT CONCRETE GS GROUND ATT PT ANGLE POINT BCR BEGIN CURB RETURN IFOW INSIDE FACE OF WALL AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE BCR BEGIN CURB RETURN IFOW INSIDE FACE OF WALL BCR BEGIN CURB RETURN INT INTERSECTION INT INTERSECTION AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE CL CENTERLINE INV INVERT ELEV. PIPE CL CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY FOR THE UTILITY COR CORNER LP LOW POINTS CLF CHAIN LINK FENCE LT LIGHT MOC MIDDLE OF CURB	 POWER POLE SEWER MANHOLE DRAINAGE
7	DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY APISING	WM WATER METER WATER VALVE WATER VALVE WATER VALVE TREE STORM DRAIN BOX
	FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. TC TOP OF CURB JOANNE C. SINGER RCE 26900 DATE DATE	
	IMPORTANT NOTICE BENCHMARK: ELEV: Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Execute" will be valid. For your Dig Alert Id. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1 - 800 - 227 - 2600 Descritting	APPROVED FOR PERMITTING PURPOSES ONLY APPROVED FOR PERMITTING PURPOSES ONLY OWNER 39TH STREET 39TH STREET PROPERTIES 4120 DOUGLAS BOULEVARD BOULEVARD RECOMMENDED FOR APPROVAL BY: #306-588 GRANITE BAY, CA 95746
	NO. REVISION DATE APPR.	DATE

PLACER, STATE OF CA LANS



NDEX	OF	DRAWINGS	

COVER SHEET	G-I
EXISTING CONDITIONS	G-2
GRADING AND DRAINAGE PLAN	G-3
DETAILS/SECTIONS	G-4
EROSION CONTROL PLAN	G-5

SITE ADDRESS:

4855 PACIFIC STREET ROCKLIN, CA 95677 ASSESSOR PARCEL NUMBER: 010-091-018 LEGAL DESCRIPTION:

THE COUNTY OF PLACER STATE OF CA, AS PER ASSESSOR APN 010-091-018

ZONING LAND USE: C-4 COMMERCAIL USE

BARRO OVERLAY ZONE CODES/ORDINANCES:

ALL WORK SHALL BE IN COMPLIANCE WITH THE CITY OF ROCKLIN ORDINANCES, REQUIREMENTS AND CITY MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2019. APPENDIX J, CHP 18.

UTILITY PURVEYORS: PH: (916) 786-8555 WATER - SPMUD SEWER - SPMUD PH: (916) 786-8555 GAS - PG & E ELEC - PG & E PH: (916) 513-6930

LOT ACREAGE: 6,969 SQ. FT. OR .16 ACRES

BUILDING CODE INFO: OCCP TYPE B, V-B SPRINKLERED

PARKING AND ADA: SEE ARCH. PLAN FOR INFO

FEMA FLOOD INFO: ZONE "X" MINIMAL FLOOR HAZARD FLOOD INSURANCE RATE MAP 0606IC096IH DATED II.2.2018

SCOPE OF WORK NEW COMMERCIAL BUILDING. GRADING AND DRAINAGE WITH PARKING IN REAR LOT FROM ALLEY.

NOTE: CONTRACTOR SHALL FOLLOW CA DEPT. OF HEALTH SERVICES CRITERIA FOR SEPARATION OF WATER AND SEWER FACILITIES.

GENERAL NOTES:

I. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE CITY OF ROCKLIN AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION (GREEN BOOK), AND THE CITY OF ROCKLIN CITY STANDARD PLANS (COUNTY OF PLACER STANDARD PLANS 2018 EDITION), OR LATEST EDITION AND ANY CITY ISSUED INDIVIDUAL STANDARDS. TRAFFIC SIGNALS & APPURTENANCES SHALL BE CONSTRUCTED TO THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS, AS WELL AS THE ABOVE.

2. CITY POLICY REQUIRES AN ENGINEERED GRADING PLAN TO BE APPROVED AND SIGNED BY THE CITY ENGINEER FOR ALL COMMERCIAL AND RESIDENTIAL SITES.

3. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF ROCKLIN CITY ENGINEERING DEPARTMENT FOR THE NECESSARY PERMITS AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE WITH ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.

4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT OF WAY.

5. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE CITY OF ROCKLIN OR OTHER GOVERNING AGENCIES PRIOR TO COMMENCING ANY WORK.

6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO ANY GRADING, GRUBBING, BRUSHING OR CLEARING AND EACH PHASE OF CONSTRUCTION AT (760) 770-0367 AT LEAST 24 HOURS PRIOR TO REQUESTING INSPECTIONS. 7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY, AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (DIGALERT) AT 811 OR AT 1-800-422-4133, 48 HOURS PRIOR TO MAKING ANY CUTS OR EXCAVATION PER CALIFORNIA GOVERNMENT CODE SECTION 4216.- 4216.24.

FOLLOWS; PER CHAPTER II.96 OF THE MUNICIPAL CODE: OCTOBER IST TO APRIL 30TH: MONDAY - FRIDAY 7:00 AM TO 5:30 PM SATURDAY 8:00 AM TO 5:00 PM SUNDAY NO PERMISSIBLE HOURS STATE HOLIDAYS PROVIDED BY THE CALIFORNIA CODE NO PERMISSIBLE HOURS

MAY IST TO SEPTEMBER 30TH: MONDAY - FRIDAY 6:00 AM TO 7:00 PM SATURDAY 8:00 AM TO 5:00 PM SUNDAY NO PERMISSIBLE HOURS STATE HOLIDAYS PROVIDED BY THE CALIFORNIA CODE NO PERMISSIBLE HOURS

12. ALL TRAVELED WAYS MUST BE CLEANED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE CONSTRUCTION OPERATIONS. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY ENGINEER. 13. ALL CONSTRUCTION AREAS SHALL BE PROPERLY POSTED AND LIGHTED IN CONFORMANCE WITH THE STANDARDS AND GUIDELINE

14. CONSTRUCTION PROJECTS DISTURBING AN AREA OF ONE-ACRE OR MORE, OR DISTURB LESS THAN AN ACRE, BUT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PH: (916) 513-6930 PERMIT AND INSTALL CITY-APPROVED FULL TRASH CAPTURE DEVICES IN ALL CATCH BASINS AND INLETS ON PERIMETER OF SITE.

15. CONSTRUCTION PROJECTS PROPOSING TO INSTALL UNDERGROUND INJECTION WELLS AND DRY WELLS ARE REQUIRED TO REGISTER EACH DEVICE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR REGION 9.

16. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE. THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM IS A NATIONAL PROGRAM TO CONTROL NON-POINT SOURCE POLLUTANTS CARRIED BY STORM WATER. THE PROGRAM IS IMPLEMENTED AND ENFORCED BY THE STATE WATER RESOURCES CONTROL BOARD.

17. AT NO TIME SHALL PRIVATE PROPERTY BE USED IN CONJUNCTION WITH THE PROJECT UNLESS PRIOR PERMISSION FROM THE PROPERTY OWNER IS OBTAINED IN WRITING AND EVIDENCE IS PROVIDED TO THE CITY ENGINEER.

18. PRIOR TO THE INSTALLATION OF ANY HARD SURFACE OR THE BUILDING PAD, THE DESIGN ENGINEER OR ARCHITECT SHALL PROVIDE THE CITY ENGINEERING INSPECTOR AND THE CITY CHIEF BUILDING OFFICIAL WITH A CERTIFIED LETTER STATING THAT ALL CRITICAL AREAS OF ADA ACCESSIBILITY, PEDESTRIAN PATH-OF-TRAVEL, HANDICAPPED PARKING AREAS, RAMPS, RUNS OR OTHER ASSOCIATED STRUCTURES AS REQUESTED BY THE INSPECTOR HAVE BEEN FORMED PER PLAN AND THE ENGINEER AND/OR ARCHITECT CERTIFIES THESE ITEMS WILL MEET ALL PLAN AND ADA, BUILDING CODE, CALBO OR SIMILAR CODE REQUIREMENTS.

19. CONTRACTOR TO WORK WITH CITY INSPECTOR TO MAKE AND NOT LIMITED TO CITY APPROVED FIELD MODIFICATIONS TO ENSURE, GRADES, SLOPES, ADA REQUIREMENT ALL WORK.

20. ALL NEW AND/OR RECONSTRUCTED STORM DRAIN INLETS, BOTH ON AND OFF SITE, WILL BE EQUIPPED WITH A CITY APPROVED FULL CAPTURE TRASH/FILTRATION/BASKET DEVICE. ADDITIONAL OIL/CHEMICAL ABSORBING INSERT WILL BE REQUIRED IF THE SITE WILL BE USED FOR AUTOMOTIVE PURPOSES AND/OR ANY OTHER PURPOSES THAT MAY RELEASE OIL/CHEMICALS INTO THE GROUNDWATER AS DETERMINED BY THE DIRECTOR OF ENGINEERING/PUBLIC WORKS.

Enterprises



PREPARED BY:

Joanne Singer JOÁNNE SINGER, P.E.

I-25-2020

RCE 26900, EXP. 03/31/2021

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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS IN A MANNER CONSISTENT WITH THE TRAFFIC MANUAL AND ALL ADA, AND/OR APPLICABLE CITY REGULATIONS.

9. STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS, TYPE AND LOCATION SHALL BE APPROVED BY THE CITY ENGINEER. TRAFFIC STRIPING, LEGENDS AND PAVEMENT MARKERS, TYPE AND LOCATION SHALL BE APPROVED BY THE CITY ENGINEER.

10. THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION. REMOVAL AND REPLACEMENT SHALL BE DONE BY A REGISTERED CIVIL ENGINEER WITH AN R.C.E. NUMBER BELOW 33,966, OR A LICENSED LAND SURVEYOR, ONLY.

II. CONSTRUCTION OPERATIONS AND MAINTENANCE OF EQUIPMENT SHALL BE PERFORMED ONLY DURING THE TIME PERIODS AS



SITE MAP

FOR TEMPORARY TRAFFIC CONTROL ZONE PER THE LATEST EDITION OF THE CAL-MUTCD.



CITY OF ROCKLIN 4855 PACIFIC STREET GRADING PLANS COVER SHEET

SHEET	
OF	-
5	
SHEETS	-
F.B.	



NO.

V:	APPROVED FOR PERMITTING PURPOSE	S ONLY	OWNER		PREPARED BY:		
		DATE	39TH STREET PROPERTIES 4120 DOUGLAS BOULEVARD #306-588	C 26900			
	RECOMMENDED FOR AFFROVAL BT:	DATE	GRANITE BAY, CA 95746	x 3/31/2021 x √ 7/ CIVIL 0F CALIFORM	Joanne Singer JOANNE SINGER, P.E. RCE 26900, EXP. 03/31/2021	1-25-2021 DATE	



LEGEND:		
— — — — ——	CENTERLIN	E
	PROPERTY I	LINE
	EASEMENT	
x	CHAIN LINK	FENCE
O	WOOD FENC	E
	WROUGHT I	RON FENCE
	BLOCK WAL	L
369	CONTOUR L	INE
	SPOT ELEV	ATION
•	BOLLARD	
Ŭ	FIRE HYDRA	NT
GV	GAS VALVE	
×	LIGHT POLE	
	MISCELLAN	EOUS BOX
-@-	POWER POL	E
S	SEWER MAN	HOLE
-×−−0	STREET LIG	GHT
d	SIGN	
-X	TRAFFIC SI	GNAL LIGHT
	STORM DRA	IN MANHOLE
WM	WATER MET	ER
\otimes	WATER VAL	VE
	TREE	
C. T. S.		
ASPHALT CONCRETE	FS	FINISH SURFACE
ANGLE POINT	GS	
BEGIN CURB RETURN BACK OF SIDEWALK	IFOW	INSIDE FACE OF WALL
CENTERLINE		INVERT ELEV. PIPE
CORNER CHAIN LINK FENCE	LP	LOW POINTS
CONTROL POINT	LT	LIGHT
CONCRETE	OFOW	OITSIDE FACE OF WALL
EDGE OF PAVEMENT	PL	PROPERTY LINE
EDGE OF ROAD	PP	POWER POLE
FIRE HYDRANT	SMH	SEWER MANHOLE
FINISH GRADE	SUMH	SIUKM URAIN MANHULE



ΤВ

ТС ΤG ΤL ΤW P-WI TOP OF BERM

TOP OF BERM TOP OF CURB TOP OF GRATE TOP OF LID TOP OF WALL POST/WROUGH IRON FENCE

FINISH GRADE FLOW LINE FOUND

EW FH FG FL FND

CIVIL ENGINEER DRP ENTERPRISES LLC DANIEL PATNEAUDE MAILING ADDRESS: PO BOX 4428 PALM SPRINGS, CA 92263 (206)734-7765 DPATNEAUDE@DRPENTERPRISESLLC.ORG JOANNE C. SINGER RCE 26900 (760)625-7426 B DRP Enterprises

CITY OF ROCKLIN 4855 PACIFIC STREET GRADING PLANS EXISTING CONDITIONS

SHEET
2
OF
5
SHEETS
F.B.

	А			В			С	
	<u>CONSTRUCT</u>	ION PLA	N NOTES	<u>S</u>				
	I NEW ACCESSIBLE	E ADA PARKING	STALL - STR	IPE.				
		E WALKWAY - S	STRIPE AND PA	NNT.				
	(3) STRIPING FOR PA	ARKING LOT.			UTILIT	Y NOT	<u>E I:</u>	
	4 INSTALL ALL APP PER CBC 2019 AN DRAWINGS FOR A	PLICABLE ADA ND PER CITY OF ACCESSIBILITY.	STRIPING AND F ROCKLIN STE	SIGNAGE AND LOT SIGNAGE DS. SEE ARCHITECTURAL	ALL WATE LOCATION CONTRAC COMPANIE	R, SEWER, E S TO BE VER FOR PER STA S. LOCATION	ELECTRIC, AND GAS RIFIED (DEPTH, SIZI ANDARDS OF LOCAL N OF WATER, SEWE	UTILITY E, ETC.) BY UTILITY R SHOWN
	5 CONSTRUCT NEW	AC PAVING F	OR ALLEY 3" A	C PAVING OVER 4" CLASS 2.	AS APPRO	XIMATE.		
	6 CONSTRUCT CON IN FRONT OF BUI	CRETE WALK I LDING BY PATI	N REAR OF BU 10 AREA	ILDING BY DOOR ACCESS, AND	UTILI	τη νοι	<u>E:</u>	
	7 CONSTRUCT NEW	WATER SERVI	CE PER SMPUE).	ALL WATE LOCATION CONTRAC	ER, SEWER, E S TO BE VEF FOR PER STA	ELECTRIC, AND GAS RIFIED (DEPTH, SIZ ANDARDS OF LOCAL	5 UTILITY E, ETC.) BY _ UTILITY
	CONSTRUCT NEW	I SEWER SERVI	CE PER SMPUD).	COMPANIE SHOWN AS	S. LOCATION S APPROXIMA	N OF WATER, SEWE ATE ONLY.	R UTILITIES
	9 CONSTRUCT NEW 9 CONNECT TO SID FOR SOLID BOTT	/ NDS CATCH B EWALK UNDER OM, TYPE 2 FC	ASIN IN PLAN DRAIN SYSTEI R PERCOLATE	TER AREA FOR OVERFLOW AND M. SEE DETAILS ON G-4. TYPE D AND OPEN BOTTOM.	GRADIN	G TOLE	RANCE NO	 TE:
I	(10) INSTALL NEW 4	INCH PVC HDPE	SD PIPE FOR	DRAINAGE IN PLANTERS.	GRADING SHA	LL BE DONE	WITHIN A TOLERA	NCE
	INSTALL AREA D DOWNSPOUT DRA BASIN.	RAINS SPEE D INS FROM ROO	DRAIN NDS SE F. CONNECT T	E DETAIL 4 ON SHEET G-4 FOR O SD SYSTEM TO AREA CATCH	RELIEVE THE PROVIDING A	HESE PLANS D WITH 0.1' S. IN NO WA' CONTRACTO FINISHED GE	ALL SLOPES SHAI OF THE LOCATION Y DO THE ABOVE TO OR OF RESPONSIBIL RADE SURFACE THA	L BE SHOWN ON OLERANCES .ITY OF AT
	12 CONSTRUCT NEW STREET R/W PER	AREA UNDER R CITY OF ROCI	DRAIN SYSTEN KLIN STD. DWO	1 FROM OVERFLOW AREA TO 5. 4-19.				
	(13) CONSTRUCT NEW STD. 3-15, REPLA	CURB AND GU	ITTER PER CIT	Y OF ROCKLIN STANDARDS PER	, <u>PRO</u>	IECI	IN PLA	<u>CE</u>
	CONSTRUCT NEW	SIDEWALK IN	CONJUNCTION	WITH CURB AND GUTTER.		STING ELE S STREET	C. VAULTS PRO	TECT PLACE
	OF WAY CONDITI	MEABLE PAVEF ONS.	8 BAND PER EX	ISTING SIDEWALK AND RIGHT		S WATER	METER	
	15 INSTALL LANDSC	APE PER ARCH	IITECTURAL DF	RAWINGS.	4 FXI	ST CURB A	AND GUTTER	CU
	(16) CONSTRUCT DRA	INAGE AND BIC) SWALE IN PL	ANTER PER DETAIL 3 SHEET				
		N CRETE PERVI	OUS CONCRET	F PARKING 3" OVER 4" CLASS :	2			
	BASE MAX TO AL	LOW DRAINAG					PONSIBLE FOR ANY	(DAMAGE
	EXISTING LOT	BEFORE	AFTER	-	TO STRE AGREES	ETS AND SIL	DEWALKS DURING C AND REPLACE ALL	ONST. AND EXIS.
	PARCEL AREA	6,875 SF	6,875 SF	-	IMPROVE	MENTS DURI	NG THE COURSE OF	⁻ CONST.
	BUILDINGS	0 SF	2,143 SF (GF)					
	LOT COVERAGE (BLDG)	0%	31.1%	-				
	D/W, CT, POOL, WALKS	0 SF	943 SF	-				
	TOTAL PERVIOUS %	100%	55.2%	_				
		<u> </u>	w	WATER SERVICE ON SITE	EARTHW	ORK QI	JANTITIES	
	<u>□ <u>□</u> <u>□</u> <u>□</u> <u>□</u> <u>□</u> <u>□</u> <u>□</u> <u>□</u> <u>□</u> <u></u></u>	RLINE	ss — ss — ss –	- SANITARY SEWER ON SITE	DESCRIPTIO	N	CUT	FILL
		RTY LINE	T T T	- TELEPHONE SERVICE	EARTHWORK		CY	45 CY
	EASEM	1ENT	E E E G G G	— ELECTRICAL SERVICE — GAS LINE	OVER-EXCA RECOMPACT	/ATION ION	40 CY 	CY 40 CY
	O IRON F	ENCE		EXISTING WATER MFTFR	SHRINKAGE MISC		4.0 CY CY	8.5 CY CY
	WOOD	FENCE			IMPORT EXPORT		CY CY	CY CY
	369 CONTO	OUR LINE		PROPOSED BUBBLER BOX	TOTAL		36.0 CY	76.5 CY
	FS SPOT	ELEVATION		PROPOSED 6" DRAIN GRATE	NOTE: SHRI	NKAGE IS A	ASSUMED AT A I	FACTOR OF IC
	BOLLA SV FIRE H	IYDRANT		PROPOSED DRAINAGE SWALE			IN LLVLL UF F	אין איז דאווא ד
	GAS V	ALVE	- <u>sp</u>	PROPOSED 4 HDPE SD PERF.			FC	
		LLANEOUS BOX _	- SD	- PROPOSED 4 HDPE/PVC SD	AC ASPHA ANT PT ANGLE	LT CONCRE	TE GS HC	GROUND HANDICAP
	S SEWER	R MANHOLE		DRAINAGE	BCR BEGIN BW BACK	CURB RETU	RN IFOW K INT K INV	NSIDE FACE OF NTERSECTION INVERT ELEV. PI
		T LIGHT		PCC DRIVE, SURFACES	COR CORNE CLF CHAIN	R INK FENCE		LOW POINTS LIGHT
	-Xac O TRAFF	TIC SIGNAL LIGHT		ASPHALT SURFACES	CP CONTR CONC. CONCE	ROL POINT RETE	OFOW PL	OITSIDE FACE O PROPERTY LINE
	STORN WM	1 DRAIN MANHOLE		PERMEABLE PAVERS	EP EDGE	ORB REIURN OF PAVEMEN OF ROAD	NT PI PP	POINT OF INTER POWER POLE
	₩ WATE	R METER		RAIN CRETE	EW EDGE FH FIRE H	OF WALK	SMH SDMH TB	SEWER MANHOL STORM DRAIN M TOP OF RFRM
	ूर्र् ⁷ 7 ट्रेड्रे TREE			STORM DRAIN BOX	FL FLOW	I GRADE LINE)	TG TL	TOP OF GRATE TOP OF LID
	Talan -		Ц				TC TW P-WI	IOP OF CURB TOP OF WALL POST/WROUGH I
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		ORTANT NOTICE	-) -]				BENCHMARK:	ELEV:

Important notice Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-26000					BENCHMARK: IDENTICAL TO 27 P.M. I20	_ ELE\
	NO.	REVISION	DATE	APPR.		





EV:	APPROVED FOR PERMITTING PURPOS	SES ONLY	OWNER 39TH STREET	PROFESSION	PREPARED BY:	
	CITY OF ROCKLIN	DATE	4120 DOUGLAS BOULEVARD	Southing C. Starting		
	RECOMMENDED FOR APPROVAL BY:	DATE	#306-588 GRANITE BAY, CA 95746	C 26900 3/31/2021	Joanne Singer JOANNE SINGER, P.E. RCE 26900, EXP. 03/31/2021	1-25-2021 DATE

ENGINEER 6 DEP	CITY OF ROCKLIN	SHEET
PRISES LLC	4855 PACIFIC STREET	4
DDRESS: 28	GRADING PLANS	OF
GS, CA 92263 765	DETAILS	5
DE@DRPENTERPRISESLLC.ORG Singer RCE 26900		SHEETS
1.26		I F.B.

	Α	В		C
	BMP LEGEND	FROSION CONTROL	NOTES:	
	PDS 659 BROW DITCH \Longrightarrow	I. IN CASE OF EN	MERGENCY, CALL HER TIMES.	AT: (760) DUR
	PDS 659 BERM B	2. A STAND-BY C	REW FOR EMERGENCY WORK	SHALL BE AVAILABLE AT ALL T
4	DIRECTION OF LOT DRAINAGE \longrightarrow	DEVICES WHEN RAIN	IS IMMINENT.	NIENT EUCATIONS TO FACIEITA
1	MATERIALS & WASTE MANAGEMENT BMPS: WM-L MATERIAL DELIVERY & STORAGE	3. THE CIVIL ENG DETAILING THE PLAC	GINEER OR OTHER RESPONSI CING OF EROSION CONTROL	BLE INDIVIDUAL SHALL SUBMIT F FACILITIES TO PROTECT AREAS
	WM-4 SPILL PREVENTION AND CONTROL	MUST BE IN PLACE A OR APPROVALS BY T	AND WORKING AT ALL TIMES THE CITY ENGINEER AND/OR	. FAILURE TO PROVIDE THESE D BUILDING OFFICIAL.
	WM-8 CONCRETE WASTE MANAGEMENT	4. DEVICES SHAL	L NOT BE MOVED OR MODIFI	ED WITHOUT THE APPROVAL OF
	WM-5 SOLID WASTE MANAGEMENT	5. EXCEPT AS OT PLACE AT THE END	OF EACH WORKING DAY OR (ON WEEKENDS WHEN THE 5 DAY
	WM-6 HAZARDOUS WASTE MANAGEMENT	6. THE PLACEME	NT OF ADDITIONAL DEVICES	TO REDUCE EROSION DAMAGE W
	TEMPORARY RUNOFF CONTROL BMPs:	DISCRETION OF THE	FIELD ENGINEER.	OP MADE INOPERARIE WITHOUT
	SS-2 PRESERVATION OF EXISTING ~PEV ~PEV ~	8. EROSION CONT	TROL DEVICES SHALL BE MO	DIFIED AS NEEDED AS THE PROJ
	SS-3 BONDED OR STABILIZED FIBER MATRIX ~ M ~ M	CHANGES SUBMITTE	D FOR APPROVAL AS REQUIR	ED. LIRSES AND CHI VERTS ARE MAIN
2	SS-4 HYDROSEEDING (SUMMER) ~TSP ~TSP ~	OF SILT & DEBRIS.	ALL LAIGTING DRAINAGE CO	ONGES AND COEVENTS ARE HAIN
	SS-6 SS-8 STRAW OR WOOD MULCH ~ S/W ~ S/W	IO. SEDIMENT FRO TO THE MAXIMUM EX	DM AREAS DISTURBED BY CO (TENT PRACTICABLE.	NSTRUCTION SHALL BE RETAINE
	SS-7 PHYSICAL STABILIZATION (WINTER) ~EBM ~EBM	II. ALL LOOSE SC FROM THE SITE AS [DIL AND DEBRIS WHICH MAY DIRECTED BY THE INSPECTO	CREATE A POTENTIAL HAZARD T R.
	SS-10 ENERGY DISSIPATOR	12. AFTER A RAIN	STORM, ALL SILT AND DEBR	IS SHALL BE REMOVED FROM CH
-	SC-I SILT FENCE	I3. STOCKPILES O	IF SOIL SHALL BE PROPERLY	CONTAINED TO MINIMIZE SEDIM
	SC-2 SEDIMENT / DESILTING BASIN		FACILITIES OR ADJACENT F	PROPERTIES VIA RUNOFF, VEHICL
	SC-6 SC-8 GRAVEL OR SAND BAGS	TO MINIMIZE TRANSF RUNOFF.	PORT FROM THE SITE TO ST	REETS, DRAINAGE FACILITIES, O
	SC-7 STREET SWEEPING AND VACUUMING	15. RUNOFF FROM	EQUIPMENT AND VEHICLE W	ASHING SHALL BE CONTAINED A
3	SC-10 STORM DRAIN INLET PROTECTION	16. ALL CONSTRUC	CTION CONTRACTOR AND SU	BCONTRACTOR PERSONNEL ARE
	NS-2 DEWATERING FILTRATION	BEST MANAGEMENT	PRACTICES AND GOOD HOUS GING AREAS.	EKEEPING MEASURES FOR THE F
	TC-I STABILIZED CONSTRUCTION ENTRANCE	I7. AT THE END O BE COLLECTED AND	F EACH DAY OF CONSTRUCT PROPERLY DISPOSED IN TRA	ION ACTIVITY ALL CONSTRUCTIONS ACTIVITY ALL CONSTRUCTIONS
	TC-2 CONSTRUCTION ROAD STABILIZATION	18. FILL SLOPES A	AT THE SITE PERIMETER MUS	ST DRAIN AWAY FROM THE TOP
—	TC-3 ENTRANCE / EXIT TIRE WASH	19. A GUARD SHAL	L BE POSTED ON THE SITE	WHENEVER THE DEPTH OF WATE
	POST-CONSTRUCTION SITE DESIGN BMPs	20. CONSTRUCTION WASTES OR POLLUT	N SITES SHALL BE MAINTAIN ANTS OFF THE SITE. DISCHA	ED IN SUCH A CONDITION THAT ARGES OF MATERIAL OTHER THA
	4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	NECESSARY FOR PER CONTRIBUTE TO A V	RFORMANCE AND COMPLETIC	N OF CONSTRUCTION PRACTICES JALITY STANDARD; CAUSE OR TH
	4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGITATION	CONTAMINATION OR REGULATIONS 40 CF	NUISANCE; OR CONTAIN A H R PARTS II7 AND 302.	AZARDOUS SUBSTANCE IN A QUA
4	4.3.4 MINIMIZE SOIL COMPACTION	POTENTIAL POLLUTA STAINS, SEALANTS,	ANTS INCLUDE BUT ARE NOT GLUES, LIME, PESTICIDES, H	LIMITED TO: SOLID OR LIQUID C ERBICIDES, WOOD PRESERVATIVE
	4.3.5 IMPERVIOUS AREA DISPERSION	PAINT FLAKES OR S CONCRETE, DETERGE	TUCCO FRAGMENTS; FUELS, ENT OR FLOATABLE WASTES	OILS, LUBRICANTS, AND HYDRAU ; WASTES FROM ANY ENGINE/EG
	4.3.6 RUNOFF COLLECTION	DEGREASING; AND SU 21. DURING CONST	UPERCHLORINATED POTABLE IRUCTION, DISPOSAL OF SUC	WATER LINE FLUSHINGS. H MATERIALS SHOULD OCCUR IN
	4.3.8 HARVESTING AND USING PRECIPITATION	TEMPORARY AREA O ACCORDANCE WITH L	N-SITE PHYSICALLY SEPARA LOCAL, STATE AND FEDERAL	TED FROM POTENTIAL STORMWA _ REQUIREMENTS.
—	POST CONSTRUCTION SOURCE CONTROL BMPS	22. DEWATERING (PROHIBITED. DEWATI	OF CONTAMINATED GROUND ERING OF NON-CONTAMINAT	VATER, OR DISCHARGING CONTAI ED GROUNDWATER REQUIRES A 1
	4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	ELIMINATION SYSTEM	M (NPDES) PERMIT FROM TH	E RESPECTIVE STATE REGIONAL
	4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS	OR INUNDATION CAU	SED BY GRADING ACTIVITIES	WITHIN PERMITTED AREA.
	4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS	ULTIMATE DRAINAGE	DEVICE.	OUTLETS OF DOWNDRAINS THA
5	4.2.5 PROTECT TRASH STORAGE AREAS	25. PLACE EROSIO ULTIMATE SLOPE PL	N PROTECTION AROUND ALL	ULTIMATE INLETS WHILE THE F
		26. RESTORE ALL	VEGETATION AND PLANTING	ON THE EXISTING SLOPE TO OF
—				
6				
				4 PORTABL
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				BMP LEGEN
				- x - x - SIL
7				
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Í	IMPORTANT NOTICE			BENCHMARK:
	Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Evrouted" will be walld			IDENTICAL TO 27 P.M. 120
	For your Dig Alert I.D. Number call CALL TOLL FREE			
	AN HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT			1

1-800-227-2600

				IDENTICAL TO 27 P.M. 120
0.	REVISION	DATE	APPR.	







ELEV: RCE 26900, EXP. 03/31/2021

PLAN NOTES

ZED CONSTRUCTION ENTRANCE

TE WASH OUT

TY REDUCER / SAND BAG

BLE TOILET W/HANDWASH

ND:

ILT FENCING DETAILS AND BAGS



	А							
CONS	TRUCTION PL	<u>_AN_NOT</u>	ES_					
I CONS BACK	TRUCT NEW WATER SE FLOW DEVICE PER STE	ERVICE AND ME D. S206.	ETER PER PCWA S	TD. S202, WIT	Ή			
2 CONS CLEA	TRUCT NEW SEWER SE NOUT STD. 12.	ERVICE PER SM	IPUD STD. DWG. II,	AND PROPER	ТҮ			
3 CONS	TRUCT NEW NDS CATO	CH BASIN IN PL	ANTER AREA FOR STEM. SEE DETAIL	OVERFLOW A S ON G-4. TY	ND PE I			
4 INST	ALL NEW 4 INCH PVC F	1DPE SD PIPE F	OR DRAINAGE IN F	PLANTERS.				
5 INSTA	ALL AREA DRAINS SPEE ISPOUT DRAINS FROM	E D DRAIN NDS ROOF. CONNEC	SEE DETAIL 4 ON CT TO SD SYSTEM	I SHEET G-4 F TO AREA CAT	FOR TCH			946 - 848 -
	N. TRUCT NEW AREA UNE	DER DRAIN SYS		LOW AREA TC)		SD	
	TRUCT NEW ELECTRIC	CAL SERVICE FF	ROM POWER POLE	DROP PER PG	8 E		EX	. 24" SD
(8) CONS	TRUCT GAS SERVICE (CONNECTION AN	ND INSTALL METE	R PER PG & E				945 - 240 - 245
								GAS second
	ECT IN PLAC	<u>E</u>						INCH CH
EXIS	STREET LIGHTS	ROTECT PLACE						EX: 0 2 3 3 3 3 3 3 3 3 3 3 3 3 3
3 EXIS	. WATER METER							
4 EXIS	T CURB AND GUTTER							
DEM	DLITION NOTE	ES						CONCRE
	OVE TREES FOR INSTA	ALL ON SEWER	LATERAL				Γ\	
I REM AND	PER SPMUD REQUIREM						CURB	MEDIAN -
	PER SPMUD REQUIREM						CURB	MEDIAN - PLANTER % % % %
		N — W — W — 35 — 55 — 55 —	- WATER SERVICE ON - SANITARY SEWER (N SITE DN SITE			CURB	MEDIAN - PLANTER % % %
LEGEND: — € — — -₽- —	PER SPMUD REQUIREM	N — W — W — 3S — SS — SS — T — T — T — F — F — F — F	- WATER SERVICE ON - SANITARY SEWER (- TELEPHONE SERVIC - FLECTRICAL SERVIC	N SITE DN SITE CE CF			CURB	MEDIAN -
I REM AND	PER SPMUD REQUIREM	N — W — W — 3S — SS — SS — T — T — T — E — E — E — G — G — G —	 WATER SERVICE ON SANITARY SEWER (TELEPHONE SERVIC ELECTRICAL SERVIC GAS LINE 	N SITE ON SITE CE CE			CURB	MEDIAN - PLANTER 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 5 5 5 5
	PER SPMUD REQUIREM	N — W — W — SS — SS — SS — T — T — T — E — E — E — G — G — G — \overrightarrow{WM}	 WATER SERVICE ON SANITARY SEWER ON TELEPHONE SERVION ELECTRICAL SERVION GAS LINE EXISTING WATER IN 	N SITE ON SITE CE CE METER			CURB	MEDIAN -
	PER SPMUD REQUIREM	N W W SS SS SS T T T E E E G G G WM	- WATER SERVICE ON - SANITARY SEWER (- TELEPHONE SERVIC - ELECTRICAL SERVIC - GAS LINE EXISTING WATER I PROPOSED BUBBLE	N SITE DN SITE CE CE METER			CURB	MEDIAN -
LEGEND: - €	PER SPMUD REQUIREM	N — W — W — SS — SS — SS — T — T — T — E — E — E — G — G — G — WM	- WATER SERVICE ON - SANITARY SEWER (- TELEPHONE SERVIC - ELECTRICAL SERVIC - GAS LINE EXISTING WATER I PROPOSED BUBBLE PROPOSED 6" DRAIL	N SITE ON SITE CE CE METER R BOX N GRATE			CURB	MEDIAN - PLANTER S S S S S S S S S S S S S S S S S S S
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I REM LEGEND:	PER SPMUD REQUIREM	w w w SS SS SS T T T E E E G G G Image: SD Image: SD Image: SD	 WATER SERVICE ON SANITARY SEWER ON TELEPHONE SERVION ELECTRICAL SERVION GAS LINE EXISTING WATER IN PROPOSED BUBBLE PROPOSED 6" DRAIN PROPOSED DRAINA PROPOSED 4 HDF 	N SITE DN SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF.	ABBR	Ξνιατιον	CURB	MEDIAN PLANTER s s s s s s s s s s s s s s s s s s s
EGEND: ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	PER SPMUD REQUIREM	W — W — W — SS — SS — SS — T — T — T — E — E — E — G — G — G — WM SD —	 WATER SERVICE ON SANITARY SEWER ON TELEPHONE SERVION ELECTRICAL SERVION GAS LINE EXISTING WATER IN PROPOSED BUBBLE PROPOSED 6" DRAINA PROPOSED DRAINA PROPOSED 4 HDF PROPOSED 4 HDF PROPOSED 4 HDF 	N SITE DN SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF. PE/PVC SD	ABBRE AC ANT PT BCR	EVIATION ASPHALT (ANGLE POI BEGIN CUP	CURB	MEDIAN PLANTER s s s s s s s s s s f s s f s s f s f
EGEND: ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	PER SPMUD REQUIREM	W W W SS SS SS T T T E E E G G G Image: SD Image: SD Image: SD SD Image: SD Image: SD Image: SD Image: SD Image: SD	 WATER SERVICE ON SANITARY SEWER ON TELEPHONE SERVION ELECTRICAL SERVION GAS LINE EXISTING WATER IN PROPOSED BUBBLE PROPOSED BUBBLE PROPOSED OF DRAINA PROPOSED A HDR PROPOSED 4 HDR PROPOSED 4 HDR DRAINAGE 	N SITE DN SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF. PE/PVC SD	ABBRE AC ANT PT BCR BW CL COR	EVIATION ASPHALT O ANGLE POI BEGIN CUR BACK OF S CENTERLIN CORNER	CURB	FS GS HC IFOW INT INV LP
	PER SPMUD REQUIREM	W W W SS SS SS T T T E E E G G G Image: SD Image: SD Image: SD SD Image: SD Image: SD Image: SD Image: SD Image: SD	 WATER SERVICE ON SANITARY SEWER O TELEPHONE SERVIO ELECTRICAL SERVIO GAS LINE EXISTING WATER I PROPOSED BUBBLE PROPOSED 6" DRAINA PROPOSED 0RAINA PROPOSED 4 HDF PROPOSED 4 HDF DRAINAGE PCC DRIVE, SURF 	N SITE ON SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF. PE/PVC SD	ABBRE AC ANT PT BCR BW CL COR CLF CP CONC	EVIATION ASPHALT (ANGLE POI BEGIN CUR BACK OF S CENTERLIN CORNER CHAIN LINH CONTROL F	CURB	FS GS HC IFOW INT INV LP LT MOC OFOW
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	PER SPMUD REQUIREM	$W \qquad W \qquad W \qquad W \qquad SS \qquad SS \qquad SS \qquad SS \qquad SS $	 WATER SERVICE ON SANITARY SEWER O TELEPHONE SERVIO ELECTRICAL SERVIO GAS LINE EXISTING WATER I PROPOSED BUBBLE PROPOSED DRAINA PROPOSED DRAINA PROPOSED 4 HDF PROPOSED 4 HDF DRAINAGE PCC DRIVE, SURF ASPHALT SURFACE PERMEABLE PAVE RAIN CRETE 	N SITE DN SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF. PE/PVC SD	ABBRE AC ANT PT BCR BW CL COR CLF CP CONC. ECR EP ER ER EW FG	EVIATION ASPHALT (ANGLE POI BEGIN CUR BACK OF S CENTERLIN CORNER CHAIN LINI CONTROL F CONCRETE END CURB EDGE OF P EDGE OF P EDGE OF R EDGE OF W FIRE HYDR	CURB	FS GS HC IFOW INT INV LP LT MOC OFOW PL PI PP SDMH TB
	PER SPMUD REQUIREM	$W \qquad W \qquad W \qquad SS \qquad SS \qquad SS \qquad SS \qquad T \qquad T \qquad T \qquad T \qquad C \qquad C \qquad C \qquad C \qquad C \qquad C$	 WATER SERVICE ON SANITARY SEWER O TELEPHONE SERVIO ELECTRICAL SERVIO GAS LINE EXISTING WATER I PROPOSED BUBBLE PROPOSED DRAINA PROPOSED A HDF PROPOSED 4 HDF PROPOSED 4 HDF DRAINAGE PCC DRIVE, SURF ASPHALT SURFAO PERMEABLE PAVE RAIN CRETE STORM DRAIN BO 	N SITE ON SITE CE CE METER AGE SWALE PE SD PERF. PE/PVC SD ACES CES ERS	ABBRE AC ANT PT BCR BW CL COR CLF CP CONC. ECR EP ER ER EW FH FG FL FND	EVIATION ASPHALT (ANGLE POI BEGIN CUR BACK OF S CENTERLIN CORNER CHAIN LINH CONTROL F CONCRETE END CURB EDGE OF P EDGE OF R EDGE OF W FINISH GRA FINISH GRA FINISH GRA	CURB	FS GS HC IFOW INT INV LP LT MOC OFOW PL PI PP SMH SDMH TB TG TL TC
	PER SPMUD REQUIREM	$W \qquad W \qquad W \qquad W \qquad SS \qquad SS \qquad SS \qquad SS \qquad T \qquad T \qquad T \qquad T \qquad E \qquad E \qquad E \qquad E \qquad G \qquad G \qquad G \qquad G \qquad G \qquad G$	 WATER SERVICE ON SANITARY SEWER O TELEPHONE SERVIO ELECTRICAL SERVIO GAS LINE EXISTING WATER I PROPOSED BUBBLE PROPOSED DRAINA PROPOSED 0" DRAINA PROPOSED 4 HDF PROPOSED 4 HDF DRAINAGE PCC DRIVE, SURF ASPHALT SURFAC PERMEABLE PAVE RAIN CRETE STORM DRAIN BO 	N SITE ON SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF. PE/PVC SD ACES CES ERS	ABBRE AC ANT PT BCR BW CL COR CLF CP CONC. ECR EP ER ER EW FH FG FL FND	EVIATION ASPHALT (ANGLE POI BEGIN CUR BACK OF S CENTERLIN CORNER CHAIN LINH CONTROL F CONCRETE END CURB EDGE OF P EDGE OF P	CURB	FS GS HC IFOW INT INV LP LT MOC OFOW PL PI PP SMH SDMH TB TG TL TC TW P-WI
	PER SPMUD REQUIREM	$W \qquad W \qquad W \qquad W \qquad SS \qquad SS \qquad SS \qquad SS \qquad SS $	 WATER SERVICE ON SANITARY SEWER O TELEPHONE SERVIO ELECTRICAL SERVIO GAS LINE EXISTING WATER I PROPOSED BUBBLE PROPOSED DRAINA PROPOSED DRAINA PROPOSED 4 HDF PROPOSED 4 HDF DRAINAGE PCC DRIVE, SURF ASPHALT SURFACE PERMEABLE PAVE RAIN CRETE STORM DRAIN BO 	N SITE DN SITE CE CE METER R BOX N GRATE AGE SWALE PE SD PERF. PE/PVC SD FACES CES ERS	ABBRE AC ANT PT BCR BW CL COR CLF CP CONC. ECR ER ER ER ER FH FG FL FND	EVIATION ASPHALT (ANGLE POI BEGIN CUR BACK OF S CENTERLIN CONTROL F CONCRETE END CURB EDGE OF P EDGE OF R EDGE OF R EDGE OF R FINISH GR/ FINISH GR/ FINISH GR/ FIOW LINE FOUND	CURB	FS GS HC IFOW INT INV LP LT MOC OFOW PL PI PP SMH SDMH TB TG TL TC TW P-WI SMH SDMH TB TG TL TC TW P-WI
	PER SPMUD REQUIREM	W = W = W = W $SS = SS = SS$ $T = T = T = E$ $G = G = G$ WM $SD =$	 WATER SERVICE OR SANITARY SEWER OR TELEPHONE SERVIOR ELECTRICAL SERVIOR GAS LINE EXISTING WATER IN PROPOSED BUBBLE PROPOSED DRAINA PROPOSED A HDR PROPOSED 4 HDR PROPOSED 4 HDR DRAINAGE PCC DRIVE, SURF ASPHALT SURFACE PERMEABLE PAVE RAIN CRETE STORM DRAIN BO 	N SITE ON SITE CE CE METER AGE SWALE PE SD PERF. PE/PVC SD FACES CES ERS	ABBRE AC ANT PT BCR BW CL COR CLF CP CONC. ECR EP ER EW FH FG FL FND	EVIATION ASPHALT C ANGLE POI BEGIN CUR BACK OF S CENTERLIN CORNER CHAIN LINH CONTROL F CONCRETE END CURB EDGE OF P EDGE OF R EDGE OF V FIRE HYDR FINISH GRA FINISH GRA FINISH GRA FINISH GRA FINISH GRA	CURB	FS GS HC IFOW INT INV LP LT MOC OFOW PL PI PP SMH SDMH TB TG TL TC TV P-WI

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OF WALL N V. PIPE URB E OF WALL NE TERSECTION	UTILITY NOTE I: ALL WATER, SEWER, ELECTRIC, AND GAS UTILIT LOCATIONS TO BE VERIFIED (DEPTH, SIZE, ETC.) CONTRACTOR PER STANDARDS OF LOCAL UTILIT COMPANIES. LOCATION OF WATER, SEWER SHOW AS APPROXIMATE.	Y) BY Y /N	0 5' SCALE: 1":	10' 20' =10'	
HOLE N MANHOLE M TE B L SH IRON FENCE	UTILITY NOTE: ALL WATER, SEWER, ELECTRIC, AND GAS UTILIT LOCATIONS TO BE VERIFIED (DEPTH, SIZE, ETC.) CONTRACTOR PER STANDARDS OF LOCAL UTILIT COMPANIES. LOCATION OF WATER, SEWER UTILIT SHOWN AS APPROXIMATE ONLY.	Y OBY TIES NOTE: CONTRACTOR IN TO STREETS AN AGREES TO RE IMPROVEMENTS	S RESPONSIBLE FOR ANY D ND SIDEWALKS DURING CON PAIR AND REPLACE ALL EX DURING THE COURSE OF C	AMAGE IST. AND IS. CONST.	
EV:	APPROVED FOR PERMITTING PURPOSES ONLY CITY OF ROCKLIN DATE RECOMMENDED FOR APPROVAL BY: DATE DATE	OWNER 39TH STREET PROPERTIES 4120 DOUGLAS BOULEVARD #306-588 GRANITE BAY, CA 95746	C 26900 3/31/2021	PREPARED BY: Joanne Singer JOANNE SINGER, P.E. RCE 26900, EXP. 03/31/2021	<u>I-25-2021</u> DATE





GROUND FLOOR PLAN

WINDOW ABBREVIATIONS:

- TS ABOVE TRANSOM
- FX FIX WINDOW
- SH SINGLE HUNG TYPE
- CS CASEMENT TYPE

KEY NOTES:

- T CEILING UP TO 10'-0" TYP.
- 2 2X6 STUDS @ 16" O.C. EXTERIOR WALLS TYP.
- 3 ALL PANES TO BE TEMPERED
- 5 EGRESS WINDOWS WITH MIN OF 5.7 SF OPENING, MIN. OF 24: HEIGHT CLEAR, AND 20" WIDE CLEAR IS REQUIRED. MAX. OF 44" FROM FINISH FLOOR TO THE SILL PLATE BOTTOM OF WINDOWS.
- MINIMUM 36" DEEP LANDING OUTSIDE THE MAIN EXTERIOR EGRESS DOOR, THE LANDING SHALL NOT BE MORE THAN 7.75" LOWER THAN THE THRESHOLD FOR THE MAIN ENTRANCE IN-SWING DOOR, (1-1/2" FOR OUT SWINGING).
- 7 TOILETS SHALL NOT BE INSTALL CLOSER THAN 15" FROM THE CENTER TO ANY FINISH WALL OR OBSTRUCTION AND ALSO WITH A MINIMUM OF 24" CLEAR FLOOR SPACE IN FRONT OF THE TOILET.

	39TH ST PROPERTIE 2-STORY BUILDING	4855 PACIFIC STREET, ROCH CALIFORNIA 95677
		4120 DOUGLAS BLVD, #306-588, 民RANITE BAY, CA 95746
EIGHT CLEAR, AND R TO THE SILL PLATE		
S DOOR, THE LANDING FOR THE MAIN		
R FLOOR SPACE IN	SHEET CONTENTS : GROUND FLOOR PLAN	
	2-STORY BUILDING	CALIFORNIA 95677
SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE: ALL OF THE VERIFYING PLUS /	DATE DEC. 15 SCALE DRAWN JOB NO.	, 2020 NOTED MZL
MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	SHEET NO.	3

IES

NOTE:

• ALL WINDOWS THAT ARE 18" FROM THE FLOOR OR LESS "ALL PANES TO BE TEMPERED • ALL WINDOWS THAT ARE WITHIN 12" FROM A DOOR THAT "ALL PANES TO BE TEMPERED"



NOTE: EGRESS WINDOW SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. REFERENCE R310.2.2.

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WINDOW ABBREVIATIONS:

TSABOVE TRANSOMFXFIX WINDOWSHSINGLE HUNG TYPECSCASEMENT TYPE

KEY NOTES:

T CEILING UP TO 10'-0" - TYP.

2 2X6 STUDS @ 16" O.C. EXTERIOR WALLS - TYP.

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EGRESS WINDOWS WITH MIN OF 5.7 SF OPENING, MIN. OF 24: HEIGHT CLEAR, AND 20" WIDE CLEAR IS REQUIRED. MAX. OF 44" FROM FINISH FLOOR TO THE SILL PLATE BOTTOM OF WINDOWS.

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7 TOILETS SHALL NOT BE INSTALL CLOSER THAN 15" FROM THE CENTER TO ANY FINISH WALL OR OBSTRUCTION AND ALSO WITH A MINIMUM OF 24" CLEAR FLOOR SPACE IN FRONT OF THE TOILET.

-FROPERTIES REVISIONS Ζ \triangleleft FLOOR SECOND **3Y BUILDING** C STREET, ROCKLIN, ORNIA 95677 2-STORY 55 PACIFIC S CALIFORN 4855 DEC. 15, 2020 SCALE AS NOTED DRAWN MZL JOB NO. SHEET NO. n IAJ.J SHEETS

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39TH ST PROPERTIE 2-STORY BUILDING

ACIFIC

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER







RIGHT SIDE ELEVATION 2A4 / SCALE: 1/4" = 1'

39TH ST PROPERTIES 2-STORY BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
REVISIONS BY BY CA 95746
SHEET CONTENTS : BUILDING ELEVATIONS
TITLE 2-STORY BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
DATE DEC. 15, 2020 SCALE AS NOTED DRAWN MZL JOB NO. SHEET NO. OF SHEETS

LN		k	~
PLANK OR SIMILAR WITH WEATHER ER ON 7/16"OSB 2X6 WALL FRAMING 1/2"GYPSUM BOARD	10'-1"		33'-2 1/2"
ID FLOOR FFL		1 20'-10"	
R FLOOR FFL Ground Ln	10'-1'		
		•	

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER









SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER

39TH ST PROPERTIES 2-STORY BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
REVISIONS BY, CA 95746
SHEET CONTENTS : BUILDING ELEVATIONS
2-STORY BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
DATE NOV. 18, 2020 SCALE AS NOTED DRAWN MZL JOB NO. SHEET NO. SHEET NO.

SHEETS





- METAL SIDING WITH WEATHER BARRIER ON 7/16" OSB WITH 2X6 WALL FRAMING WITH 1/2" GYPSUM BOARD

LN			
PLANK OR SIMILAR WITH WEATHER ER ON 7/16" OSB 2X6 WALL FRAMING 1/2" GYPSUM BOARD	10'-1"	0"	7/1 7- CC
R FLOOR FFL GROUND LN	10'-1"	20'-1	
			_

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER

39TH ST PROPERTIES 2-STORY BUILDING	4855 PACIFIC STREEL, RUCKLIN, CALIFORNIA 95677
REVISIONS	4120 DOUGLAS BLVD, #306-588, GRANITE BAY, CA 95746
BUILDING SECTION	
2-STORY BUILDING 4855 PACIFIC STREET. ROCKLIN.	CALIFORNIA 95677
ATE DEC. 15, CALE AS N RAWN OB NO. HEET NO. HEET NO.	2020 NOTED MZL





39TH ST PROPERTIES 4-PLEX BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677	
4120 DOUGLAS BLVD, #306-588, GRANITE BAY, CA 95746	
REVISIONS BY	
SHEET CONTENTS : ROOF PLAN	
4-PLEX BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677	
DATE NOV. 18, 2020 SCALE AS NOTED DRAWN	
JOB NO. SHEET NO. A6	
OF SHEETS	

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER



LANDSCAPE PLANS

4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677



		TIME C		OULE				
HYDROZONE I.D.	DAILY RUN DURATIONS DURING PLANT ESTABLISHMENT	DAILY RUN DURATION IN DECIMAL % / HR. (NORMAL CYCLE	# OF 1 GPH EMITTERS IN ZONE	CYCLE DAY/	ES PER WEEK	GALI PI DAY/	LONS ER WEEK	GALLO AFTER
	PERIOD 1.5	AFTER ESTABLSINED		D	W	D	W**	
1				1	7			
				1	7			
2				1	7			
				1	7			
	EM GALLONS PER Y	EAR						

NOTE: TIME CLOCK SHALL BE EQUIPPED WITH RAIN SENSOR

GENERAL CONDITIONS:

- ALL PROPERTY LINES AND LOTS SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES
- NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OF CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLANS UNLESS DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
- ALL PAVED AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION AN ENCROACHMENT PERMIT IS REQUIRED FOR HOLING TO VERIFY EXISTING LOCATION OF UTILITIES.
- CONTRACTOR SHALL NOTIFY THE GAS COMPANY A MINIMUM OF TWO DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE CITY LANDSCAPING INSPECTOR 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- SOIL AND PLANT LABORATORY SHALL PERFORM AGRICULTURAL SOIL TEST. SOIL TESTING FOR AGRICULTURAL SUITABILITY SHALL BE ACCOMPLISHED AT THE CONCLUSION OF THE ROUGH GRADING.
- LANDSCAPE OR IRRIGATION CONTRACTOR SHALL VERIFY EXISTING P.S.I. AT JOB SITE PRIOR TO INSTALLING LANDSCAPE IRRIGATION SYSTEM.



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	"E"
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	"E"
	"R"

LS1 COVER SHEET LS2 PLANTING PLAN LS3 IRRIGATION PLAN

> SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

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39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
A120 DOUGLAS BLVD, #306-588, GRANITE BAY, CA 95746
COVER SHEET
MMERCIAL BUILDING PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
DATE JULY 13, 2020 SCALE DRAWN DRAWN MZL JOB NO. SHEET NO. SHEET NO. SHEET NO. SHEET SHEETS



LANDSCAPE AREA: 199.05 SQ. FT.

PLANTING LEGEND:

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY.	REMARKS
27 27 27 27 27 27 27	TEXAS SAGE	5 GAL	22	LOCATE PER PLAN
<mark>ی</mark> دا دا دا	LAVENDER SHRUB	5 GAL	2	LOCATE PER PLAN

NON PLANT BEDDING MATERIAL LEGEND:

SYMBOL	NAME	DETAIL	QTY.	REMARKS
	COVER BARK IN ALL BEDS, DG.	1" THICK	6 C.Y.	SOIL COVER

HYDROZONE DATA

ZONE #	GROSS AREA IN S.F.	# OF .5 GPH EMITTERS
1	83.7	
2	115.35	

	39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
	4120 DOUGLAS BLVD, #306-588, GRANITE BAY, CA 95746
	REVISIONS BY
PLANTING NOTES:	
 FOR NEW PLANTING AREAS, PROVIDE 4 CUBIC YARDS OF NITROLIZED WOOD SHAVINGS AND 20# OF 16-16-8 FERTILIZER PER 1,000 SQ. FT. OF PLANTING AREA. ROTOTILL INTO TOP 6 INCHES. 	
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR (1) YEAR FROM DATE OF OWNER'S ACCEPTANCE	
 PROVIDE 1\ LAYER OF SHREDDED BARK TOP DRESSING FOR ALL PLANTER AREAS. 	PLAN
	NE NE
	ZC
	0 K O
HYDROZONE LEGEND	ΗXI
ZONE 1 = 83.7 SQ.FT.	U U
ZONE 2 = 115.35 SO ET	its : N TIN
TOTAL 199.05 SQ.FT.	conten DLAD
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	JILD 677
	AEET 95
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	855 855
SEE name A1 1 A1 2 &	LE 4
AG1, AG1.1 for Building	⊨ DATE JULY 13. 2020
Code Requirements OWNER / CONTRACTOR NOTE:	SCALE AS NOTED DRAWN
ALL OF THE VERIFYING PLUS /	MZL JOB NO.
ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE	SHEET NO. TC9
THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	
	JILLIJ

OF .5 GPH EMITTERS



LANDSCAPE AREA: 199.05 SQ. FT.

IRRIGATION LEGEND:

SYMBOL	MANUFACTURER / MODEL	DESCRIPTION	QTY.	REMARKS
VALVE 1 NUMBER	3/4" DV RAINBIRD	12" x 17" GRADE LEVEL POLYETHYLENE VALVE BOX	1	
	RAINBIRD 4 STANDARD ESP. MODULAR CONTROLLER (TIME CLOCK)	TIMER	1	
R	RAINBIRD XCZ-075-PRF PRESSURE REDUCING ELECTRIC VALVE	CONTROLLED BY ABOVE	1	INSTALLED IN GRADE BOX
RPP-PVB		1" REDUCED PRESSURE PRINCIPAL PRESSURE VACUUM BREAKER	2	INSTALLED AT P.O.C. IN PROTECTIVE CAGE
	1" SCH 40 PVC WATERLINE PIPING			
	PE PIPING			
	3/4 PVC PIPING			
	2" SLEEVE PVC			
A	ANTI SIPHON			
	DRIP CONTROLLER			

IRRIGATION SCHEMATIC DIAGRAM:

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

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4120 DOUGLAS BLVD, #306-588, GRANITE BAY, CA 95746	
REVISIONS BY	
	-
, SHEET CONTENTS : IRRIGATION PLAN	
COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN CALIFORNIA 95677	
DATE JULY I3, 2020 SCALE DRAWN MZL JOB NO. SHEET NO.	

SHEETS

4855 Pacific St – Materials and Color Board

Exterior Stone:

Hardie Fiber Cement Siding

HARDIEPLANK® LAP SIDING

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint. $\mathbf{\Lambda}$

Siding Color

Saybrook Sage HC-114		
		-čó-
GOES WITH	1	SHADES

Light Fixtures

Roof

Timberline® AH Shingles

New Timberline® AH shingles are the only GAF shingles loaded with both LayerLock™ Technology and StainGuard Plus™ Time-Release algae fighting technology.³

Color/Finish: Appalachian Sky

- Gutters to be painted White
- Trim to be painted white
- Windows/Doors-Andersen -Black frame, no tint
- Exterior patio post material to be metal I-beam painted black
- •