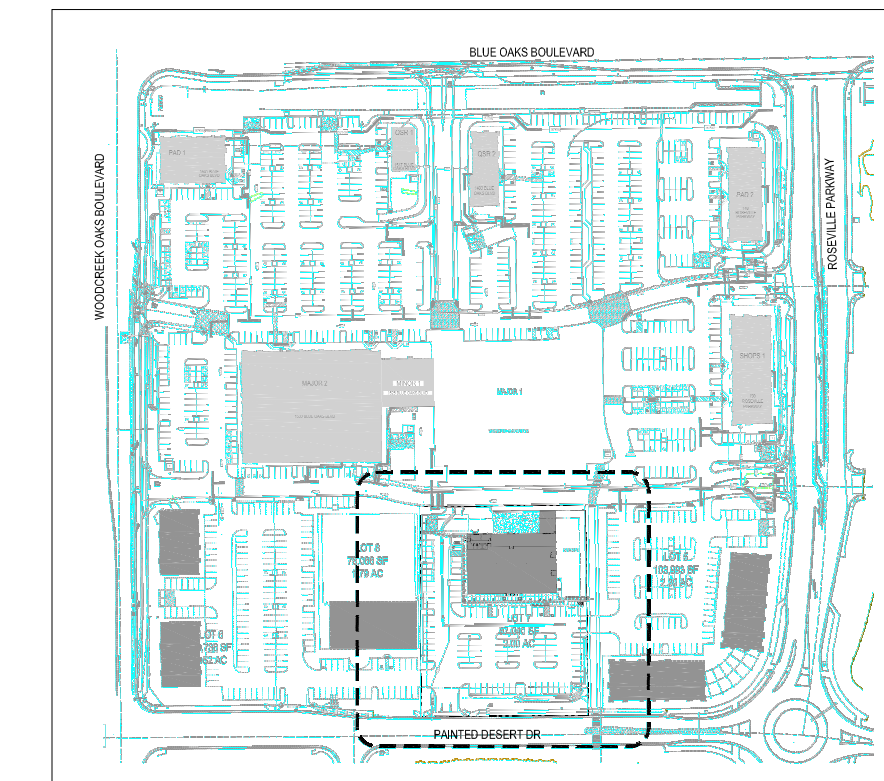
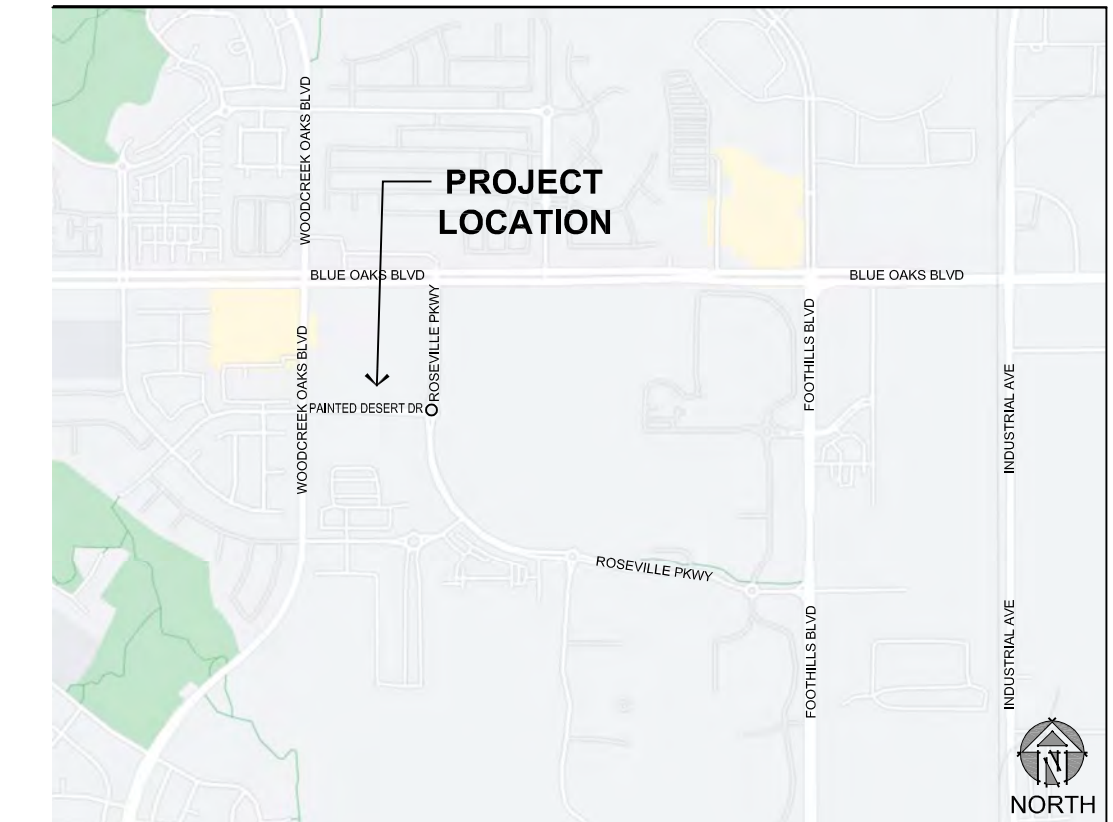


KEYPLAN



VINICITY MAP



DRAWING INDEX

SA-0.1	COVER SHEET & SITE PLAN
SA-0.2	SITE DETAILS
PG01	PRELIMINARY GRADING PLAN
UT01	PRELIMINARY UTILITY PLAN
SA-HD01	PRELIMINARY SHED PLAN & WATER QUALITY EXHIBIT
SA-1.1	FLOOR PLAN
SA-1.2	ROOF PLAN
SA-2.1	EXTERIOR ELEVATIONS
SA-3.1	BUILDING SECTIONS
SA-4.1	PERSPECTIVES
L1.0	PRELIMINARY LANDSCAPE PLAN
SA-5.1	MATERIAL BOARD

PROJECT DATA

ACCESSOR'S PARCEL No:	481-260-042-000
ZONING:	COMMUNITY COMMERCIAL (CC)
SUBJECT LOT AREA:	+/- 2.00 AC (+/- 87,040 SF)
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLER:	YES
OCCUPANCY TYPE:	M
BUILDING HEIGHT:	37'-0" (60'-0" ALLOWED, CBC TABLE 504.3)
STORIES:	1 (2 STORIES ALLOWED, CBC TABLE 504.4)
GROSS FLOOR AREA:	+/- 14,169 S.F. (36,000 SF ALLOWED, CBC TABLE 506.2)
FIRE SEPARATION DISTANCES:	NORTH: 43'-3" - 0-RATING REQUIRED
	WEST: 74'-8 1/2" - 0-RATING REQUIRED
	SOUTH: 193'-1" - 0-RATING REQUIRED
	EAST: 47'-7" - 0-RATING REQUIRED

ALLOWABLE EXTERIOR WALL OPENINGS AT FOUR SIDES: NO LIMIT (CBC TABLE 705.8)

PARKING CALCULATION:

REQUIRED:	
14,169 S.F. / 300 =	47.23 STALLS
6,432 S.F. / 1000 =	6.42 STALLS
	= 53.66 STALLS ~ 54 STALLS

ACCESSIBLE PARKING:	4 STALLS
CLEAN AIR/CAR POOL/EV:	6 STALLS
EV CAPABLE (EVSE):	4 STALLS
SHORT TERM BIKE RACK:	4 BIKES
LONG-TERM BIKE RACK:	4 BIKES

PROVIDED: 92 STALLS

STANDARD PARKING:	86 STALLS
ACCESSIBLE PARKING:	4 STALLS
COMPACT PARKING:	2 STALLS
CLEAN AIR/CAR POOL/EV:	6 STALLS
EV CAPABLE (EVSE):	4 STALLS
SHORT TERM BIKE RACK:	4 BIKES
LONG-TERM BIKE RACK:	4 BIKES

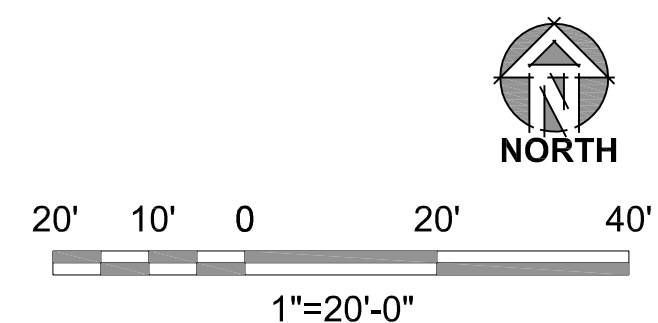
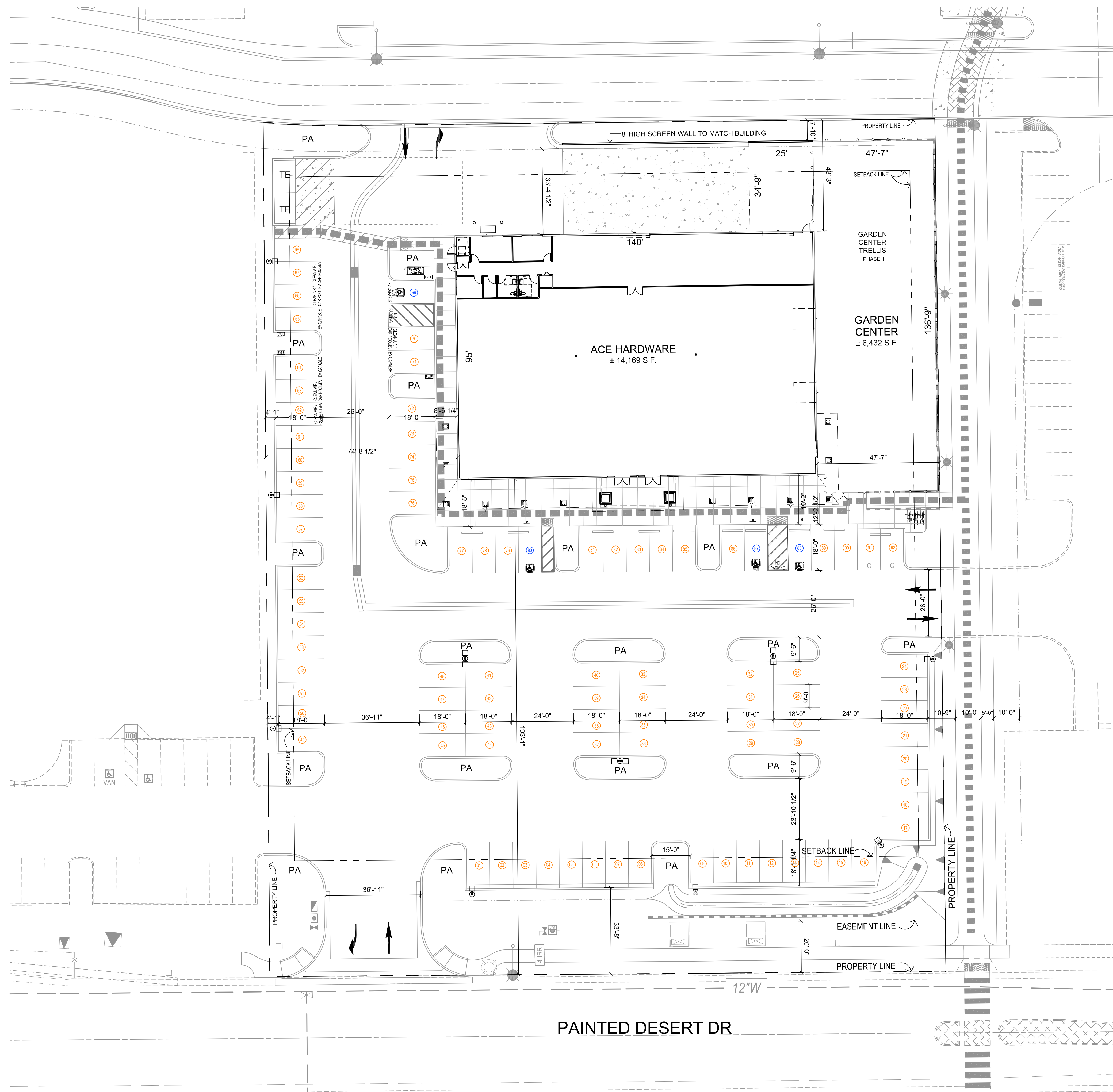
OWNER / CONSULTANT INDEX

OWNER'S REP:
 WERNER PROPERTIES, LLC
 8665 AUBURN-FOLSOM ROAD
 GRANITE BAY, CA 95746
 BRETT WERNER
 email: brett423@yahoo.com

CIVIL ENGINEER:
 MORTON & PITALO, INC.
 600 COOLIDGE DRIVE, SUITE #140
 FOLSOM, CA 95630
 SCOTT PEDERSEN
 email: spederesen@mpengr.com
 TEL: (916) 984-7621

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LANDSCAPE ARCHITECT:
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 THERESA ZARO, P.L.A.
 email: theresa@yamasaki-ha.com
 TEL: (530) 885-0040



ACE HARDWARE SITE PLAN

7890 PAINTED DESERT DRIVE, ROSEVILLE, CA 95747 19036-1 10/27/2021

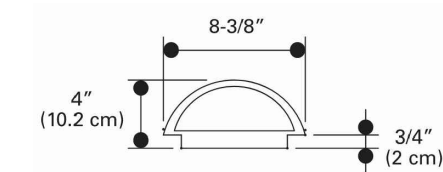
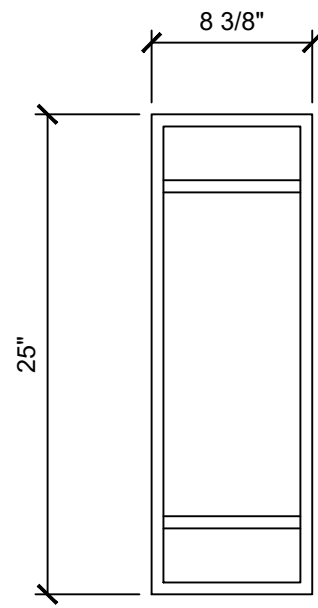
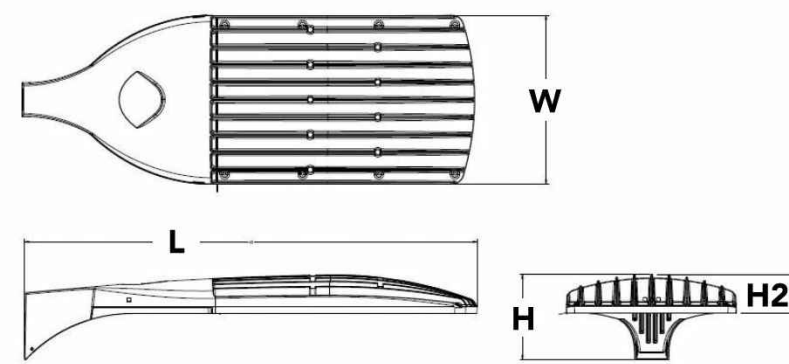
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





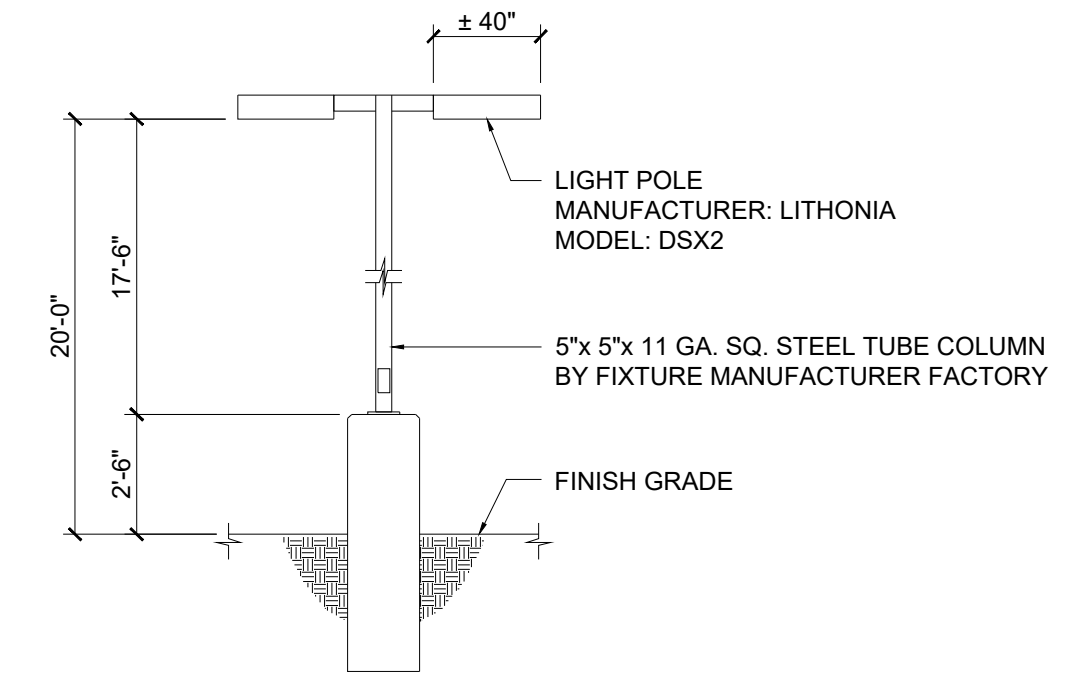
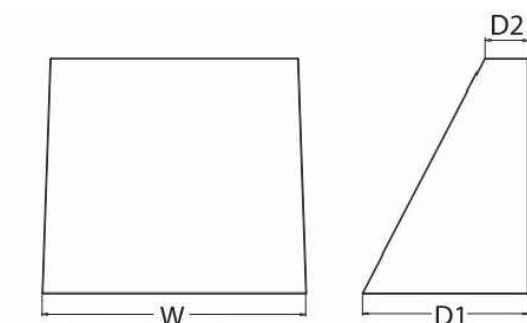
Specifications

EPA: 1.1 ft²
(0.10 m²)
Length: 40"
(101.6 cm)
Width: 15"
(38.1 cm)
Height 1: 7-1/4"
(18.4 cm)
Height 2: 3.5"
(max.)
Weight: 36lbs



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



SITE LIGHT FIXTURE

SCALE: NTS

WALL SCONCE FIXTURE

SCALE: NTS

WALL SCONCE FIXTURE

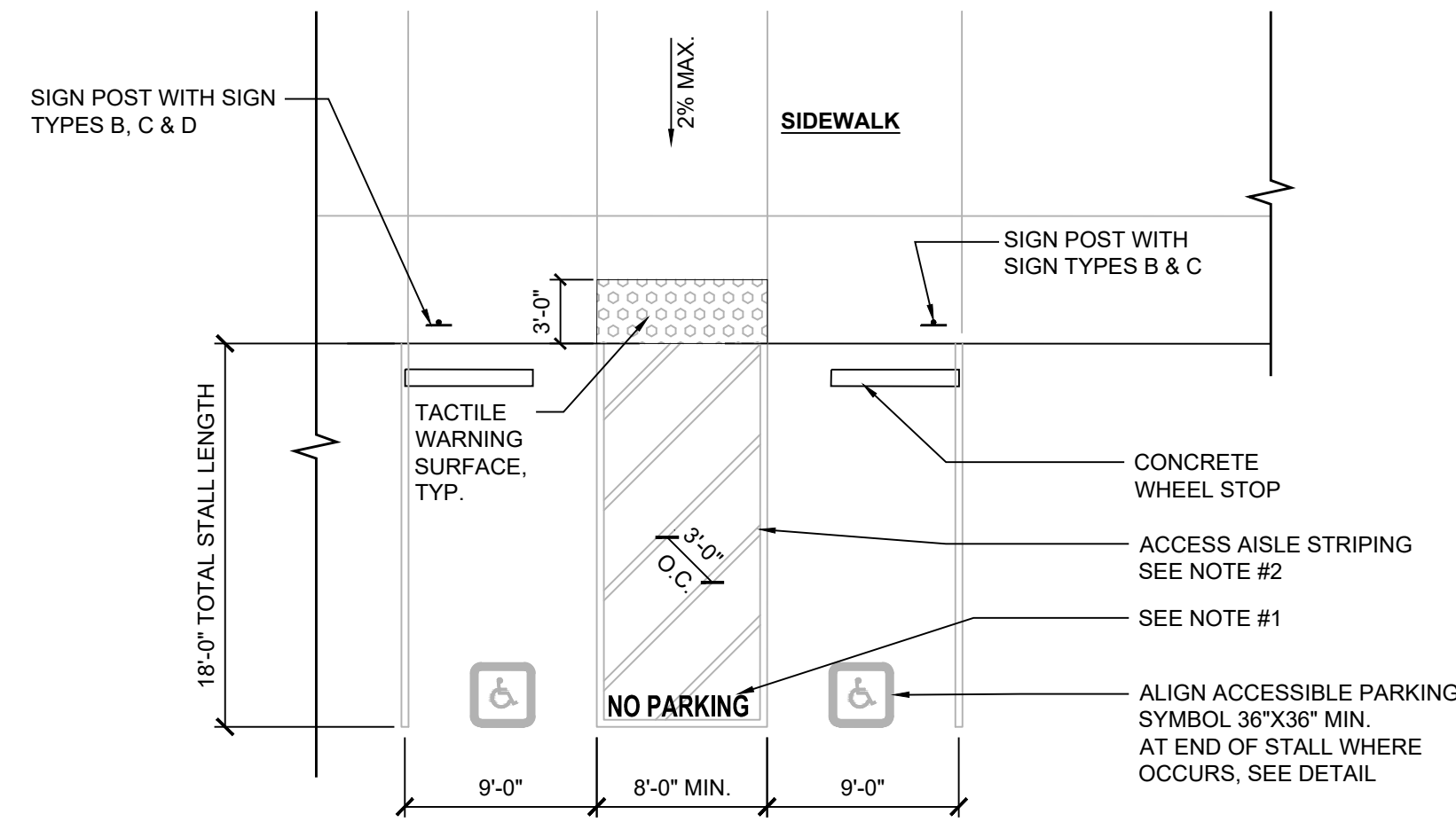
SCALE: NTS

LIGHT POLE FIXTURE ELEVATION

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

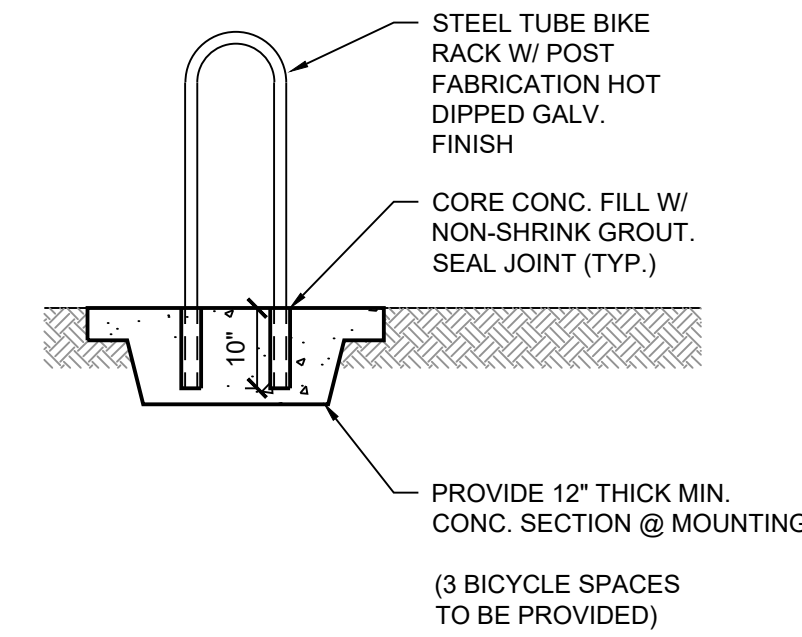
NOTES:

1. PROVIDE THE WORDS "NO PARKING" IN 12" HIGH WHITE LETTERS. THE LETTERING SHALL BE PLACED ACROSS THE ACCESSIBLE ACCESS AISLE NEAR THE END OF THE PARKING STALL ADJACENT TO THE DRIVEWAY OR STREET SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICERS.
2. THE ACCESS AISLE SHALL BE PAINTED WITH A 4" WIDE BLUE BORDER WITHIN THE BLUE BORDER 4" WIDE HATCHED LINES @ 36" O.C. SHALL BE PAINTED WITH A COLOR THAT CONTRASTS WITH THE PARKING SURFACE - PREFERABLY BLUE OR WHITE.



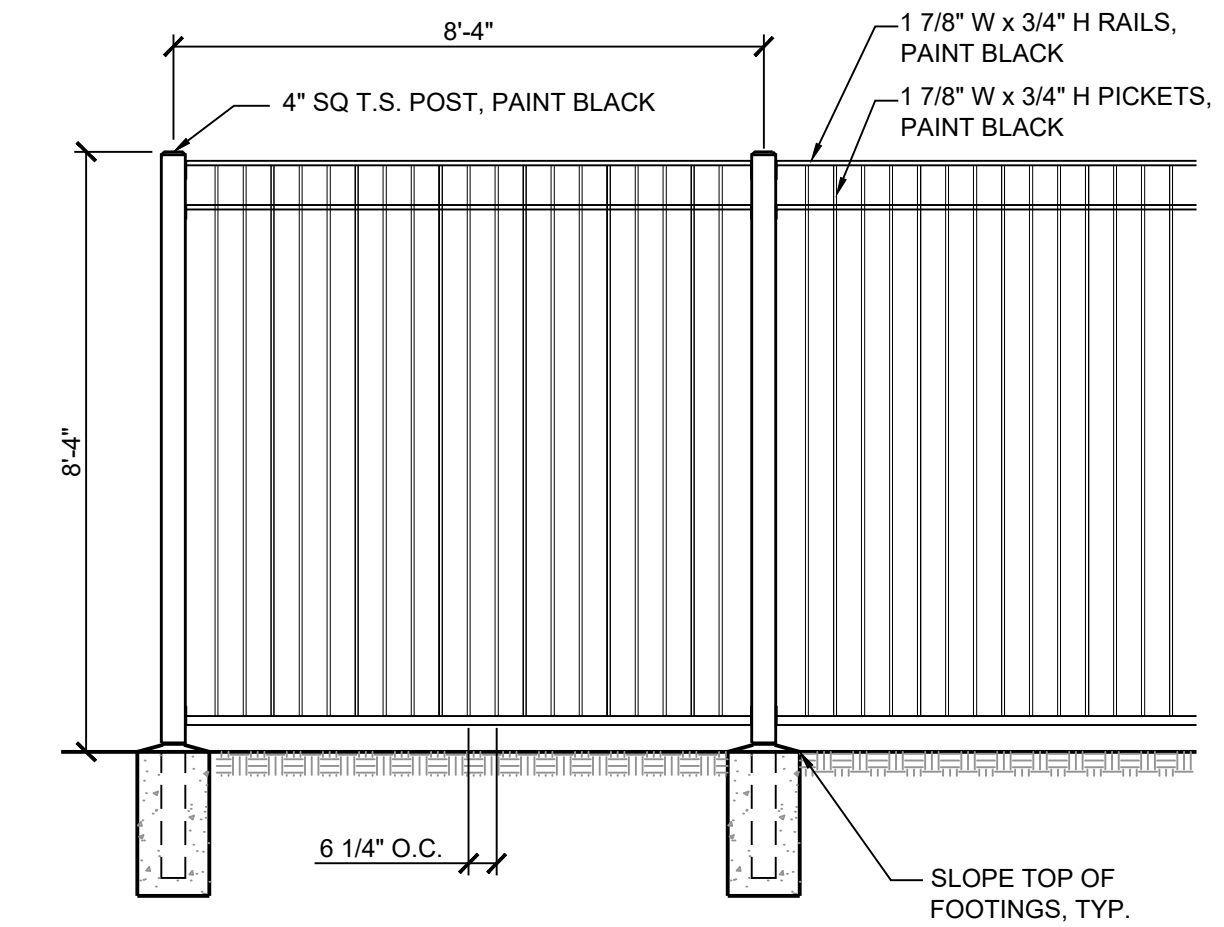
ACCESSIBLE PARKING DUAL STALL PLAN

SCALE 1/8" = 1'-0"



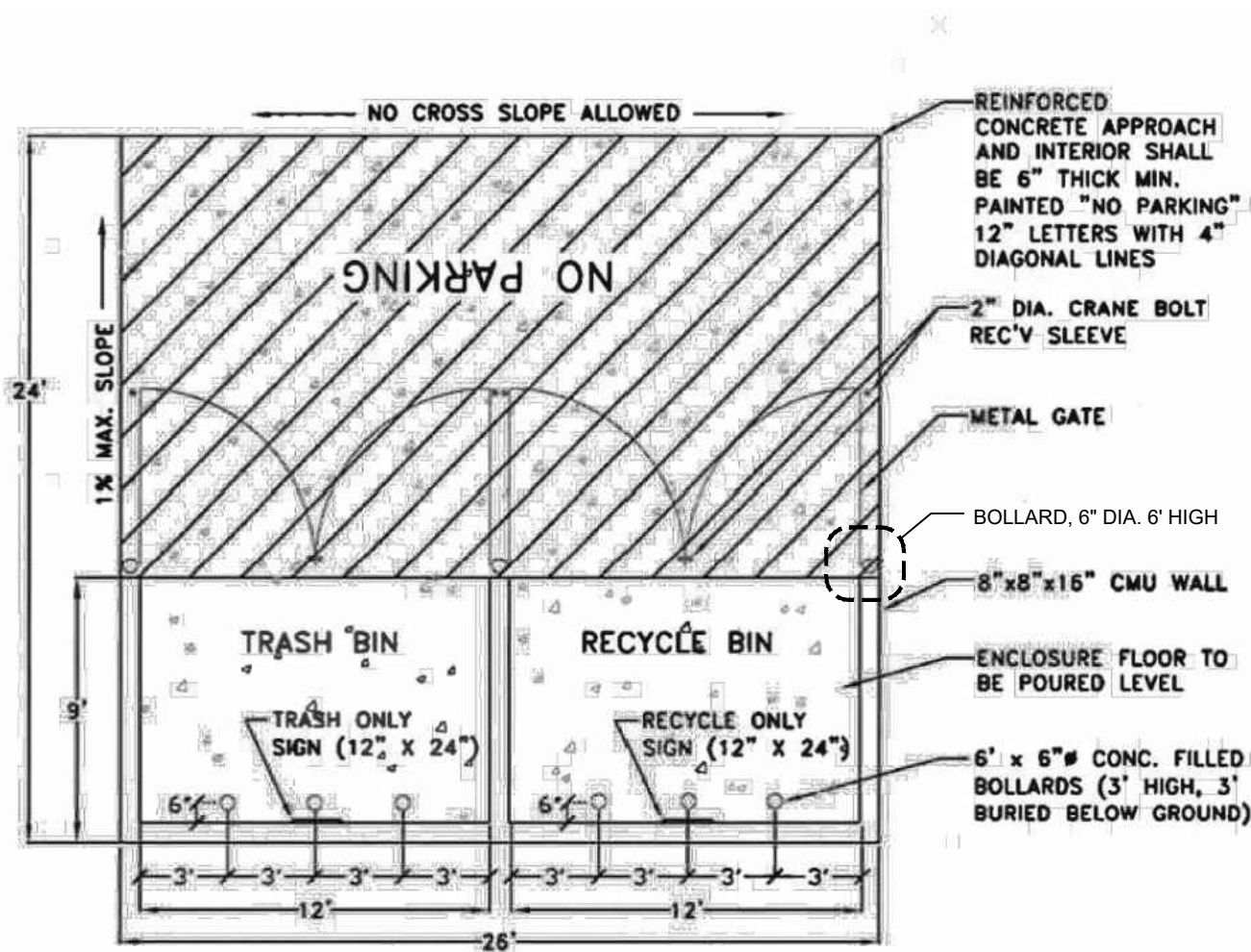
BIKE RACK

SCALE: 1/2"=1'-0"



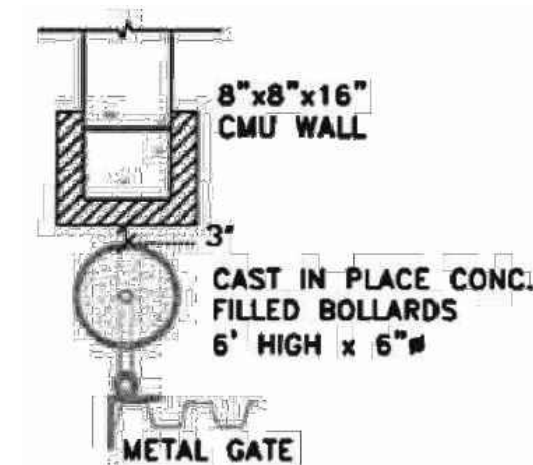
FENCE ELEVATION

SCALE 3/8" = 1'-0"



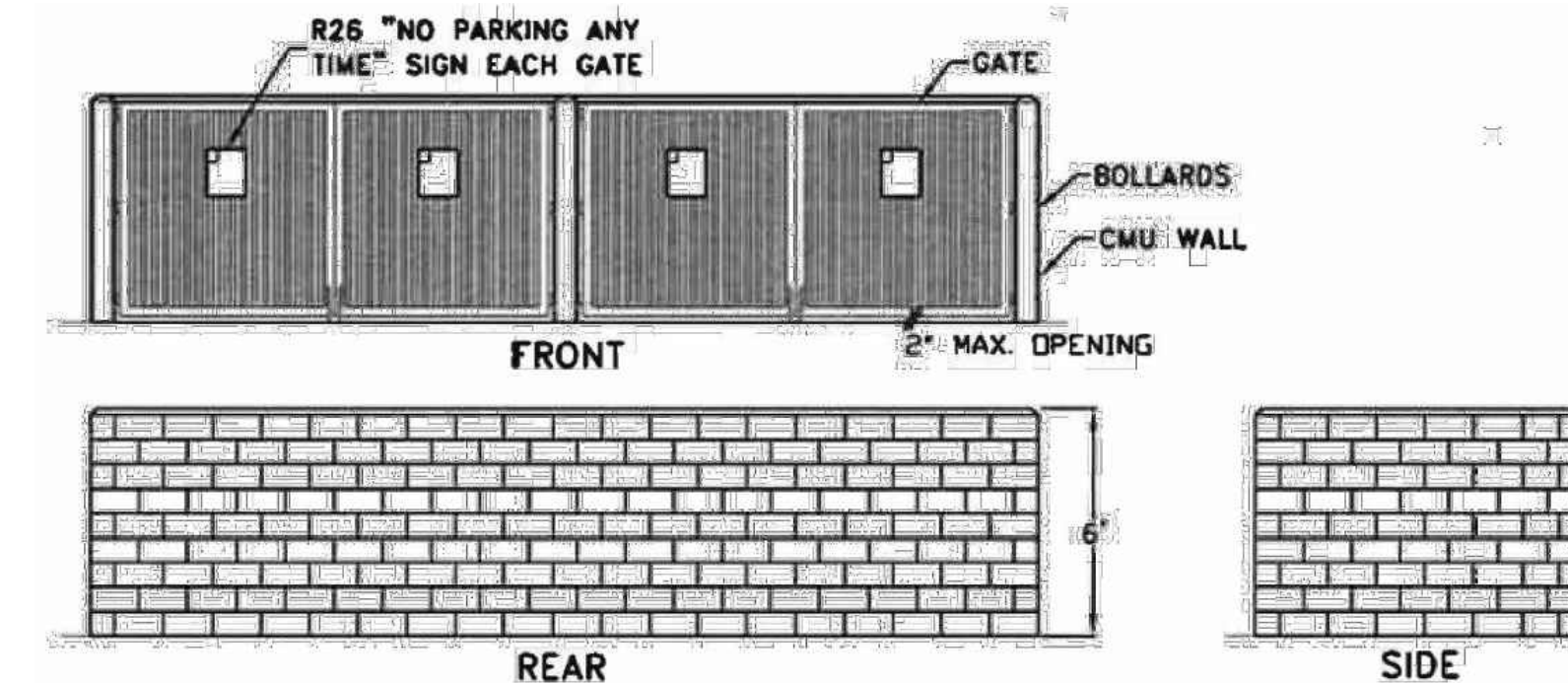
TRASH ENCLOSURE PLAN

SCALE: NTS



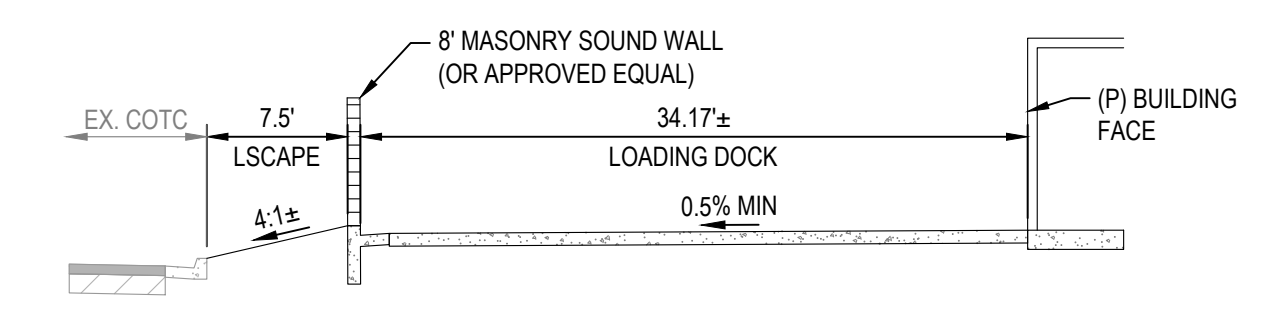
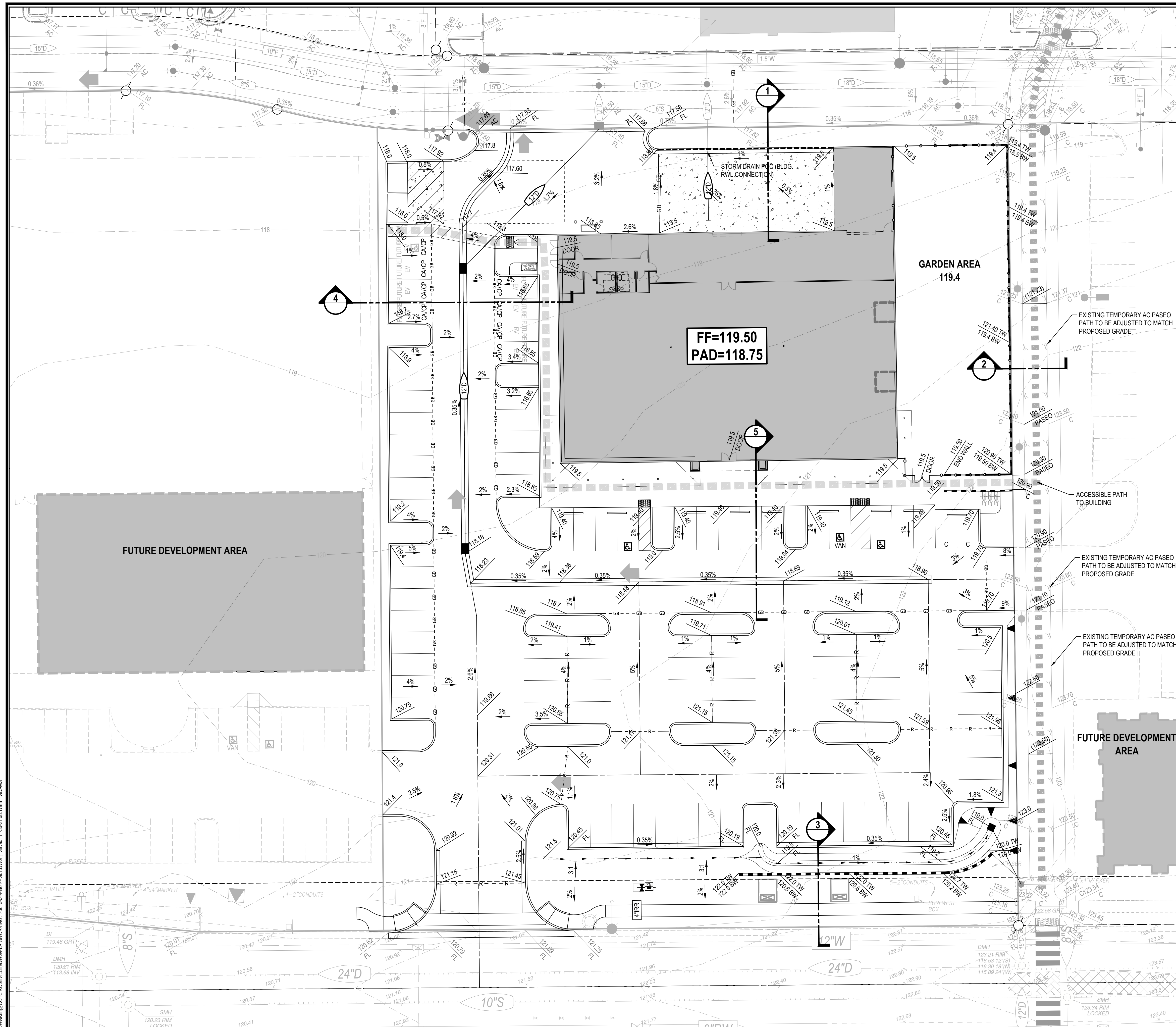
BOLLARD DETAIL @ GATE

SCALE: NTS

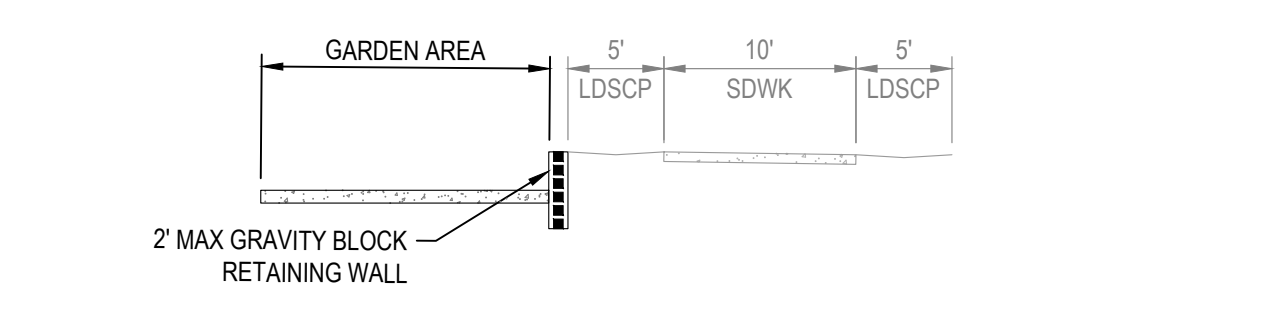


TRASH ENCLOSURE ELEVATIONS

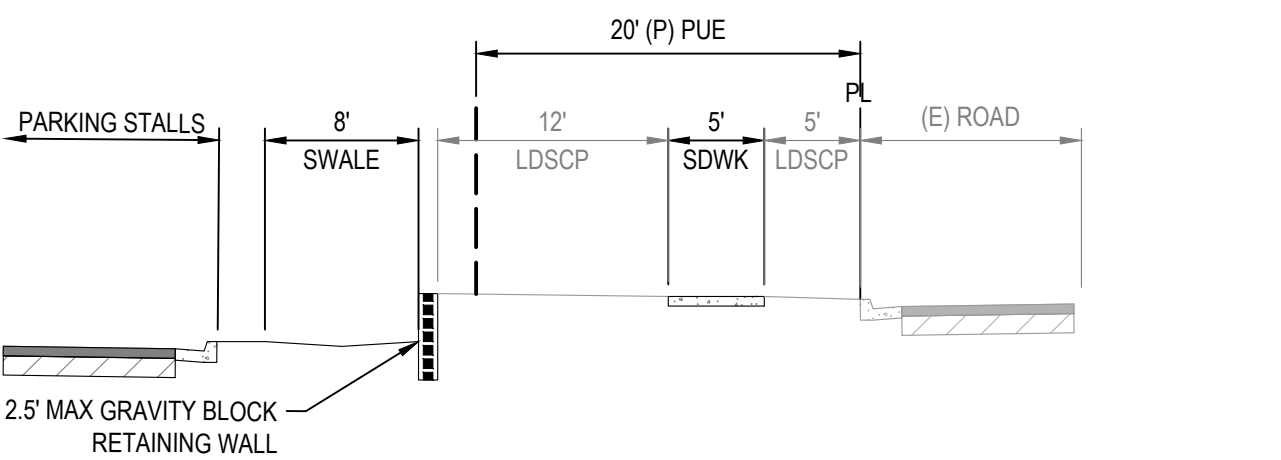
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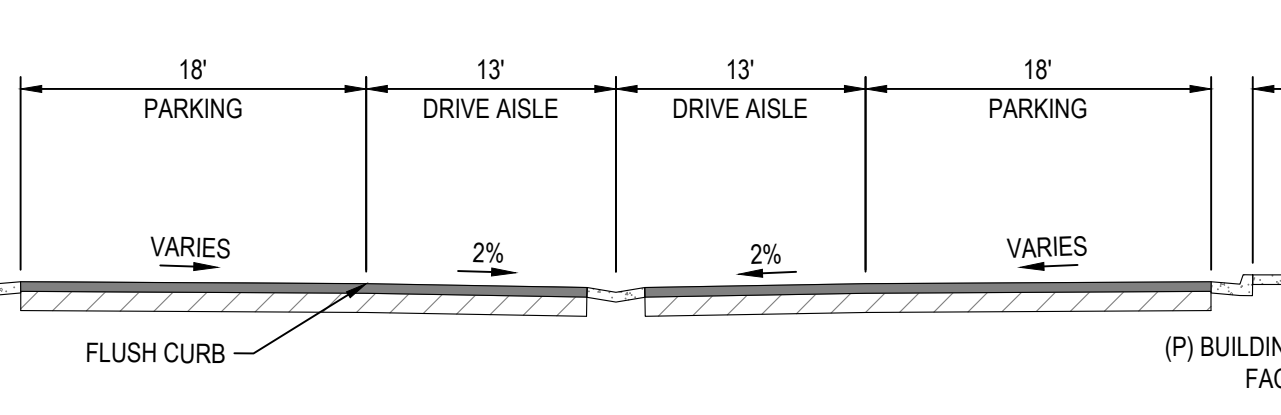
1 NORTH BOUNDARY SECTION



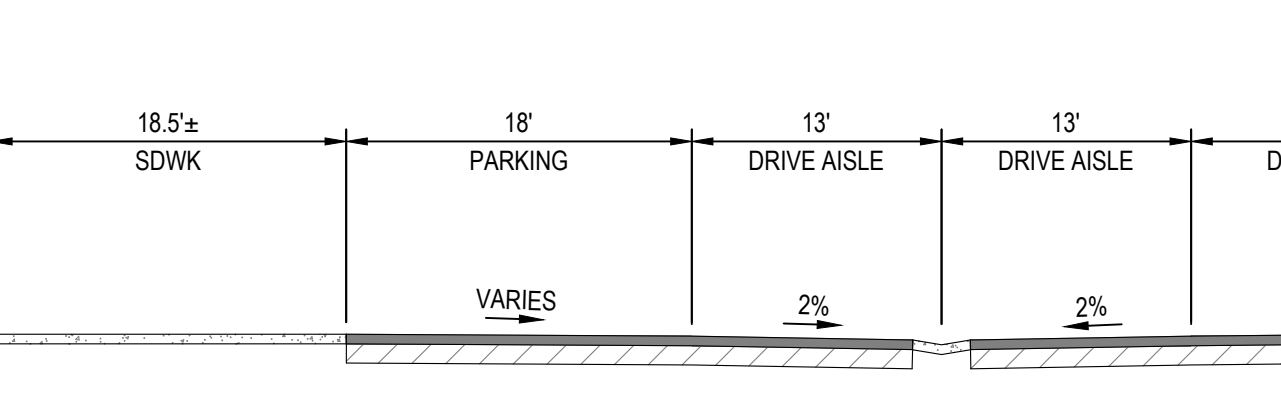
2 EAST BOUNDARY SECTION



3 SOUTH BOUNDARY SECTION



4 WEST BOUNDARY SECTION



5 BUILDING FRONT ENTRY SECTION

- NOTES:**
- NO TREES / HERITAGE TREES TO BE REMOVED WITH THIS PROJECT.
 - GRADES SHOWN ARE AC PAVEMENT UNLESS OTHERWISE NOTED.
- ➔ OVERLAND DRAINAGE RELEASE PATH

GRAPHIC SCALE
20 10 0
1 in = 20 ft

RAW EARTHWORK QUANTITIES:
CUT TO FILL: 200 C.Y.
EXPORT: 3,300 C.Y.

ASSUMED 1' SECTION FOR ALL CONCRETE AND ASPHALT

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK	COMPUTED	MC
HORIZ. 1" = 20'		DESIGNED	TA
VERT. 1" = NA		DRAWN	TA
		PROJ. ENGR.	SMP

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ENTITLEMENT EXHIBIT
ACE HARDWARE @ COTC
 7890 PAINTED DESERT DRIVE
GRADING PLAN
 ROSEVILLE, CALIFORNIA

DATE: NOV 30, 2021
 SHEET: 3
 OF: 4

PL21-0252 NOT FOR CONSTRUCTION

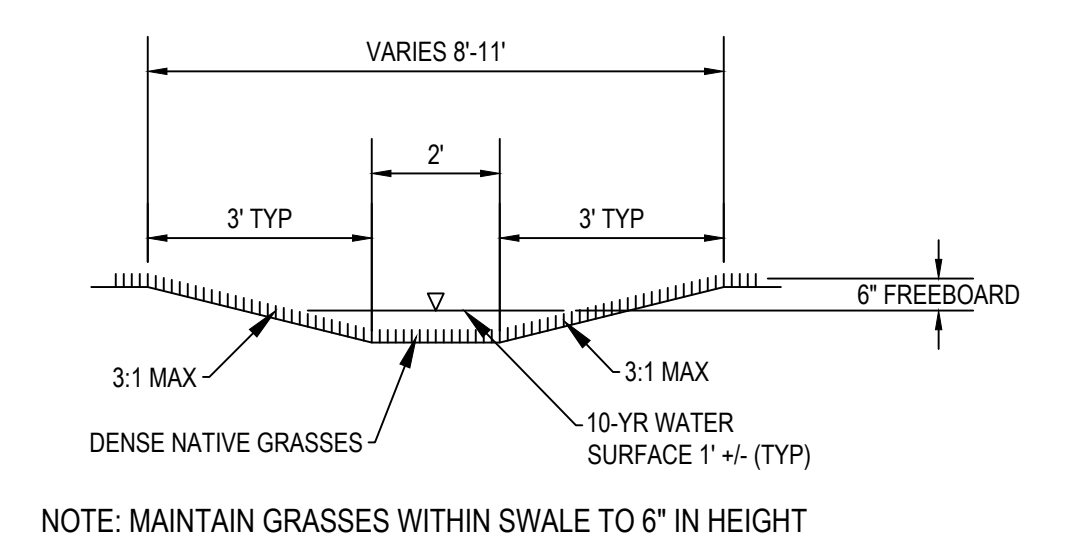
- NOTES:**
- STORM DRAIN FACILITIES SHOWN FOR REFERENCE ONLY. SEE PRELIMINARY GRADING PLANS (SHEET 3) FOR DETAIL.
 - WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.

ABBREVIATIONS

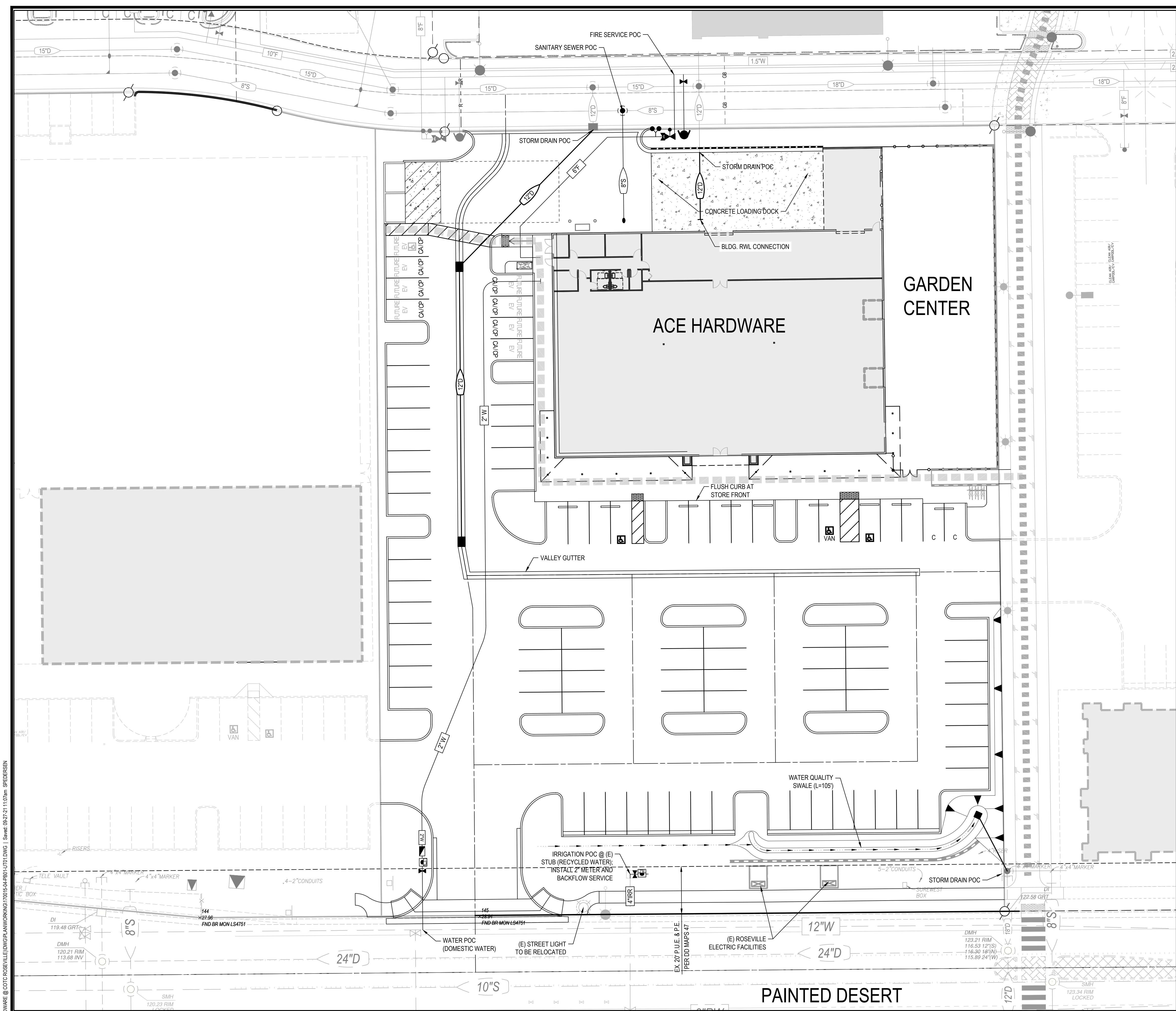
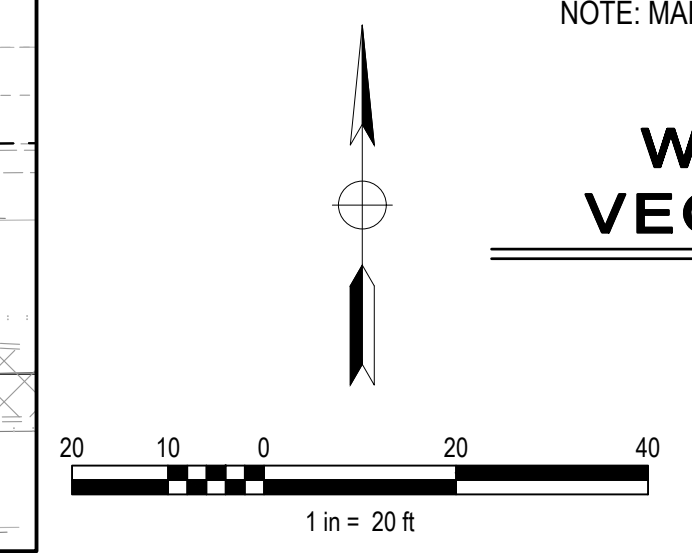
AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSBL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C,G&S	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CL, C	CENTERLINE	PP	POWER POLE
CO	CLEANOUT OR COUNTY	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PT	POINT OF TANGENCY
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CR	CURB RETURN	PVMT	PAVEMENT
Δ	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA, Ø	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DMH	STORM DRAIN MANHOLE	R/S	SLOPE OR SEWER
DTL	DETAIL	SD	STORM DRAIN
DWG	DRAWING	SMH	SEWER MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
(E), EXIST	EXISTING	SSA	SEWER STATION
EC	END HORIZONTAL CURVE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	SW	SIDEWALK
FL, F	FLOWLINE	TB	TOP OF BANK
G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TEL	TELEPHONE
GFL	GUTTER FLOWLINE	TEMP	TEMPORARY
GR	INLET GRATE	TMH	TELEPHONE MANHOLE
HGL	HYDRAULIC GRADE LINE	TP	TELEPHONE POLE
INTX	INTERSECTION	TRANS	TRANSITION
INV	PIPE INVERT	TS	TRAFFIC SIGNAL
IRR	IRRIGATION	TW	TOP OF WALL
L	LENGTH	TYP	TYPICAL
LIP	EDGE OF GUTTER PAN	UG	UNDERGROUND
LSCP	LANDSCAPE	W	WATER
		WS	WATER SERVICE

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		RECLAIMED WATER PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		SANITARY SEWER CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		BUILDING FIRE SERVICE
		BUILDING WATER SERVICE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		4-WAY SIGNALIZED INTERSECTION



WATER QUALITY VEGETATED SWALE



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

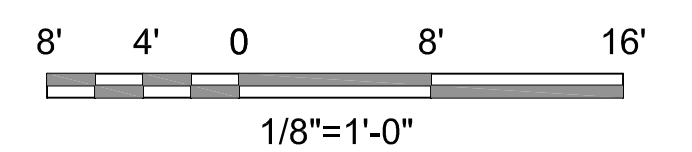
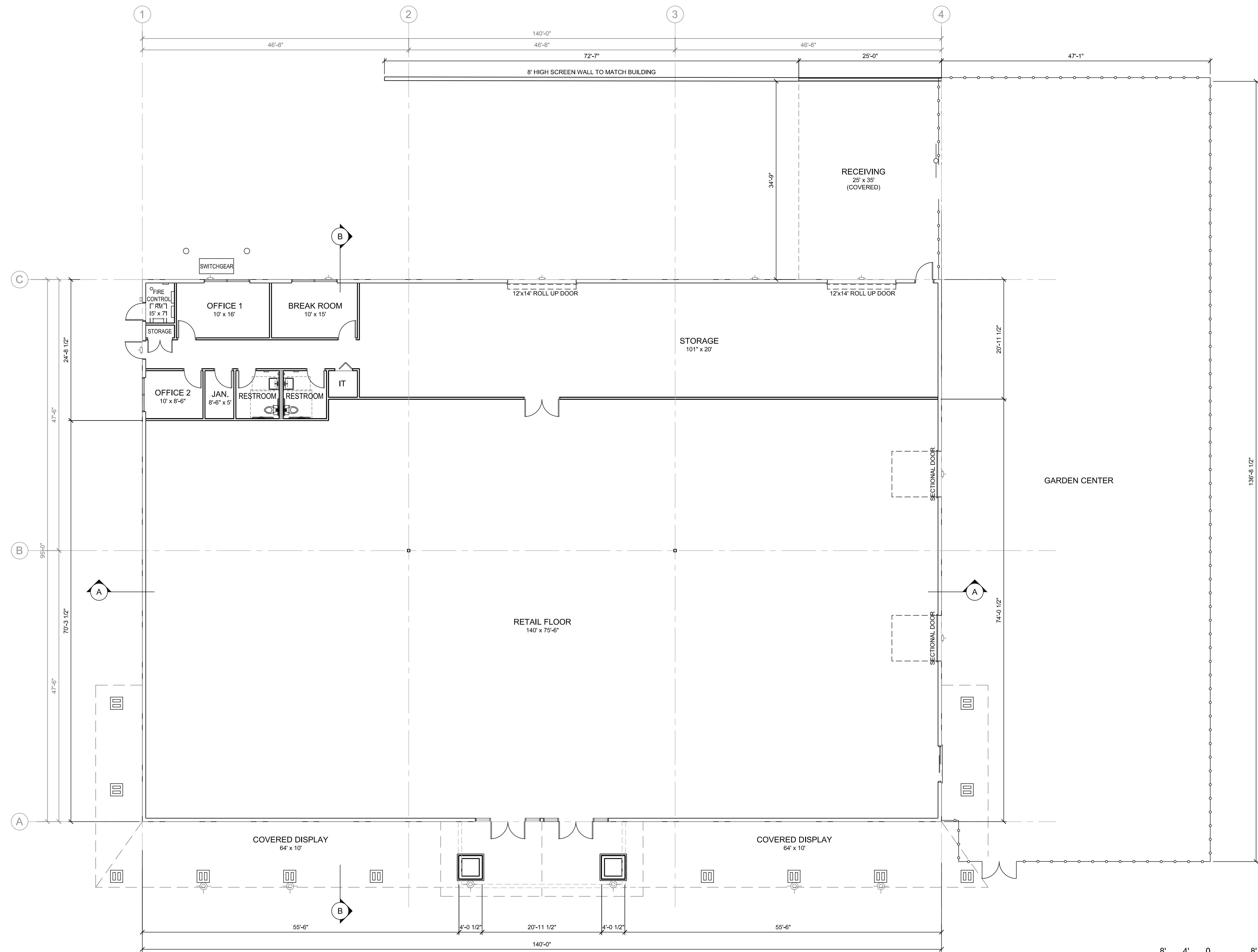
SCALE:	BENCH MARK
HORIZ. 1" = 20'	
VERT. 1" = NA	

COMPUTED	MC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

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ENTITLEMENT EXHIBIT
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 ROSEVILLE, CALIFORNIA

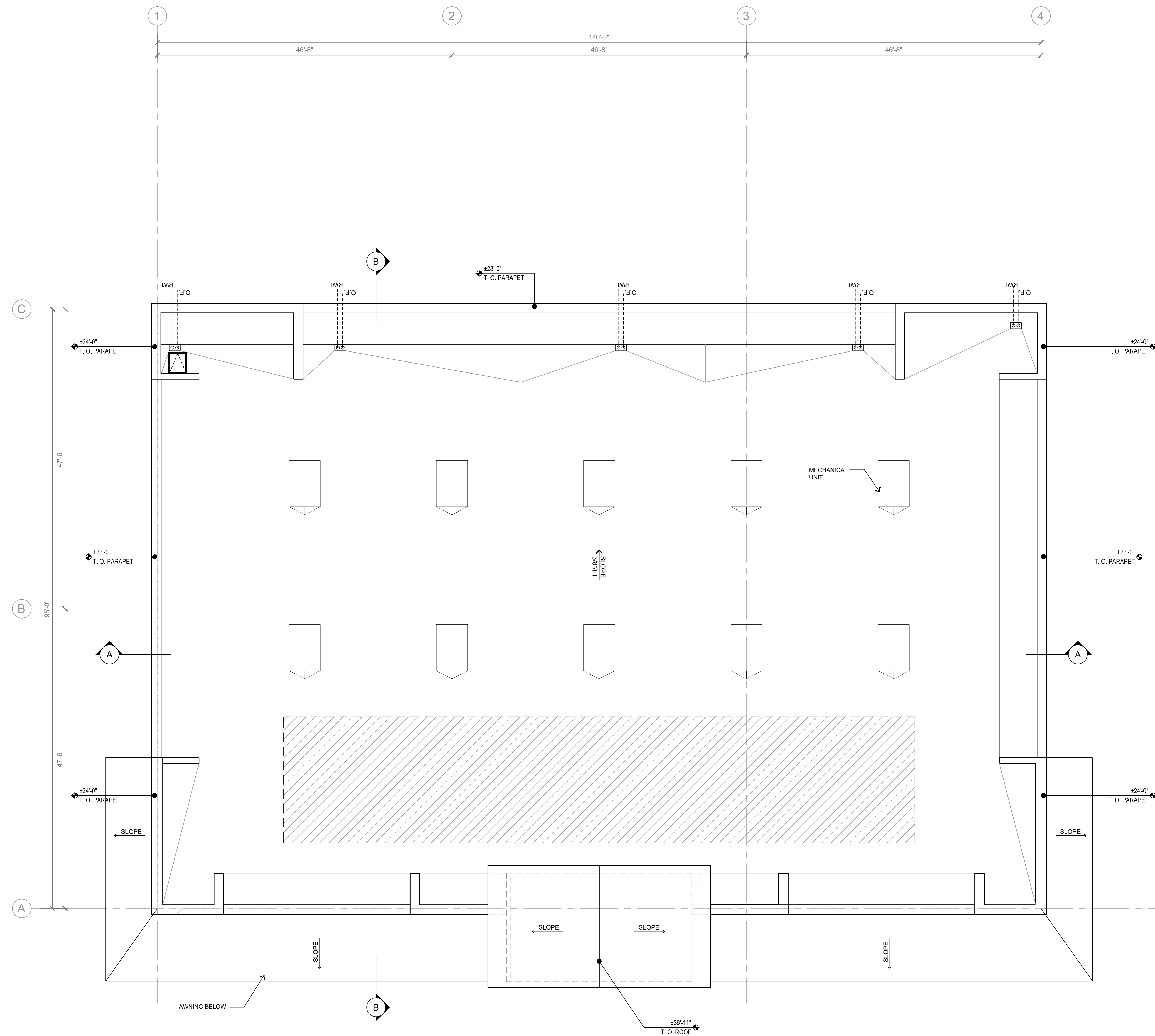
DATE	SEPT 27, 2021
SHEET	4
OF	4



ACE HARDWARE FLOOR PLAN

SA-1.1

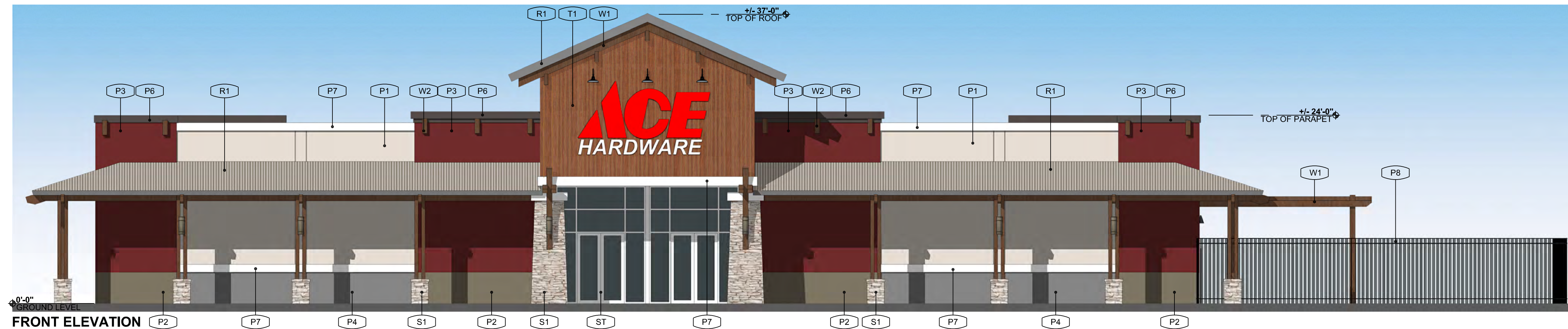




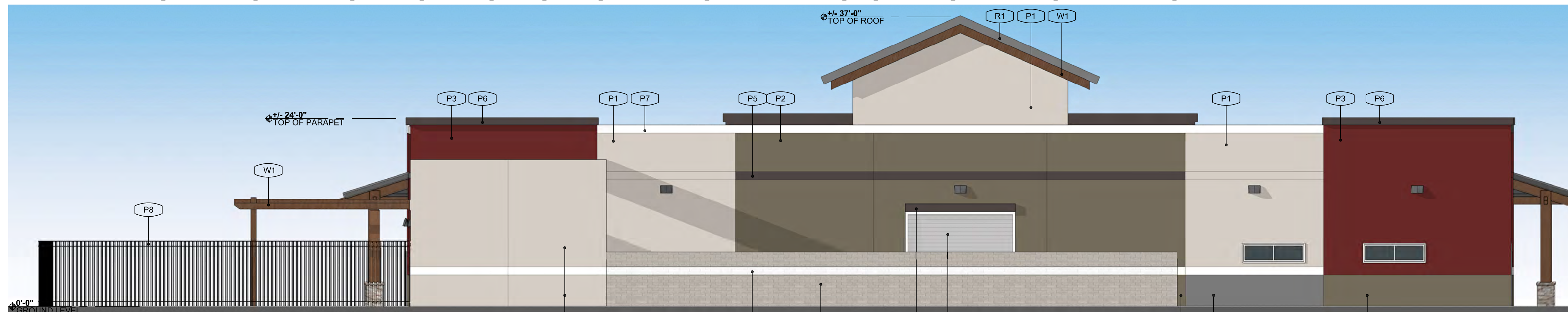
ACE HARDWARE ROOF PLAN

A-102

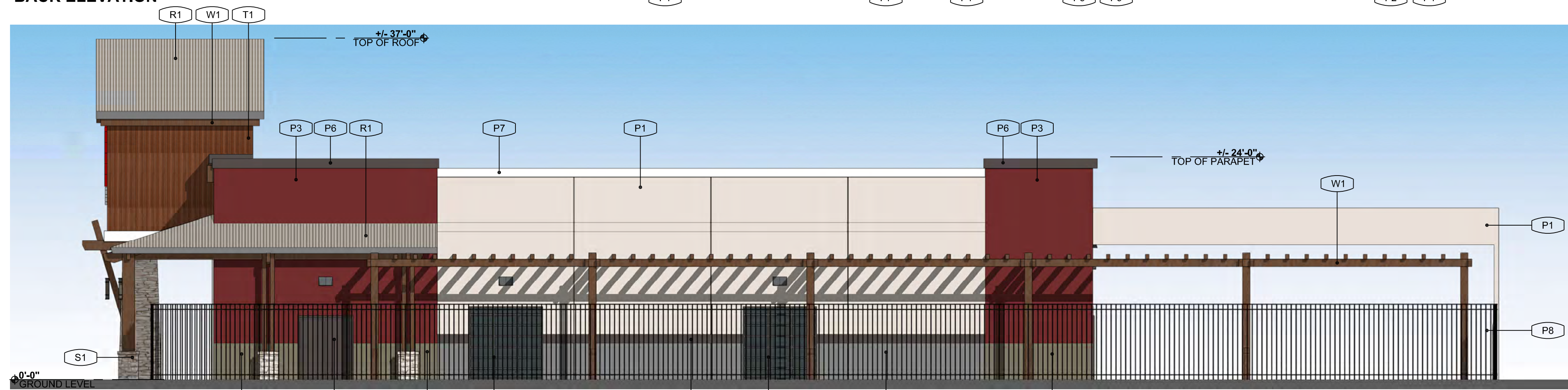




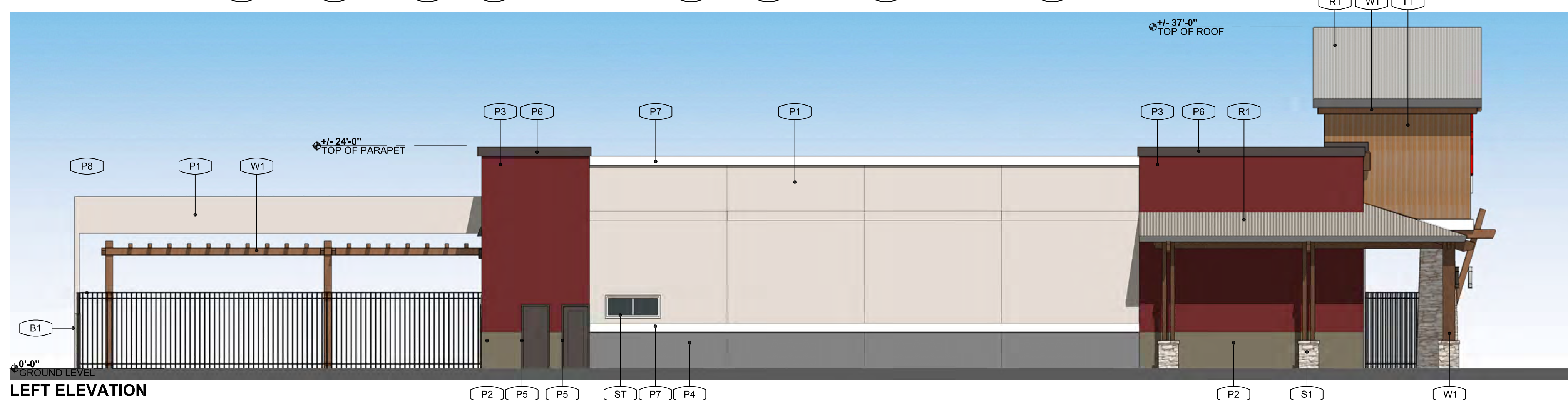
FRONT ELEVATION



BACK ELEVATION



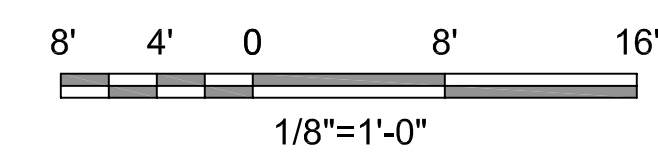
RIGHT ELEVATION



LEFT ELEVATION

MATERIAL LEGEND

- P1 STUCCO & CMU BLOCK
DUNN EDWARDS DE 6211 LIGHT BEIGE
- P2 STUCCO
DUNN EDWARDS DE 6223 MISSION TRAIL
- P3 STUCCO
DUNN EDWARDS DET 425 ROYAL RED FLUSH
- P4 STUCCO
DUNN EDWARDS DE 6376 LOOKING GLASS
- P5 STUCCO & SECTIONAL ROLL-UP DOOR FRAME
DUNN EDWARDS DE 6392 MINK
- P6 TRIM
DUNN EDWARDS DET 680 ESPRESSO MACCHIATO
- P7 STUCCO & SPLIT-FACED CMU BLOCK
DUNN EDWARDS DEW 380 WARM WHITE
- P8 METAL FENCE
BLACK
- P9 ROLL-UP DOOR
SILVER
- T1 VENEER SIDING
EMSER ALPINE CAFE, 6"x35" PLANK TILE
- W1 WOOD
CLEAR COATED CEDAR
- S1 STACKED STONE WAINSCOT
ELDORADO STONE - STACKED STONE, DRY CREEK
- ST ALUMINUM STOREFRONT - ARCADIA 2" FACE STOREFRONT SYSTEM AG451T
ANODIZED, CLEAR, AC-2
- R1 STANDING SEAM METAL ROOF & TRIM
METAL SALES, IMAGE II WITH STRIATIONS, 12", OLD ZINC GREY (W29) PVDF

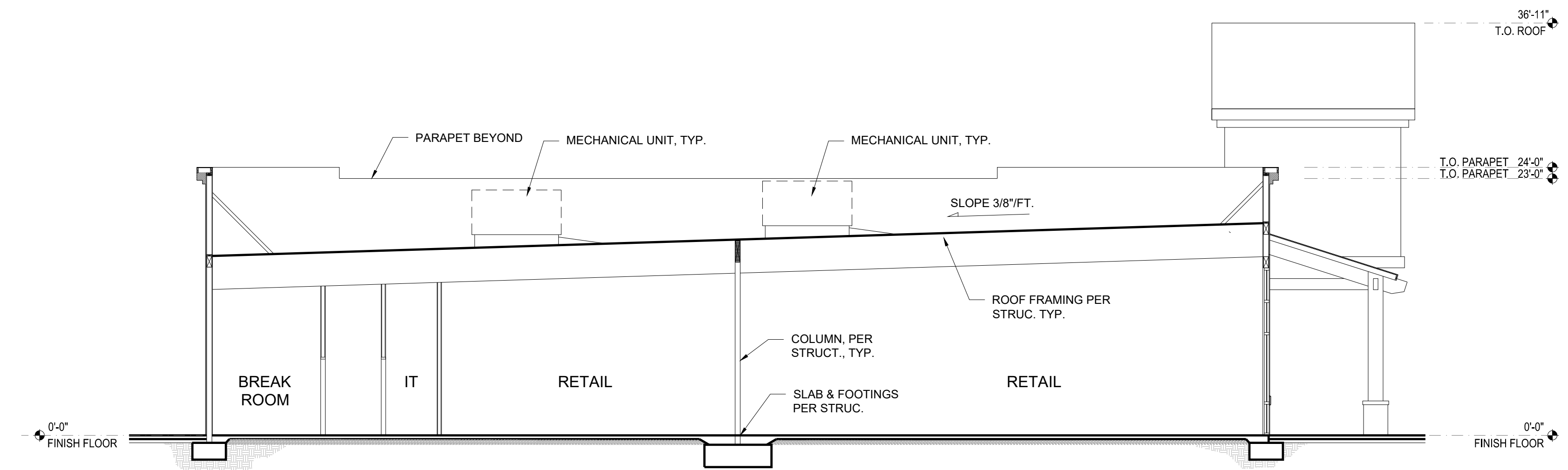


ACE HARDWARE EXTERIOR ELEVATIONS

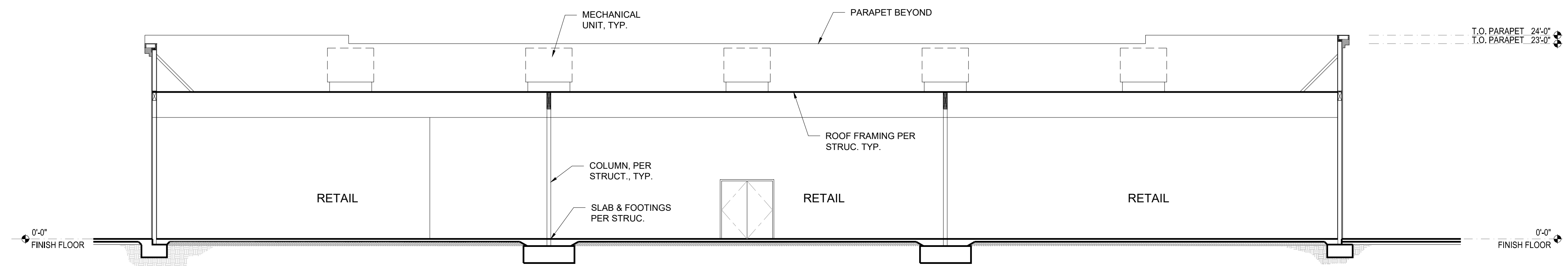
7890 PAINTED DESERT DRIVE, ROSEVILLE, CA 95747 19036-1

10/27/2021

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



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



1 EXTERIOR RENDERING 1



2 EXTERIOR RENDERING 2



3 EXTERIOR RENDERING 3



4 EXTERIOR RENDERING 4



5 EXTERIOR RENDERING 5



6 EXTERIOR RENDERING 6



7 EXTERIOR RENDERING 7

ACE HARDWARE PERSPECTIVES

7890 PAINTED DESERT DRIVE, ROSEVILLE, CA 95747 19036-1

9/24/2021

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SA-4.1

ARCHITECTURAL GROUP
Borges

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS WATER USE
	ACE FRA	12	Acer rubrum 'Franksred' / Red Sunset Maple	24" box	MEDIUM
	CER OKL	5	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	15 gal	LOW
	FRA RAY	13	Fraxinus angustifolia 'Raywood' / Narrow-leaved Ash	24" box	LOW
	KOE PAN	6	Koelreuteria paniculata / Golden Rain Tree	24" box	MEDIUM
	NYS SYL	13	Nyssa sylvatica / Tupelo	15 gal	MEDIUM
	PLA COL	4	Platanus x acerifolia 'Columbia' / London Plane Tree	24" box	MEDIUM

PARKING LOT SHADE CALCULATIONS - CITY OF ROSEVILLE

TREE	INTERIOR PLANTER 100%	SOUTH, EAST AND WEST 50%	CORNER AND NORTH 25%
ACER RUBRUM 'FRANKSRED'	NA	12 x (481) = 5,772 SF	NA
FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	6 x (462) = 5,772 SF	7 x (481) = 3,367 SF	NA
NYSSA SYLVATICA	NA	11 x (354) = 3,894 SF	1 x (177) = 177 SF
PLATANUS X ACERIFOLIA 'COLUMBIA'	NA	4 x (481) = 1,924 SF	NA
SUBTOTALS:	5,772 SF	14,957 SF	177 SF

AREA OF PAVING SUBJECT TO SHADING REQUIREMENTS: 25,960 SF
 AREA REQUIRED TO BE SHADED: 25,960 x 50% = 12,980 SF
 TOTAL SHADE PROVIDED: 20,906 SF
 SHADE PROVIDED EXCEEDS AMOUNT REQUIRED: 20,906 > 12,980 (80%)

PLANT PALETTE

SHRUBS	SIZE	WUCOLS	H. X W.
Callistemon viminalis 'Little John' / Weeping Bottlebrush	5 gal	LOW	5' X 3'
Cistus x pulverulentus 'Sunset' / Sunset Rockrose	5 gal	LOW	5' X 5'
Diets vegeta / African Iris	5 gal	LOW	3' X 5'
Escallonia fradesii / Escallonia	5 gal	MEDIUM	3' X 5'
Grevillea x 'Noellii' / Noel Grevillea	5 gal	LOW	2' X 2'
Ilex crenata 'Stokes' / Stokes Japanese Holly	5 gal	LOW	3' X 3'
Olea europaea 'Little Ollie' / Little Ollie Olive	5 gal	LOW	4' X 5'
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal	MEDIUM	4' X 4'
Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal	LOW	4' X 4'
GRASSES	SIZE	WUCOLS	H. X W.
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	LOW	5' X 3'
Miscanthus sinensis 'Morning Light' / Eulalia Grass	1 gal	LOW	5' X 5'
Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly Grass	1 gal	LOW	3' X 5'
Muhlenbergia rigens / Deer Grass	1 gal	LOW	3' X 5'
Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal	LOW	2' X 2'
Phormium x 'Amazing Red' / Amazing Red New Zealand Flax	1 gal	MEDIUM	3' X 3'
GROUND COVERS	SIZE	SPACING	WUCOLS
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	48" o.c.	LOW
Juniperus conferta 'Compacta' / Shore Juniper	1 gal	36" o.c.	LOW
Water Quality Basin / Biofiltration Sod Blend	sod		

PLANTING STATEMENT

The proposed plant palette has been drawn from the Campus Oaks Town Center Preliminary Landscape Plan and consists of low and medium water use shrubs, groundcovers, trees, and ornamental grasses that are considered low maintenance and hardy. Placement of plants shall be guided by considerations of solar exposure and microclimate conditions of the site.

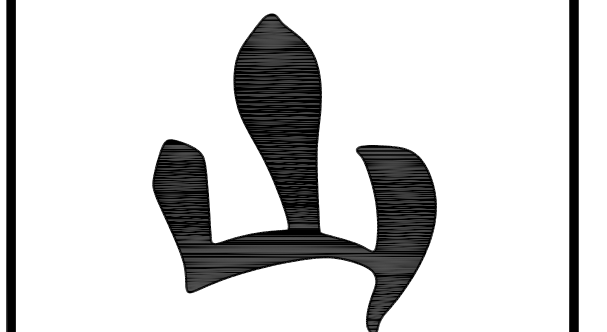
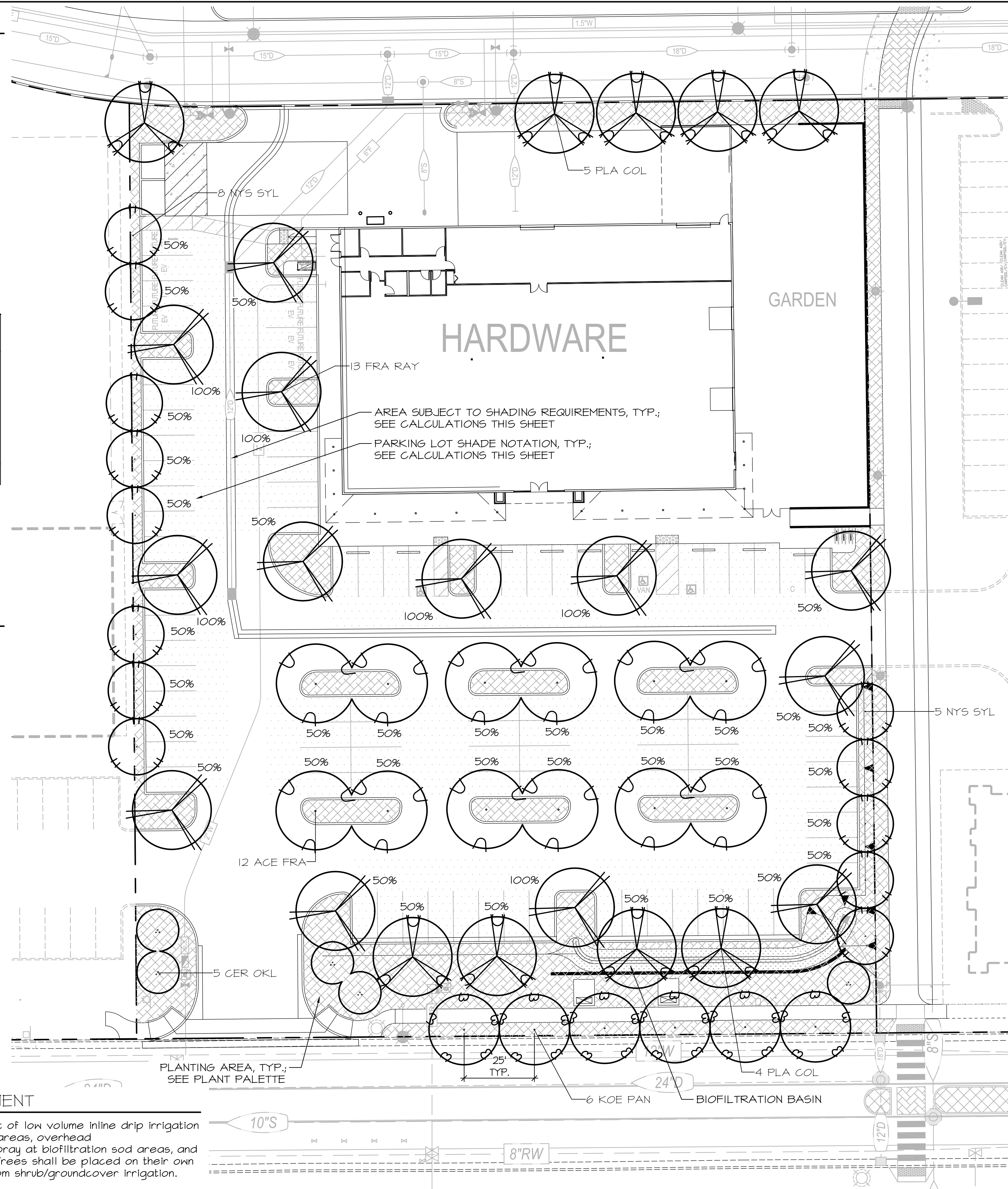
All landscape areas will be top dressed with a 3-inch depth of 'Walk On' bark mulch (no shredded Redwood).

Shrubs and groundcovers will be no less than 1-gallon size. Trees will be no less than 15-gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without requiring shearing.

IRRIGATION STATEMENT

The irrigation design will consist of low volume inline drip irrigation at all shrubs and groundcover areas, overhead low-precipitation-rate rotary spray at biofiltration sod areas, and surface bubblers at all trees. Trees shall be placed on their own irrigation stations, separate from shrub/groundcover irrigation.

The irrigation system will implement a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. The irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.



YAMASAKI
LANDSCAPE ARCHITECTURE

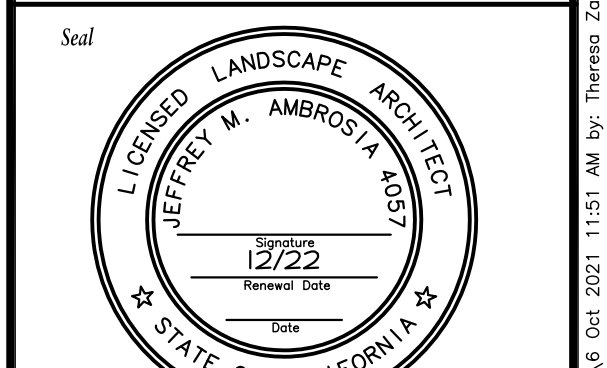
JEFF AMBROSIA, ASLA C4057

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ROSEVILLE, CA 95747

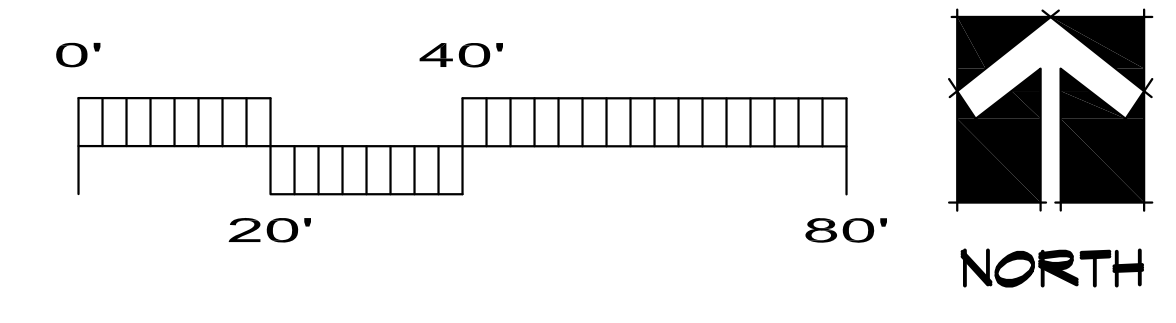
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Sheet Title
PRELIMINARY LANDSCAPE PLAN

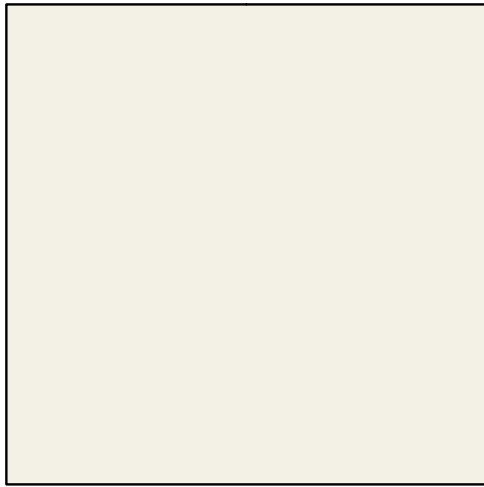


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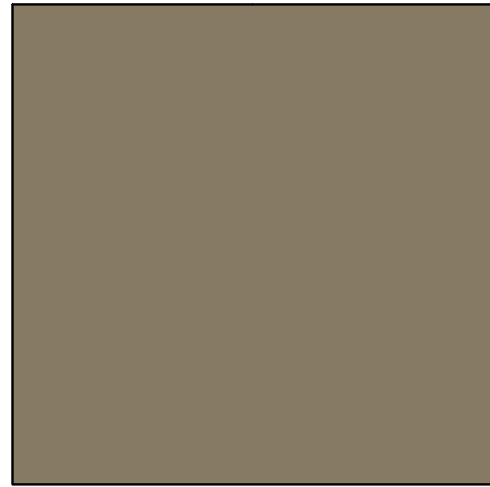
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 Drawn By: TVZ
 Scale: 1"=20' **L-1**
 Date: 06 OCT 21
 File Name: ACO-LP of 1 sheets



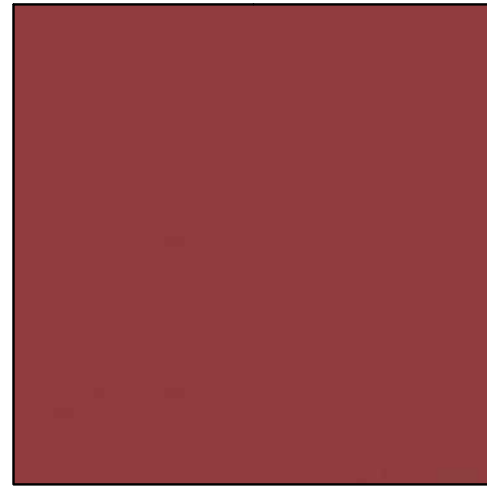
S:\Veg\Ace Hardware Campus Oaks\DWG\ACD-LP.dwg - 21/10/21 11:51 AM By: Theresa Zito



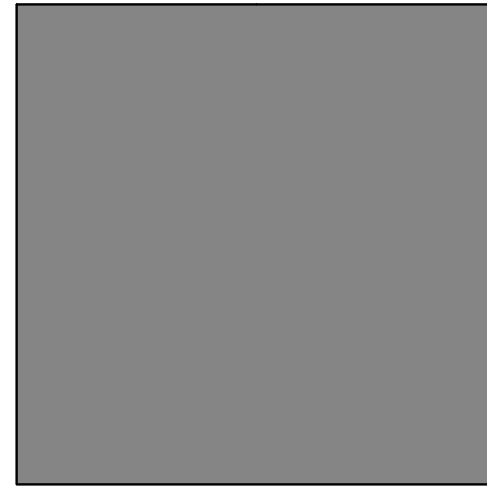
P1 STUCCO, CMU BLOCK
DUNN EDWARDS DE2100 LIGHT BEIGE



P2 STUCCO
DUNN EDWARDS DE6223 MISSION TRAIL



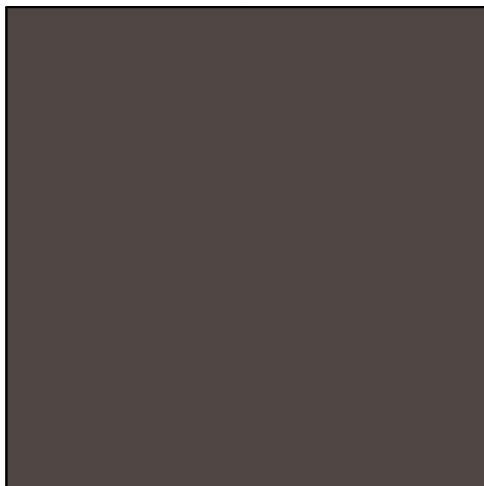
P3 STUCCO
DUNN EDWARDS DET425 ROYAL RED FLUSH



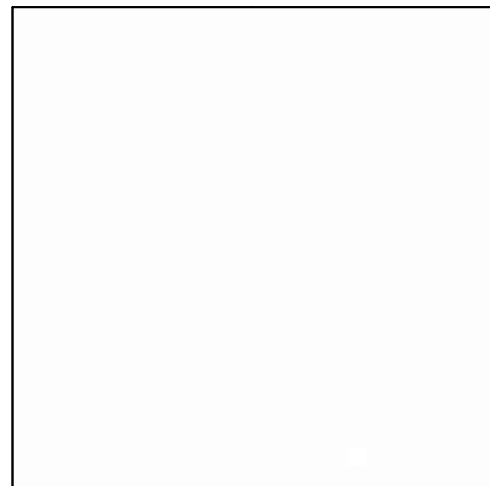
P4 STUCCO
DUNN EDWARDS DE6376 LOOKING GLASS



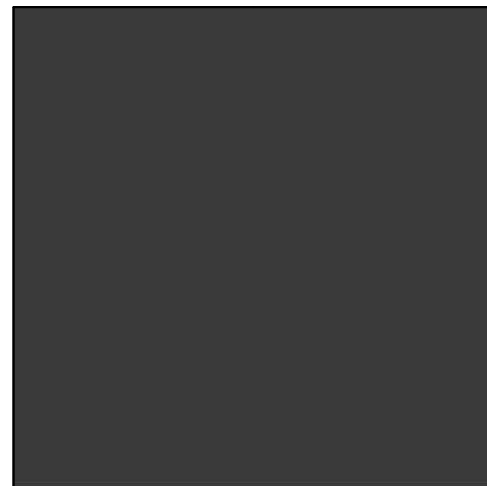
P5 STUCCO, SECTIONAL ROLL-UP DOOR FRAME
DUNN EDWARDS DE6392 MINK



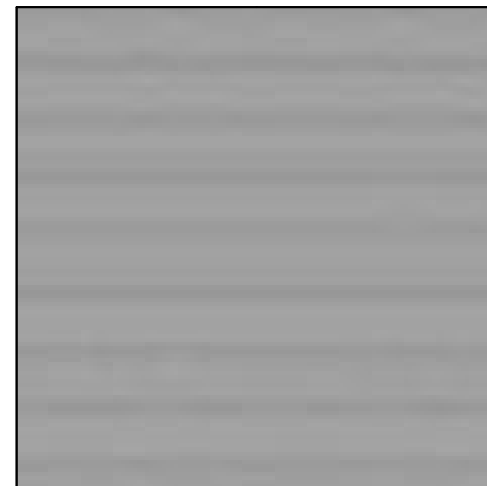
P6 TRIM
DUNN EDWARDS DET680 ESPRESSO
MACCHIATO



P7 STUCCO & SPLIT-FACED CMU WALL
DUNN EDWARDS DEW380 WARM WHITE



P8 METAL FENCE
BLACK



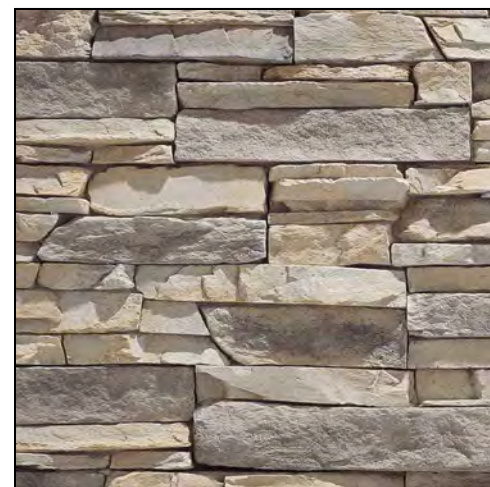
P9 ROLL-UP DOOR
SILVER



T1 VENEER SIDING
EMSER ALPINE CAFE, 6"X35" PLANK TILE
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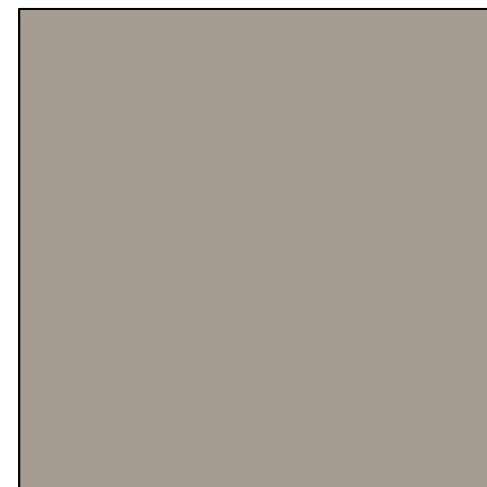
W1 WOOD
CLEAR COATED CEDAR



S1 STACKED STONE WAINSCOT
ELDORADO STONE



ST ALUMINUM STOREFRONT
ARCADIA 2" FACE STOREFRONT SYSTEM



R1 STANDING SEAM METAL ROOF & TRIM
METAL SALES, IMAGE II WITH STRIATIONS,

ACE HARDWARE MATERIAL BOARD

SA-5.1

