

CONCEPTUAL GRADING AND UTILITY PLANS

FOR

GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY

1101 GALLERIA BOULEVARD

ROSEVILLE, CA. 95678

** TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE COMMITMENT BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
18500 VON KARMAN AVENUE, SUITE 600
IRVINE, CA 92612
(949) 885-2488
ORDER/FILE NUMBER: NCS-1171026-SA1
DATED: MARCH 09, 2023
TITLE OFFICER: JOSEPH GAUTHIER

** LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL A, AS SHOWN ON THE MAP ENTITLED "THE GALLERIA AT ROSEVILLE", FILED FOR RECORD DECEMBER 21, 1999 IN BOOK W OF MAPS, AT PAGE 2, PLACER COUNTY RECORDS;

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET AS RESERVED IN THAT CERTAIN DEED RECORDED MAY 5, 1982 IN BOOK 2497, PAGE 696 AND THAT CERTAIN DEED RECORDED JULY 24, 1972 IN BOOK 1432, AT PAGE 305, PLACER COUNTY RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL ONE ABOVE FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC AS PROVIDED FOR IN SECTION 1 OF THE DECLARATION OF ACCESS EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2000, INSTRUMENT NO. 2000-0088322, PLACER COUNTY RECORDS.

NOTE: SAID DOCUMENT ABOVE IS ALSO LISTED HEREON AS EXCEPTION DOCUMENT NO. 11. REFER TO SAID ITEM'S NOTE HEREON REGARDING DOCUMENT'S EFFECT.

APN: 363-011-016-000

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, BUILDING SETBACKS, CONCRETE COLORS AND FINISHES, STRUCTURAL DETAILS, WALKWAYS, EXPANSION JOINT LOCATIONS, UTILITIES, ETC.
- ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH CURRENT CITY OF ROSEVILLE AND SPPWC STANDARDS. WORK SHALL ALSO CONFORM TO APPLICABLE BUILDING CODES (CA BUILDING CODE, CA PLUMBING CODE, ETC.) AS INTERPRETED BY THE CITY OF ROSEVILLE.
- ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
- EXISTING UNDERGROUND UTILITY LINE LOCATIONS WERE TAKEN FROM AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT ARE NOT PLOTTED HEREON.
- EXISTING UNDERGROUND UTILITIES ARE TO BE RELOCATED AS REQUIRED TO AVOID CONFLICT WITH PROPOSED STRUCTURES.
- EXISTING PUBLIC UTILITY EASEMENTS IN CONFLICT WITH PROPOSED STRUCTURES ARE TO BE QUITCLAIMED WITH THE APPROVAL OF THE UTILITY COMPANY. NEW EASEMENTS ARE TO BE GRANTED AT PROPOSED UTILITY LOCATIONS.
- CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND LOCATIONS 48 HOURS BEFORE YOU DIG. 811
- THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED.
- THE CONTRACTOR SHALL COMPLY WITH THE SOILS REPORT (AND ADDENDA) FOR THIS PROJECT AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEER.
- ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ALTA/ACSM TITLE SURVEY DATED JUNE 28, 2023 BY TRUXAW AND ASSOCIATES, INC.
- ALL STORM DRAIN AND SEWER PIPE SHALL BE PLACED BEGINNING AT THE DOWNSTREAM POINT OF CONNECTION AND CONTINUING TO THE UPSTREAM TERMINUS. PIPE PLACEMENT SHALL BE CONTINUOUS. DEVIATIONS FROM THIS SEQUENCE WILL NOT BE PERMITTED. POTHOLING INFORMATION, WHERE REQUIRED, SHALL BE OBTAINED AND PROVIDED TO TRUXAW AND ASSOCIATES PRIOR TO CONSTRUCTION.
- ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- THESE PLANS ARE BASED ON THE SITE PLAN PROVIDED TO TRUXAW AND ASSOCIATES, DATED OCTOBER 23, 2023.
- CONSTRUCTION EQUIPMENT WITH INTERNAL COMBUSTION ENGINES SHALL BE EQUIPPED WITH MUFFLERS, SILENCERS, OR OTHER NOISE-MITIGATING DEVICE THAT ARE NO LESS EFFECTIVE THAN THOSE ORIGINALLY INSTALLED BY THE MANUFACTURER.

** EXCEPTIONS, EASEMENT AND DISPOSITION NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.
- THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT 1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 26, 1990 AS INSTRUMENT NO. 1990-082362 OF OFFICIAL RECORDS.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT MAP RECORDED AND ON FILE IN BOOK R, PAGE(S) 24, OF TRACT MAPS. FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND AND IS PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 16, 1990 AS INSTRUMENT NO. 1990-067309 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 18, 1991 AS INSTRUMENT NO. 1991-035023 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 07, 1995 AS INSTRUMENT NO. 1995-059717 OF OFFICIAL RECORDS.

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGIONAL 65 CENTRE SUPPLEMENTAL DEVELOPMENT AGREEMENT (THE ELEMENTARY SCHOOL TRIPARTITE AGREEMENT)" RECORDED OCTOBER 16, 1990 AS INSTRUMENT NO. 1990-067310 OF OFFICIAL RECORDS.

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AUGUST 18, 1997 AS INSTRUMENT NO. 1997-0048851 OF OFFICIAL RECORDS.

- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT MAP RECORDED DECEMBER 21, 1999 AND ON FILE IN BOOK W, PAGE(S) 2, OF TRACT MAPS. FOR: PUBLIC UTILITIES, PEDESTRIAN EASEMENT, GRADE SEPARATED INTERCHANGE AND IRREVOCABLE OFFER OF DEDICATION, WATER LINE, SANITARY SEWER AND INCIDENTAL PURPOSES.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND AND IS PLOTTED HEREON. REFER TO SAID TRACT MAP FOR FULL PARTICULARS.

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "UTILITIES EASEMENT AGREEMENT" RECORDED JANUARY 21, 2000 AS INSTRUMENT NO. 2000-0004124 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND WITH ITEMS PERTAINING TO THE DEVELOPMENT OF A SHOPPING CENTER AND IS BLANKET IN NATURE WITH NO PLOTTABLE MATTERS OF RECORD. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS AND AGREEMENT" RECORDED JANUARY 21, 2000 AS INSTRUMENT NO. 2000-0004127 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND WITH REQUIREMENTS AND RESTRICTIONS PERTAINING TO THE DEVELOPMENT OF A SHOPPING CENTER (INCLUDING A MAXIMUM BUILDING HEIGHT OF 30' FOR SUBJECT PARCEL A) AND IS BLANKET IN NATURE WITH NO PLOTTABLE MATTERS OF RECORD. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 17, 2000 AS INSTRUMENT NO. 2000-0088322 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND WITH ITEMS PERTAINING TO THE DEVELOPMENT OF A SHOPPING CENTER, INCLUDING AMONG OTHER ITEMS, RESERVATIONS FOR MAINTENANCE AND PERPETUAL ACCESS EASEMENTS AND IS BLANKET IN NATURE WITH NO PLOTTABLE MATTERS OF RECORD. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF FREE-STANDING SIGN EASEMENT" RECORDED FEBRUARY 28, 2001 AS INSTRUMENT NO. 2001-0016686 OF OFFICIAL RECORDS.

THE ABOVE DOCUMENT WAS RE-RECORDED NOVEMBER 09, 2001 IN/AS INSTRUMENT NO. 2001-0118246 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND AND IS PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 28, 2001 AS INSTRUMENT NO. 2001-0016687 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES; LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND, IS NOT A SURVEY ITEM WITH NO PLOTTABLE MATTERS. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

** EXCEPTIONS, EASEMENT AND DISPOSITION NOTES - CONT.

- TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED SEPTEMBER 01, 2000, BY AND BETWEEN BR OF WISCONSIN 27, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS LESSOR AND PIER 1 IMPORTS (U.S.), INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED OCTOBER 30, 2000 AS INSTRUMENT NO. 2000-0081635 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

NOTE: SAID EXCEPTION DOCUMENT, AFFECTS THE SURVEYED LAND, IS NOT A SURVEY ITEM WITH NO PLOTTABLE MATTERS. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,700,000.00 RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0068544 OF OFFICIAL RECORDS.

DATED: AUGUST 24, 2011
TRUSTOR: GALLERIA BOULEVARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION
BENEFICIARY: SYMETRA LIFE INSURANCE COMPANY, A WASHINGTON CORPORATION

A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES AND RENTS" RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0068545 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

THE EFFECT OF A DOCUMENT ENTITLED "RELEASE (ASSIGNMENT OF RENTS)", RECORDED JULY 8, 2021 AS INSTRUMENT NO. 2021-0087352-00 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "FULL RECONVEYANCE (DEED OF TRUST)", RECORDED JULY 8, 2021 AS INSTRUMENT NO. 2021-0087355-00 OF OFFICIAL RECORDS.

NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.

- AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

- RIGHTS OF PARTIES IN POSSESSION.

*** = SAID EXCEPTION DOCUMENT IS NOT A SURVEY ITEM WITH NO PLOTTABLE MATTERS. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.**

** BENCHMARK

CITY OF ROSEVILLE BENCHMARK 47

3-1/4" BRASS DISK STAMPED 2018 PLS 8278, TOP OF CURB WEST SIDE OF D.I. ON SOUTH SIDE OF ROSEVILLE PARKWAY, APPROX. 270' + EAST OF THE SOUTH INTERSECTION OF GIBSON DRIVE.

ELEVATION: 173.650 FEET (NAVD88)

** BASIS OF BEARINGS

THE BEARING OF NORTH 00°16'08" WEST ALONG THE CENTERLINE OF HARDING BOULEVARD PER FINAL MAP OF THE GALLERIA AT ROSEVILLE REGIONAL MALL, FILED IN BOOK W, PAGE 2 OF MAPS, IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

** RECORD REFERENCES

(R) = FINAL MAP OF THE GALLERIA AT ROSEVILLE REGIONAL MALL, BOOK W OF MAPS, PAGE 2

** SITE AREA

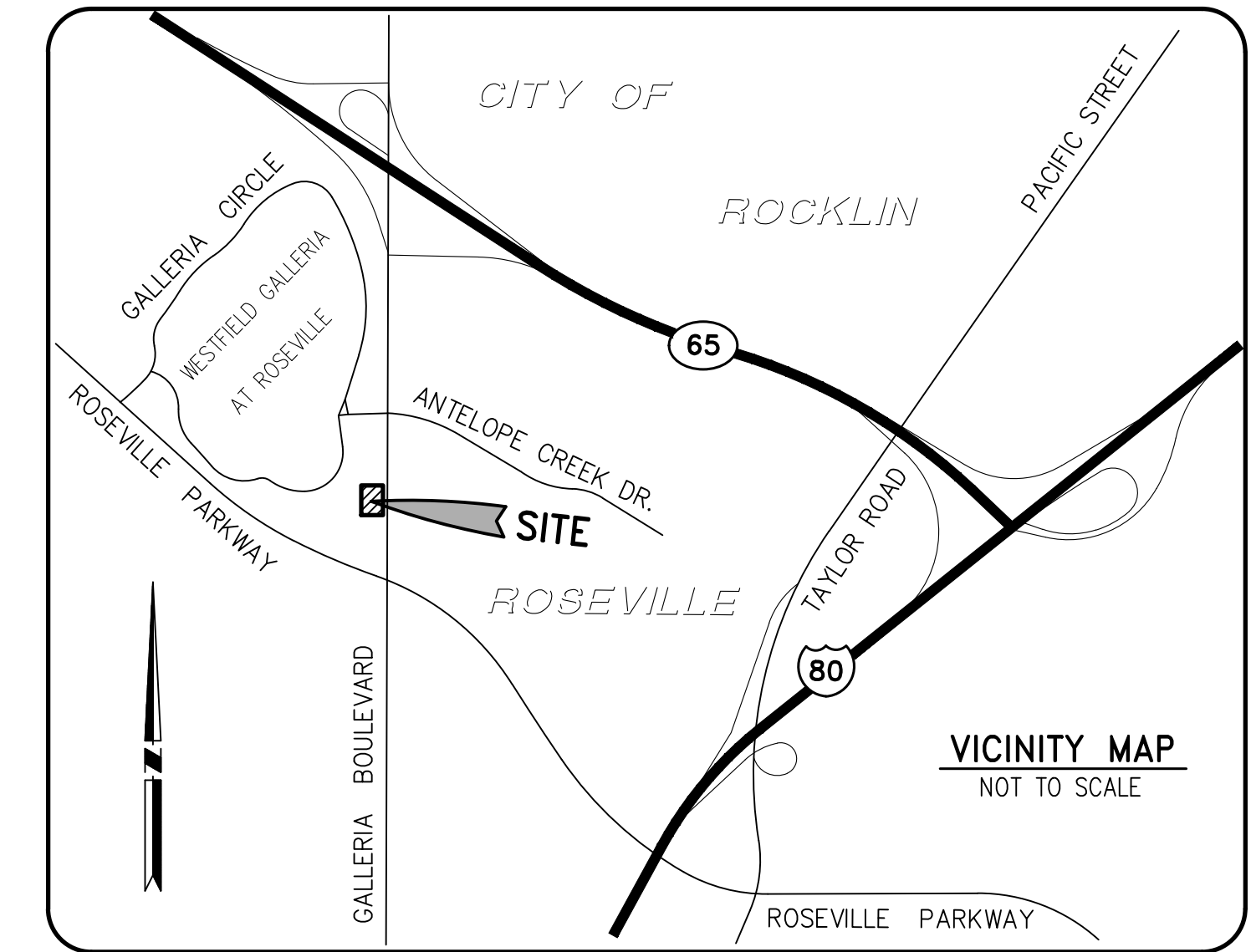
SUBJECT PARCEL "A" SHOWN PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY: 77,145 SQ. FT. OR 1.77 ACRES

SOURCE OF BOUNDARY & EASEMENT INFORMATION. **

THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE PLAN REFERENCED BELOW.

DATE OF SURVEY: JUNE 28, 2023

ALTA SURVEY BY: TRUXAW AND ASSOCIATES, INC.
1915 W. ORANGEWOOD AVE., SUITE 101
ORANGE, CA 92668
(714) 935-0265
JOB # BLB23026



SHEET

- | SHEET # | TITLE |
|---------|-------------------------|
| 1 | TITLE SHEET |
| 2 | CONCEPTUAL SITE PLAN |
| 3 | CONCEPTUAL GRADING PLAN |
| 4 | CONCEPTUAL UTILITY PLAN |

- | | |
|-------|---|
| *** 1 | TOPOGRAPHIC & BOUNDARY SURVEY TITLE SHEET |
| *** 2 | BOUNDARY SURVEY |
| *** 3 | TOPOGRAPHIC SURVEY |

FOR REFERENCE ONLY ***



NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE

Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

**THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)**

SOILS ENGINEER

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS MADE BY:

GILES ENGINEERING ASSOCIATES, INC.
733 W. TAFT AVENUE
ORANGE, CA 92665
PH (714) 279-0817 FAX (714) 279-9687
PROJECT No. 2G-2304002
REPORT DATE: JUNE 21, 2023

CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT AND ALL ADDENDUM AND FOLLOW THE RECOMMENDATIONS THEREIN. NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO CONSTRUCTION.

SIGNATURE _____ SOILS ENGINEER DATE _____

ARCHITECT

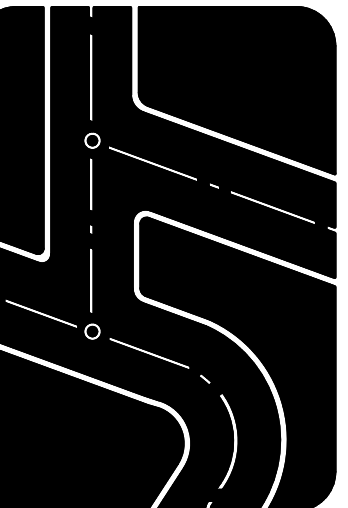
GPD GROUP, INC
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH. 44311
(330) 572-2100 FAX (330) 572-2101

PLAN PREPARED FOR

BLOOMIN' BRANDS INC.
2202 N. WEST SHORE BOULEVARD
SUITE 500
TAMPA, FL. 33607

NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
Truxaw.com

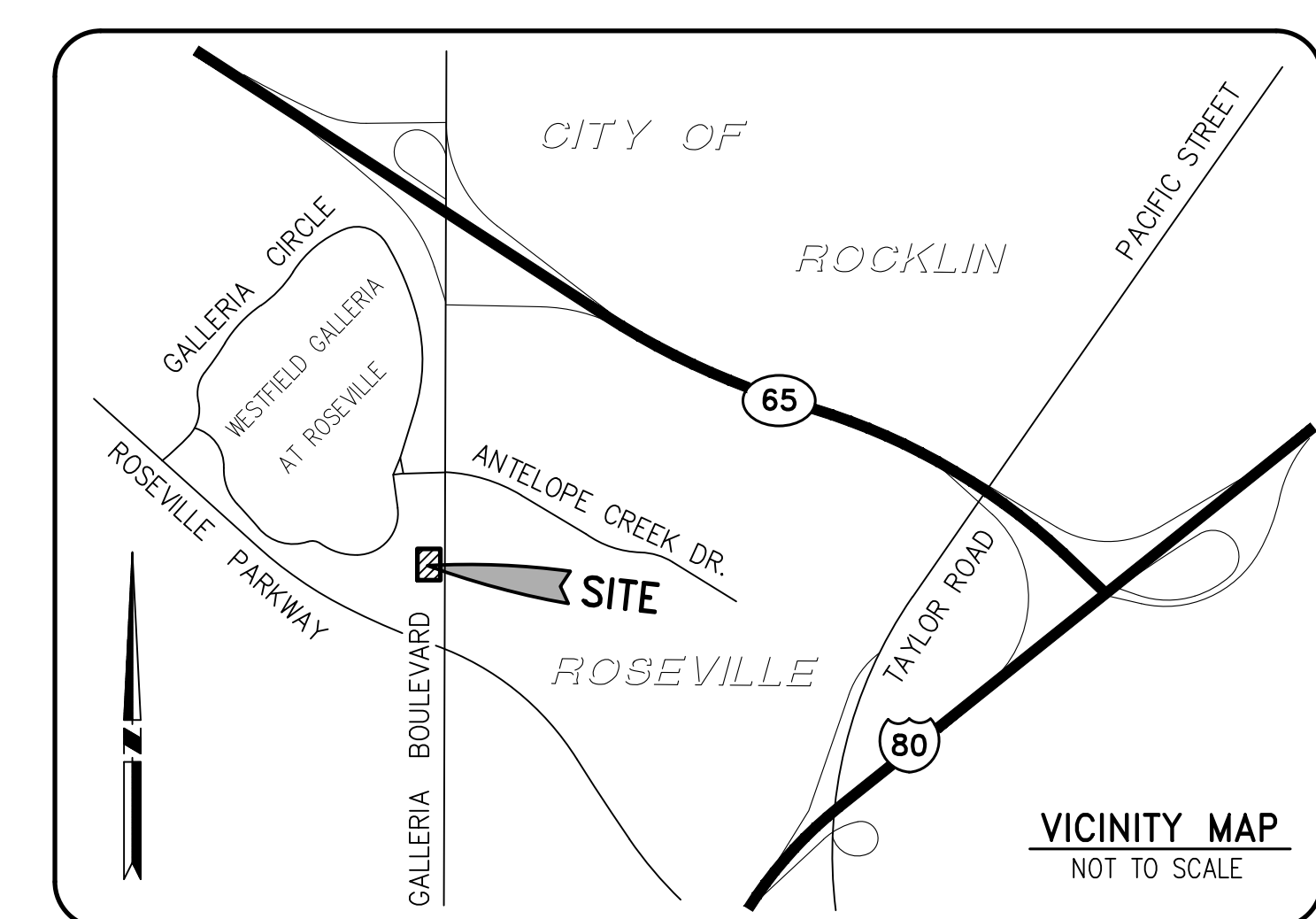
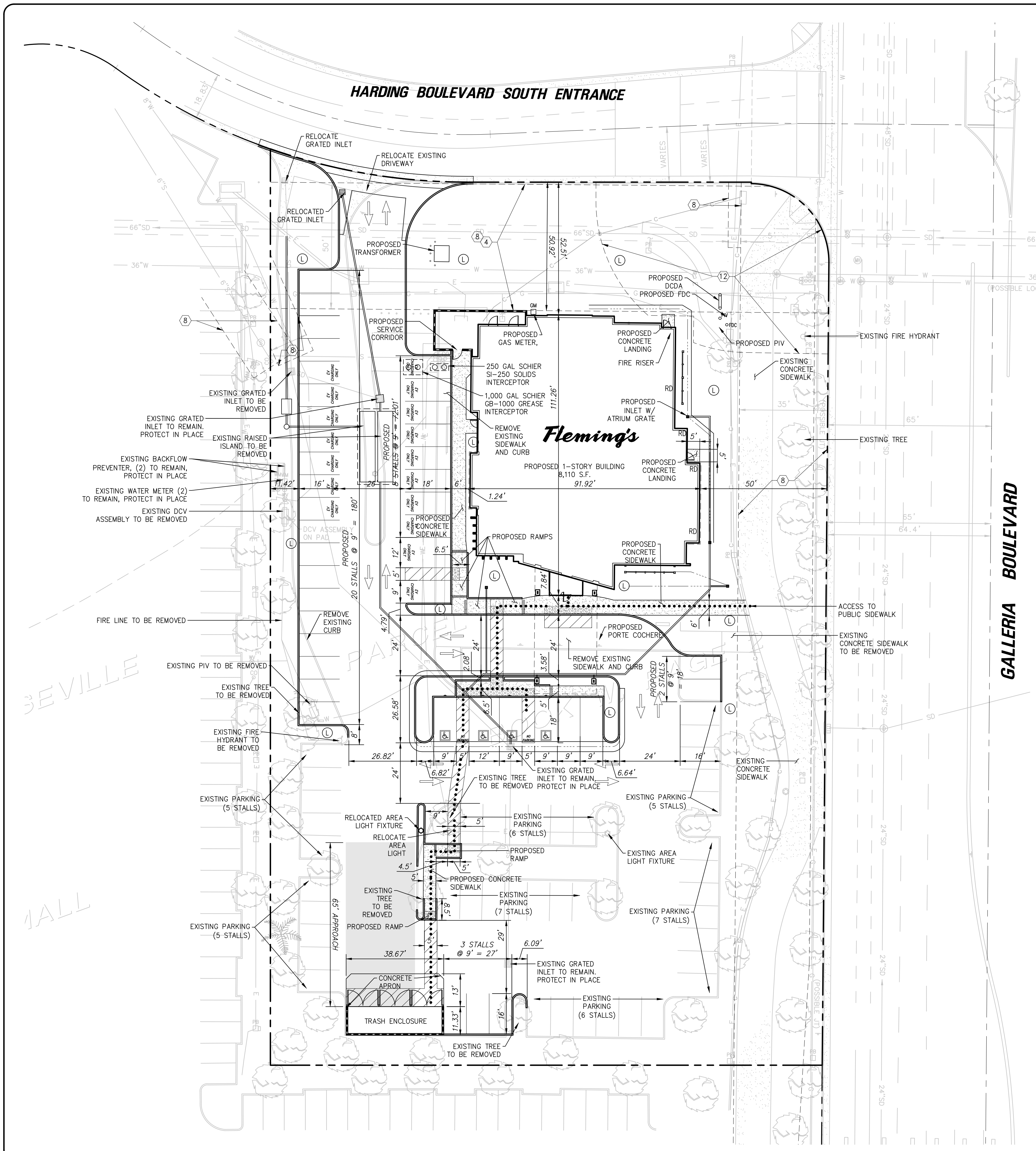


TITLE SHEET

GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
ROSEVILLE, CALIFORNIA 95678

DATE
11/14/2023
DRAWN BY TM
CHECKED BY MME
JOB NO. BLB23026
SHEET NO.

1
OF 4 SHEETS



- LEGEND**
- AB = AGGREGATE BASE
 - AC = ASPHALT CONCRETE
 - BLK = CONCRETE BLOCK
 - BS = BACK OF SIDEWALK
 - CB = CATCH BASIN
 - CF = CURB FACE
 - CL = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CO = CLEANOUT
 - DCV = DETECTOR CHECK VALVE
 - DS = ROOF DOWNSPOUT
 - EG = EDGE OF GUTTER
 - EP = EDGE OF PAVEMENT
 - FD = FOUND
 - FDC = FIRE DEPT. CONNECTION
 - FF = FINISHED FLOOR
 - FG = FINISHED GRADE
 - FH = FIRE HYDRANT
 - FL = FLOW LINE
 - FS = FINISHED SURFACE
 - GB = GRADE BREAK
 - GM = GAS METER
 - GR = TOP OF GRADE
 - GV = GAS VALVE
 - HP = HIGH POINT
 - HT = HEIGHT
 - ICV = IRRIGATION CONTROL VALVE
 - INV = INVERT
 - IP = IRON PIPE
 - LS = LIGHT STANDARD
 - L&T = LEAD & TAG
 - MH = MANHOLE
 - NG = NATURAL GROUND
 - N&T = NAIL & TAG
 - OHW = OVERHEAD WIRE
 - PB = PULL BOX
 - PCC = CONCRETE
 - PIV = POST INDICATOR VALVE
 - PL = PROPERTY LINE
 - RD = ROOF DRAIN
 - RWH = REDWOOD HEADER
 - SCB = SIGNAL CONTROL BOX
 - SMH = SEWER MANHOLE
 - SPK = SPIKE
 - SW = SIDEWALK
 - TC = TOP OF CURB
 - TE = TRASH ENCLOSURE
 - TP = TELEPHONE POLE
 - TRAN = TRANSITION
 - TRANS = TRANSFORMER
- SYMBOLS**
- = FIRE HYDRANT
 - = STREET LIGHT
 - = UTILITY POLE
 - = TRAFFIC SIGNAL
 - = TRAFFIC SIGNAL ARM & POLE
 - = LIGHT STANDARD
 - = UTILITY POLE
 - = GUY WIRE & ANCHOR
 - = WATER METER
 - = GAS METER
 - = WATER VALVE
 - = GAS VALVE
 - = PULL BOX
 - = GRATE INLET
 - = SIGN
 - = VENT
 - = SEWER MANHOLE
 - = STORM DRAIN MANHOLE
 - = TELEPHONE MANHOLE
 - = MANHOLE
 - = SEWER CLEANOUT
 - = MONITORING WELL
 - = HANDICAP PARKING STALL
 - = LANDSCAPED AREA
 - = PROTECT IN PLACE
 - = REMOVE AND DISPOSE OFFSITE
 - = RELOCATE
 - = PLOTTABLE EASEMENT ITEM No. PER TITLE REPORT
- NOTICE TO CONTRACTOR**
- THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.
- IMPORTANT NOTICE**
- Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call Undergound Service Alert CALL 811 Two working days before you dig.

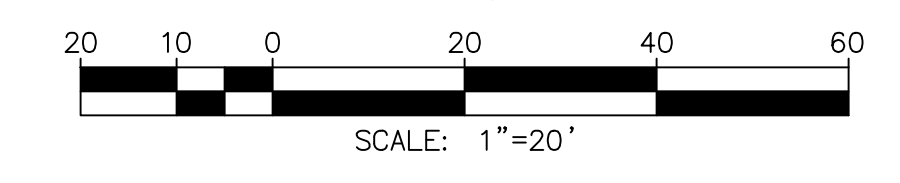
PARKING:

EXISTING PARKING:	= 56 SPACES
PROPOSED TOTAL PARKING:	= 83 SPACES
* ACCESSIBLE PARKING	= 4 SPACES
** EV PARKING	= 15 SPACES
** EV ACCESSIBLE PARKING	= 2 SPACES
STANDARD PARKING	= 62 SPACES
NET INCREASE/DECREASE PARKING:	= 27 SPACES INCREASE

* PER 2022 CBC
** PER 2022 CALGREEN

NOTE:
REFER TO SHEET 1 FOR EASEMENT NOTES

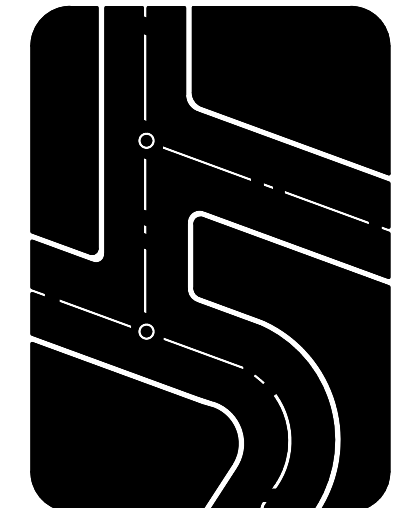
PLAN PREPARED FOR
BLOOMIN' BRANDS INC.
2202 N. WEST SHORE BOULEVARD
SUITE 500
TAMPA, FL. 33607



**THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)**

NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265 truxaw.com

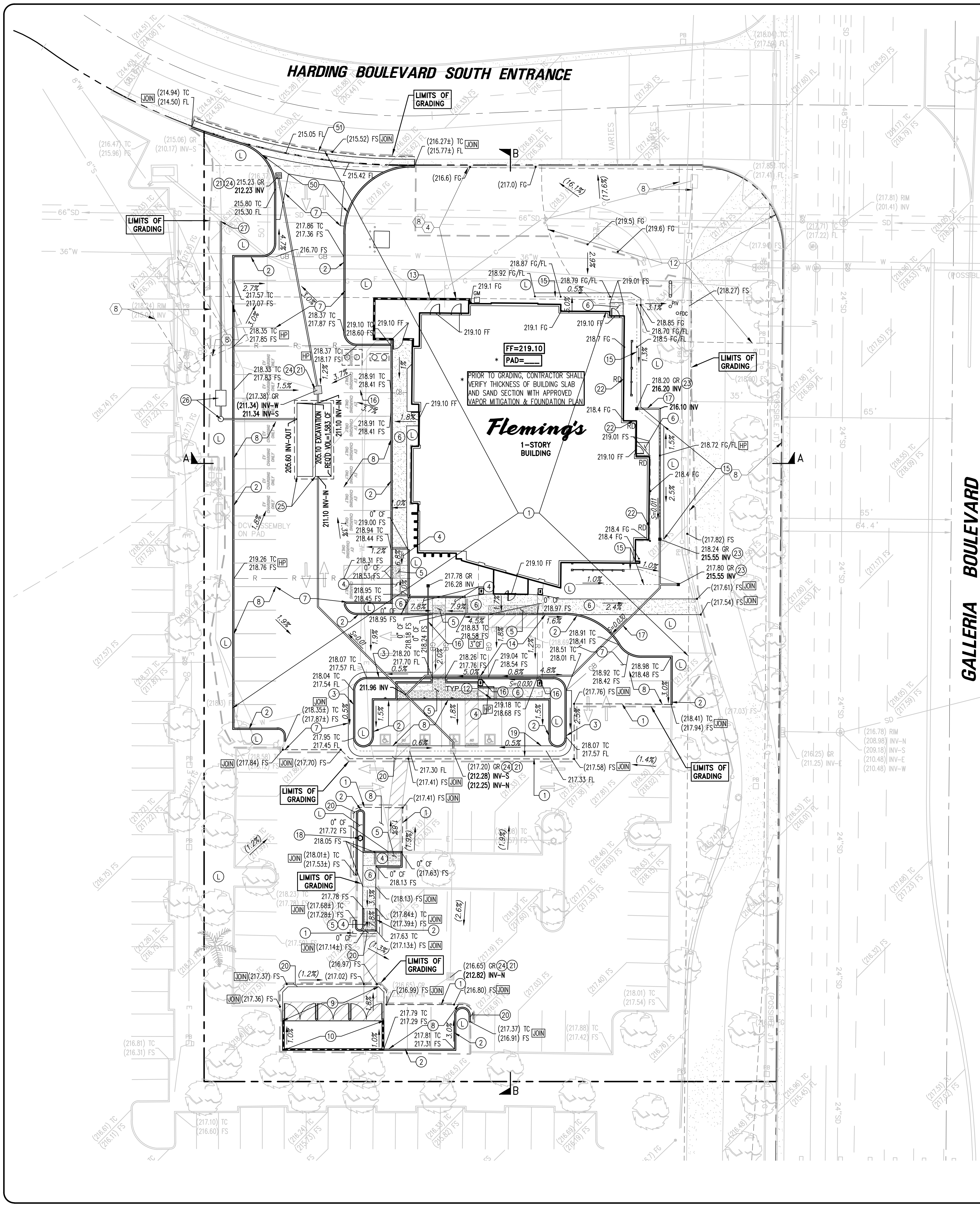


CONCEPTUAL SITE PLAN
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
ROSEVILLE, CALIFORNIA 95678

DATE	11/14/2023
DRAWN BY	TM/KSV
CHECKED BY	MME
JOB NO.	BLB23026
SHEET NO.	2

OF 4 SHEETS

P:\BLB23026\CAD\23026SP.dwg Sheet No. 2 Saved by: ftruxaw - Monday, November 13, 2023 3:31 PM. Printed by: Matt Erick - November 15, 2023 10:45 AM



CONSTRUCTION NOTES (PRIVATE PROPERTY)

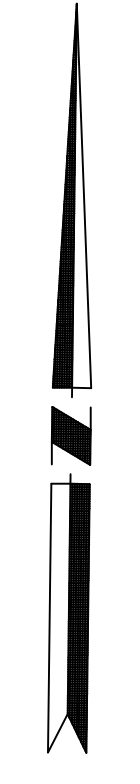
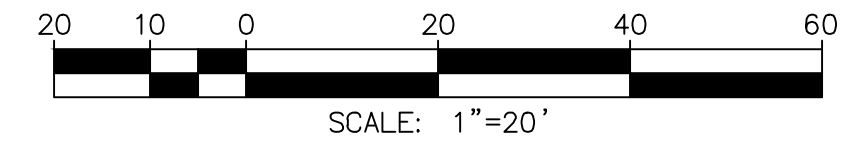
- ① SAWCUT & REMOVE EXIST. AC PAVING, CONCRETE CURBS, ETC.
- ② CONSTRUCT CURB; CF=6" UNLESS OTHERWISE SHOWN ON PLANS
- ③ CONSTRUCT 6" CURB & 24" GUTTER.
- ④ CONSTRUCT CONCRETE HANDICAP ACCESS RAMP IN ACCORDANCE WITH CA TITLE 24 REQUIREMENTS, ADA GUIDELINES, CITY STANDARDS AND ARCHITECTURAL DETAILS.
- ⑤ PLACE TRUNCATED DOMES PER ADA REQUIREMENTS.
- ⑥ CONSTRUCT CONCRETE SIDEWALK/HARDSCAPE.
- ** ⑦ PAVE WITH 3-INCHES AC OVER 6-INCHES AB OVER COMPACTED SUBGRADE. (DRIVE LANES).
- ** ⑧ PAVE WITH 3-INCHES AC OVER 4-INCHES AB OVER COMPACTED SUBGRADE. (PARKING STALLS).
- ** ⑨ PAVE WITH 6-INCHES PCC OVER 4-INCHES AB OVER COMPACTED SUBGRADE.
- ⑩ TRASH ENCLOSURE PER ARCHITECTURAL DETAILS
- ⑪ CONSTRUCT 24" X 24" CONCRETE GRATED INLET CATCH BASIN.
- ⑫ SIGNAGE PER SEPARATE SIGN PACKAGE.
- ⑬ SCREEN WALL PER SEPARATE PLAN CHECK AND PERMIT. SEE STRUCTURAL PLANS.
- ⑭ PORTE COCHERE PER ARCHITECTURAL PLANS
- ⑮ CONSTRUCT EARTH SWALE
- ⑯ INSTALL 4-INCH PVC SDR-35 STORM DRAIN PIPE.
- ⑰ INSTALL 6-INCH PVC SDR-35 STORM DRAIN PIPE.
- ⑱ RELOCATED AREA LIGHT
- ⑲ CONSTRUCT 48-INCH WIDE CONCRETE V-GUTTER.
- ⑳ PATCH WITH FULL-DEPTH AC. (8" MIN. THICKNESS.)
- ㉑ INSTALL OLDCASTLE FLOGARD INSERT FILTER
- ㉒ ROOF DRAIN PER ARCHITECTURAL PLAN
- ㉓ INSTALL INLET WITH ATRIUM GRATE
- ㉔ "NO DUMPING - DRAINS TO OCEAN" GRAPHIC PER CITY REQUIREMENTS
- ㉕ INSTALL UNDERGROUND DETENTION SYSTEM
- ㉖ INSTALL PUMP AND CONTECH MODULAR WETLANDS UNIT
- ㉗ CONNECT TO EXISTING 66-INCH STORM WATER PIPE.
- ① LANDSCAPE AREA PER SEPARATE LANDSCAPE PLANS.

CONSTRUCTION NOTES (OFFSITE)

- ⑤0 CONSTRUCT DRIVEWAY PER CITY OF ROSEVILLE STANDARDS AND SPECIFICATIONS
- ⑤1 PATCH WITH FULL-DEPTH AC. (8" MIN. THICKNESS.)

NOTE:

REFER TO SHEET 1 FOR EASEMENT NOTES
REFER TO SHEET 2 FOR LEGEND AND SYMBOLS



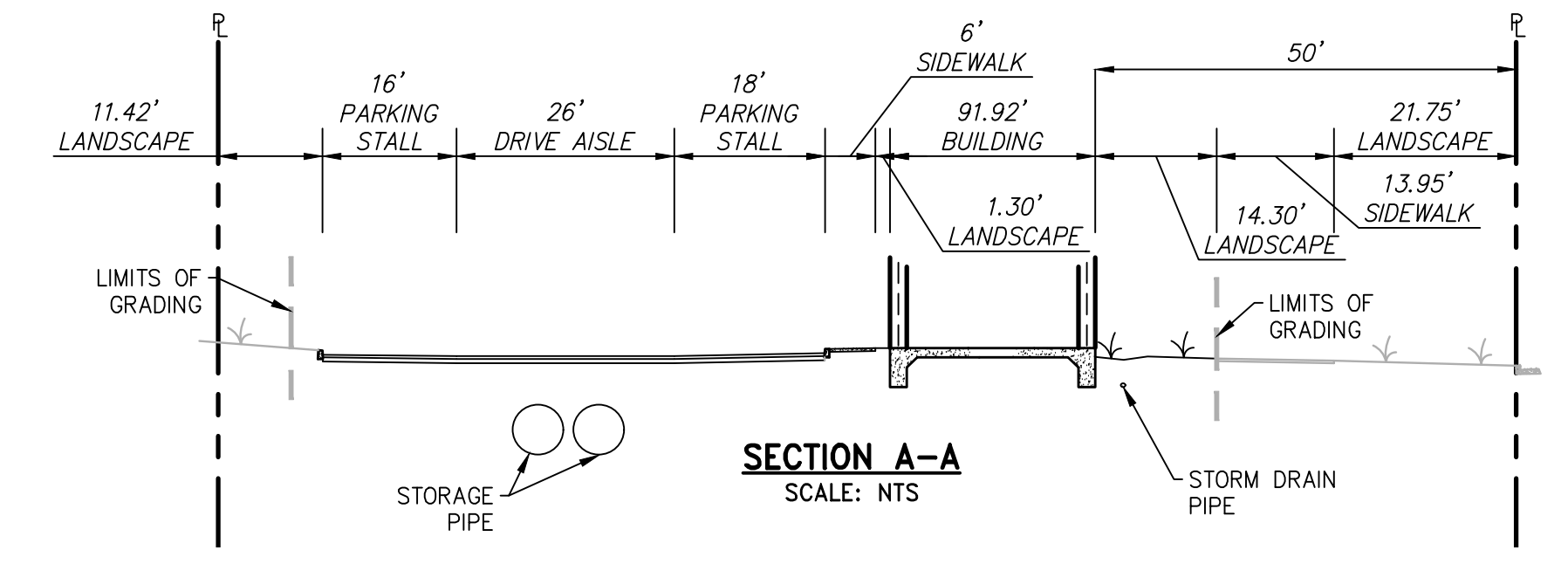
NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

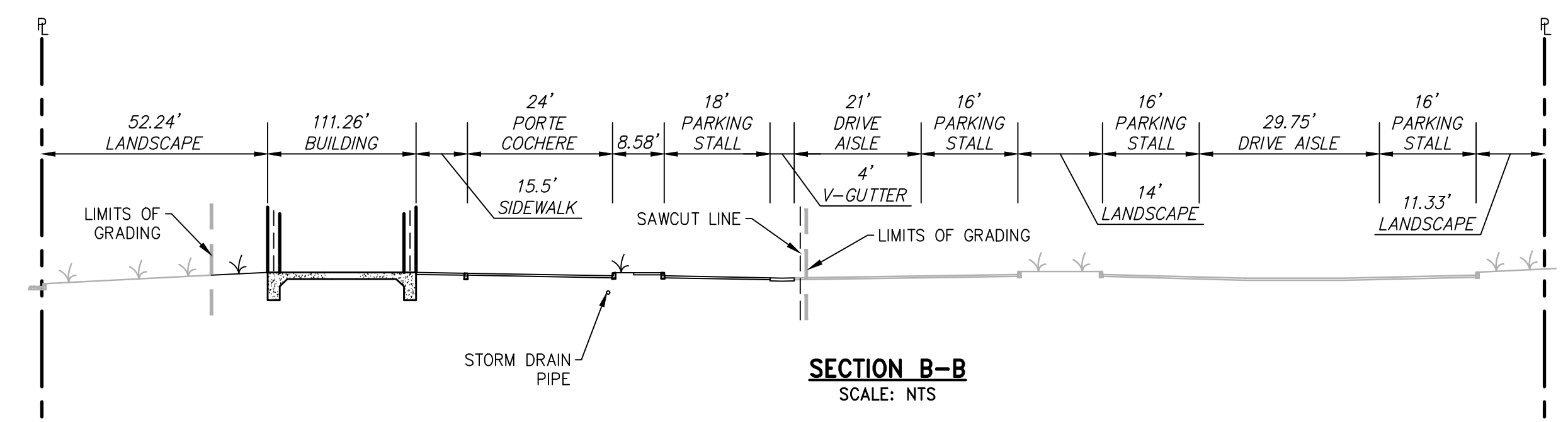
IMPORTANT NOTICE

Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

**THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)**



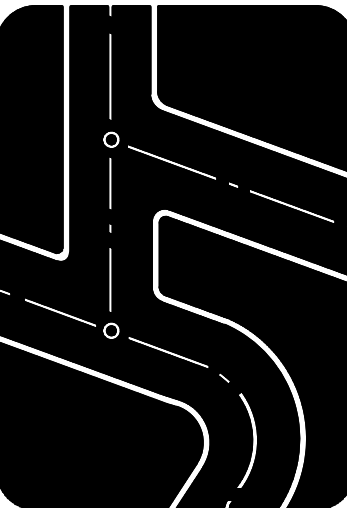
SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS

NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265 Truxaw.com

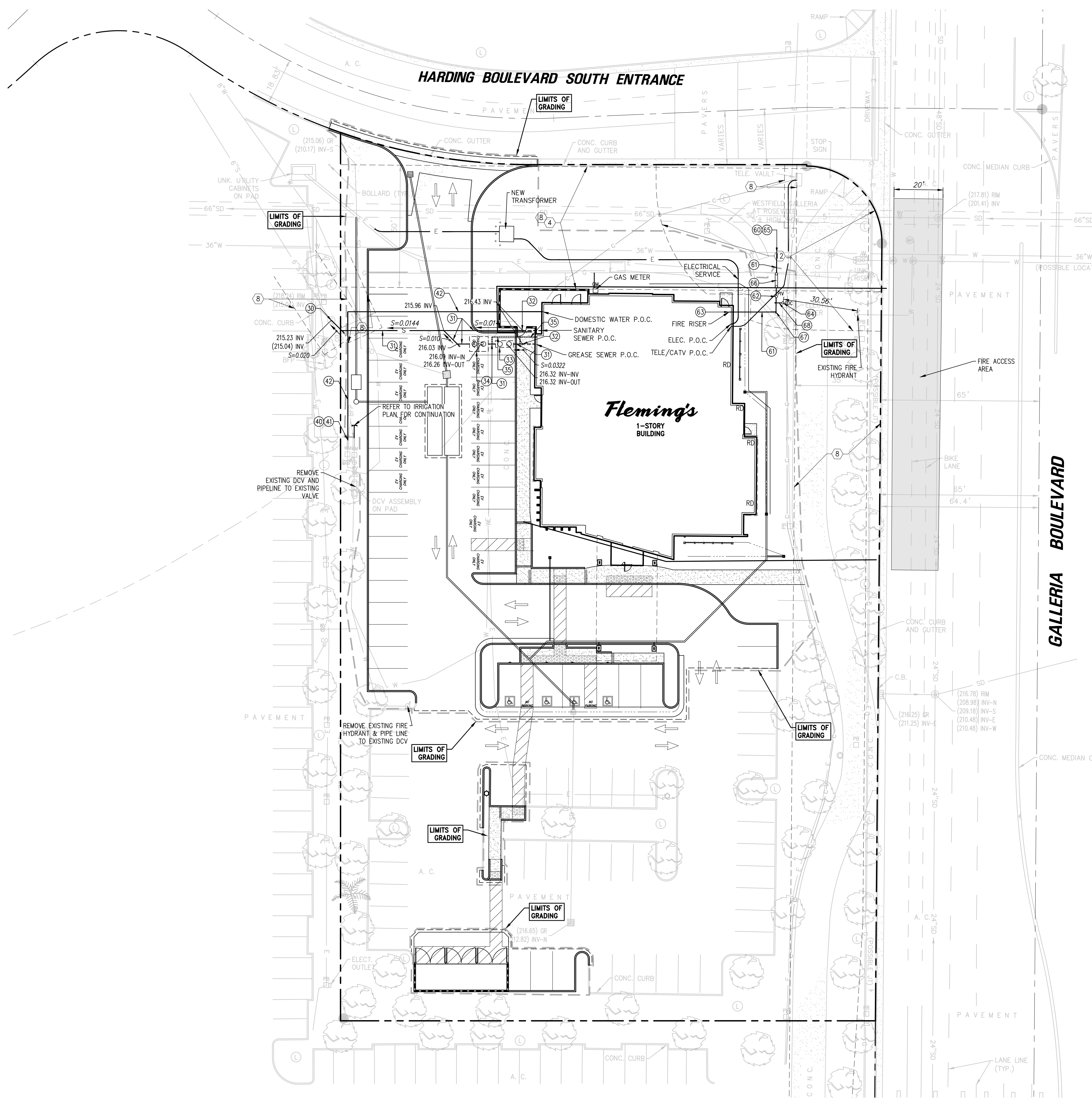


CONCEPTUAL GRADING PLAN
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
ROSEVILLE, CALIFORNIA 95678

DATE
11/14/2023
DRAWN BY
TM/KSV
CHECKED BY
MME
JOB NO.
BLB23026
SHEET NO.

3
OF 4 SHEETS

P:\BLB23026\CAD\23026\DWG - SHEET 4 - Sewer.dwg, Tuesday, November 14, 2023 10:24 AM, Printed by Matt Ersk, November 16, 2023 10:48 AM



- CONSTRUCTION NOTES – SEWER**
- 30 CORE DRILL AND CONNECT 6-INCH SEWER LATERAL TO SEWER MANHOLE PER AGENCY REQUIREMENTS.
 - 31 PLACE 6-INCH VCP PER CPC REQUIREMENTS.
 - 32 INSTALL CLEANOUT, SIZE TO MATCH DOWNSTREAM PIPE SIZE, PER AGENCY REQUIREMENTS.
 - 33 250 GAL SCHIER SI-250 SOLIDS INTERCEPTOR.
 - 34 1,000 GAL SCHIER GB-1000 GREASE INTERCEPTOR.
 - 35 PLACE 2-INCH VENT LINE PER CPC REQUIREMENTS.

- WATER (DOMESTIC & IRRIGATION)**
- 40 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF WATER METER. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
 - 41 CONNECT TO EXISTING BACKFLOW PREVENTER. (DOMESTIC)
 - 42 PLACE 2-INCH SCH. 80 PVC WATER LINE (DOMESTIC)

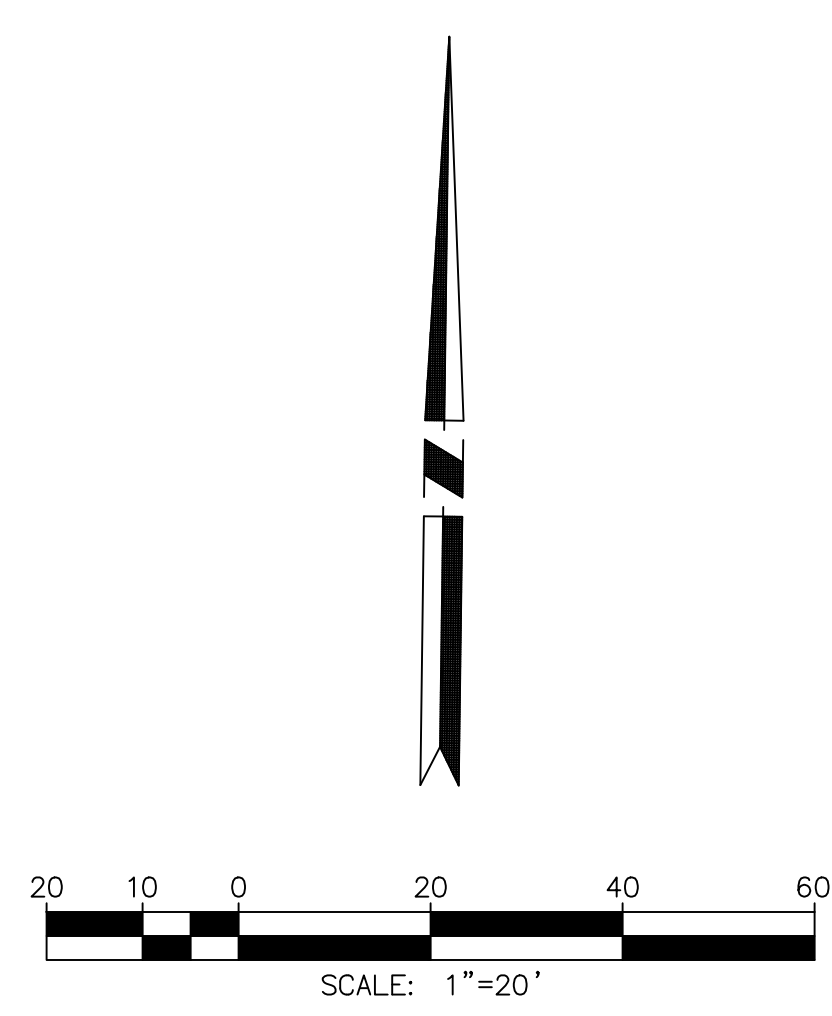
- WATER (FIRE SERVICE)**
- 60 CONNECT 6-INCH FIRE SERVICE TO EXISTING 36-INCH WATER MAIN.
 - 61 PLACE 6-INCH C-900 PVC FIRE WATER LINE. PIPE BEDDING AND BACKFILL PER THE RECOMMENDATION OF THE SOILS ENGINEER.
 - 62 INSTALL POST INDICATOR VALVE (PIV).
 - 63 INSTALL 6-INCH STAINLESS STEEL FIRE RISER PIECE AND CONNECT TO FIRE RISER.
 - 64 INSTALL 4-INCH FIRE DEPARTMENT CONNECTION (FDC).
 - 65 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF WATER METER. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
 - 66 INSTALL 6-INCH DOUBLE CHECK DETECTOR ASSEMBLY (DCDA).
 - 67 INSTALL 6-INCH C-900 PVC 90° ELBOW WITH THRUST BLOCK.
 - 68 PLACE 4-INCH C-900 PVC WATER LINE. PIPE BEDDING AND BACKFILL PER THE RECOMMENDATION OF THE SOILS ENGINEER.
- FIRE PROTECTION PIPE LINE AND SPRINKLERS IN THE BUILDING TO BE DESIGNED AND PERMITTED BY SEPARATE PLANS. PRIOR TO CONSTRUCTION OF FIRE WATER SYSTEM SHOWN ON THIS PLAN, CONTRACTOR SHALL VERIFY VIA HYDRAULIC CALCULATIONS ACCEPTABLE TO THE FIRE DEPARTMENT THAT SIZE OF FIRE SERVICE & DETECTOR CHECK ARE OF SUFFICIENT SIZE TO SERVE BUILDING. (SIZE SHOWN FOR PLAN CHECK & BID PURPOSES ONLY).

- GENERAL SEWER NOTES**
- ALL WORK SHALL CONFORM TO THE STANDARDS & REQUIREMENTS OF THE CITY OF ROSEVILLE, UNIFORM PLUMBING CODE AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING WITH THE REQUIREMENTS OF THE ENCROACHMENT PERMIT REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS. THIS RESPONSIBILITY SHALL BE CONTINUOUS.
 - PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ROSEVILLE AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.
 - NO ON-SITE PIPE MAY BE LAID UNTIL THE SEWER CONNECTION AT THE PUBLIC MAIN HAS BEEN MADE.

- GENERAL WATER NOTES**
- ALL WORK SHALL CONFORM TO THE STANDARDS & REQUIREMENTS OF THE CITY OF ROSEVILLE, UNIFORM PLUMBING CODE AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING WITH THE REQUIREMENTS OF THE ENCROACHMENT PERMIT REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS. THIS RESPONSIBILITY SHALL BE CONTINUOUS.
 - PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ROSEVILLE AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.
 - NO ON-SITE PIPE MAY BE LAID UNTIL THE WATER CONNECTION AT THE PUBLIC MAIN HAS BEEN MADE.

NOTE:
REFER TO SHEET 1 FOR EASEMENT NOTES

FIRE ACCESS IS ALONG GALLERIA BOULEVARD AND SHALL CONFORM TO THE CITY OF ROSEVILLE EMERGENCY VEHICLE ACCESS STANDARDS.



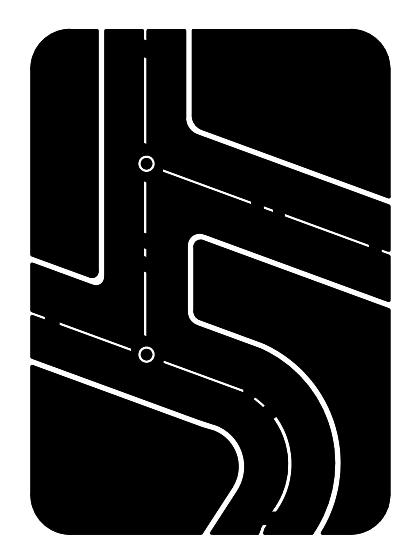
NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call Underground Service Alert CALL 811 Two working days before you dig.

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265 Truxaw.com



CONCEPTUAL UTILITY PLAN
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
ROSEVILLE, CALIFORNIA 95678

DATE 11/14/2023
DRAWN BY TM/KSV
CHECKED BY MME
JOB NO. BLB23026
SHEET NO. 4
OF 4 SHEETS

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE COMMITMENT BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
18500 VON KARMAN AVENUE, SUITE 600
IRVINE, CA 92612
(949) 885-2488
ORDER/FILE NUMBER: NCS-1171026-SAI
DATED: MARCH 09, 2023
TITLE OFFICER: JOSEPH GAUTHIER

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL A, AS SHOWN ON THE MAP ENTITLED "THE GALLERIA AT ROSEVILLE", FILED FOR RECORD DECEMBER 21, 1999 IN BOOK W OF MAPS, AT PAGE 2, PLACER COUNTY RECORDS;

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET AS RESERVED IN THAT CERTAIN DEED RECORDED MAY 5, 1982 IN BOOK 2497, PAGE 696 AND THAT CERTAIN DEED RECORDED JULY 24, 1972 IN BOOK 1432, AT PAGE 305, PLACER COUNTY RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL ONE ABOVE FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC AS PROVIDED FOR IN SECTION 1 OF THE DECLARATION OF ACCESS EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2000, INSTRUMENT NO. 2000-0088322, PLACER COUNTY RECORDS.

NOTE: SAID DOCUMENT ABOVE IS ALSO LISTED HEREON AS EXCEPTION DOCUMENT NO. 11. REFER TO SAID ITEM'S NOTE HEREON REGARDING DOCUMENT'S EFFECT.

APN: 363-011-016-000

EXCEPTIONS, EASEMENT AND DISPOSITION NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.

2 THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT 1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 26, 1990 AS INSTRUMENT NO. 1990-082362 OF OFFICIAL RECORDS.

3 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

4 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT MAP RECORDED AND ON FILE IN BOOK R, PAGE(S) 24, OF TRACT MAPS. FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND AND IS PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

* 5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 16, 1990 AS INSTRUMENT NO. 1990-067309 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 18, 1991 AS INSTRUMENT NO. 1991-035023 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 07, 1995 AS INSTRUMENT NO. 1995-059717 OF OFFICIAL RECORDS.

* 6 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGIONAL 65 CENTRE SUPPLEMENTAL DEVELOPMENT AGREEMENT (THE ELEMENTARY SCHOOL TRIPARTITE AGREEMENT)" RECORDED OCTOBER 16, 1990 AS INSTRUMENT NO. 1990-067310 OF OFFICIAL RECORDS.

* 7 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AUGUST 18, 1997 AS INSTRUMENT NO. 1997-0048851 OF OFFICIAL RECORDS.

8 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT MAP RECORDED DECEMBER 21, 1999 AND ON FILE IN BOOK W, PAGE(S) 2, OF TRACT MAPS. FOR: PUBLIC UTILITIES, PEDESTRIAN EASEMENT, GRADE SEPARATED INTERCHANGE AND IRREVOCABLE OFFER OF DEDICATION, WATER LINE, SANITARY SEWER AND INCIDENTAL PURPOSES.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND AND IS PLOTTED HEREON. REFER TO SAID TRACT MAP FOR FULL PARTICULARS.

9 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "UTILITIES EASEMENT AGREEMENT" RECORDED JANUARY 21, 2000 AS INSTRUMENT NO. 2000-0004124 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND WITH ITEMS PERTAINING TO THE DEVELOPMENT OF A SHOPPING CENTER AND IS BLANKET IN NATURE WITH NO PLOTTABLE MATTERS OF RECORD. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

10 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS AND AGREEMENT" RECORDED JANUARY 21, 2000 AS INSTRUMENT NO. 2000-0004127 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND WITH REQUIREMENTS AND RESTRICTIONS PERTAINING TO THE DEVELOPMENT OF A SHOPPING CENTER (INCLUDING A MAXIMUM BUILDING HEIGHT OF 30' FOR SUBJECT PARCEL A) AND IS BLANKET IN NATURE WITH NO PLOTTABLE MATTERS OF RECORD. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

11 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 17, 2000 AS INSTRUMENT NO. 2000-0088322 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND WITH ITEMS PERTAINING TO THE DEVELOPMENT OF A SHOPPING CENTER, INCLUDING AMONG OTHER ITEMS, RESERVATIONS FOR MAINTENANCE AND PERPETUAL ACCESS EASEMENTS AND IS BLANKET IN NATURE WITH NO PLOTTABLE MATTERS OF RECORD. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

12 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF FREE-STANDING SIGN EASEMENT" RECORDED FEBRUARY 28, 2001 AS INSTRUMENT NO. 2001-0016686 OF OFFICIAL RECORDS.

THE ABOVE DOCUMENT WAS RE-RECORDED NOVEMBER 09, 2001 IN/AS INSTRUMENT NO. 2001-0118246 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND AND IS PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

13 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 28, 2001 AS INSTRUMENT NO. 2001-0016687 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND, IS NOT A SURVEY ITEM WITH NO PLOTTABLE MATTERS. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

14 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED SEPTEMBER 01, 2000, BY AND BETWEEN BR OF WISCONSIN 27, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS LESSOR AND PIER 1 IMPORTS (U.S.), INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED OCTOBER 30, 2000 AS INSTRUMENT NO. 2000-0081635 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

NOTE: SAID EXCEPTION DOCUMENT AFFECTS THE SURVEYED LAND, IS NOT A SURVEY ITEM WITH NO PLOTTABLE MATTERS. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

* 15 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,700,000.00 RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0068544 OF OFFICIAL RECORDS.

DATED: AUGUST 24, 2011
TRUSTOR: GALLERIA BOULEVARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION
BENEFICIARY: SYMETRA LIFE INSURANCE COMPANY, A WASHINGTON CORPORATION

A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES AND RENTS" RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0068545 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

THE EFFECT OF A DOCUMENT ENTITLED "RELEASE (ASSIGNMENT OF RENTS)", RECORDED JULY 8, 2021 AS INSTRUMENT NO. 2021-0087352-00 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "FULL RECONVEYANCE (DEED OF TRUST)", RECORDED JULY 8, 2021 AS INSTRUMENT NO. 2021-0087355-00 OF OFFICIAL RECORDS.

NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.

16 AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

17 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

18 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

19 RIGHTS OF PARTIES IN POSSESSION.

* = SAID EXCEPTION DOCUMENT IS NOT A SURVEY ITEM WITH NO PLOTTABLE MATTERS. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

BENCHMARK

CITY OF ROSEVILLE BENCHMARK 47

3-1/4" BRASS DISK STAMPED 2018 PLS 8278, TOP OF CURB WEST SIDE OF D.I. ON SOUTH SIDE OF ROSEVILLE PARKWAY, APPROX. 270' + EAST OF THE SOUTH INTERSECTION OF GIBSON DRIVE.

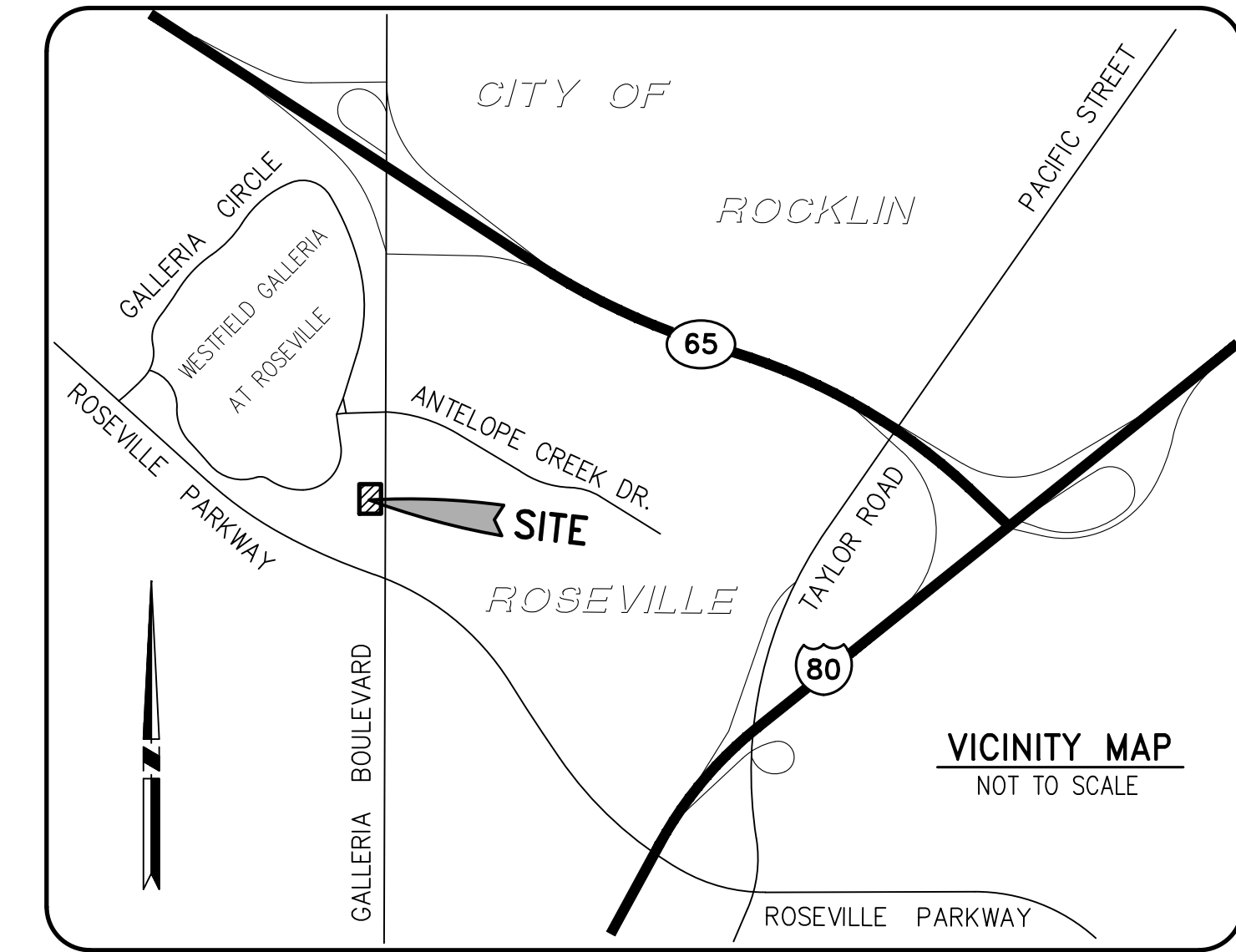
ELEVATION: 173.650 FEET (NAVD88)

BASIS OF BEARINGS

THE BEARING OF NORTH 00°16'08" WEST ALONG THE CENTERLINE OF HARDING BOULEVARD PER FINAL MAP OF THE GALLERIA AT ROSEVILLE REGIONAL MALL, FILED IN BOOK W, PAGE 2 OF MAPS, IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD REFERENCES

(R) = FINAL MAP OF THE GALLERIA AT ROSEVILLE REGIONAL MALL, BOOK W OF MAPS, PAGE 2



ON-SITE UTILITY PLOTTING

PORTION OF DATA SHOWN HEREON IS PLOTTED PER "C BELOW SUBSURFACE IMAGING" PLAN DATED 06/22/2023, PROJECT NO. 23-6982.

SITE AREA

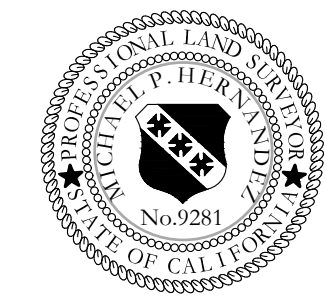
SUBJECT PARCEL "A" SHOWN PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY: 77,145 SQ. FT. OR 1.77 ACRES

SURVEYOR'S NOTES

- IT IS NOT WITHIN THE PURVIEW OF THIS SURVEYOR TO MAKE DETERMINATIONS OF OWNERSHIP. AS TO "ENCROACHMENTS" SPECIFICALLY, NO INFERENCE TO SUCH DETERMINATION IS INTENDED OR IMPLIED.
- LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES. THE LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON ARE PLOTTED FROM AVAILABLE RECORD INFORMATION AND VISIBLE SURFACE INDICATIONS. BEFORE ANY EXCAVATIONS ARE PERFORMED, UTILITY PURVEYORS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.

THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION.
THE FIELD WORK WAS COMPLETED ON MAY 25, 2023

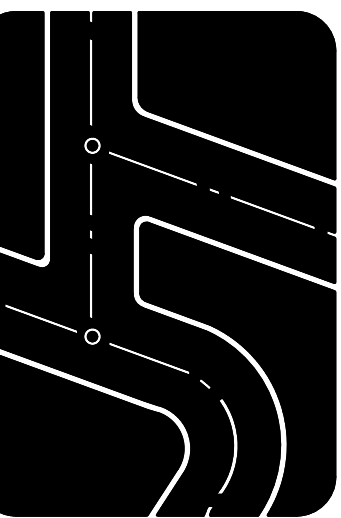
MICHAEL P. HERNANDEZ
PROFESSIONAL LAND SURVEYOR NO. 9281



PLAN PREPARED FOR
BLOOMIN' BRANDS INC.
2202 N. WEST SHORE BOULEVARD
SUITE 500
TAMPA, FL. 33607

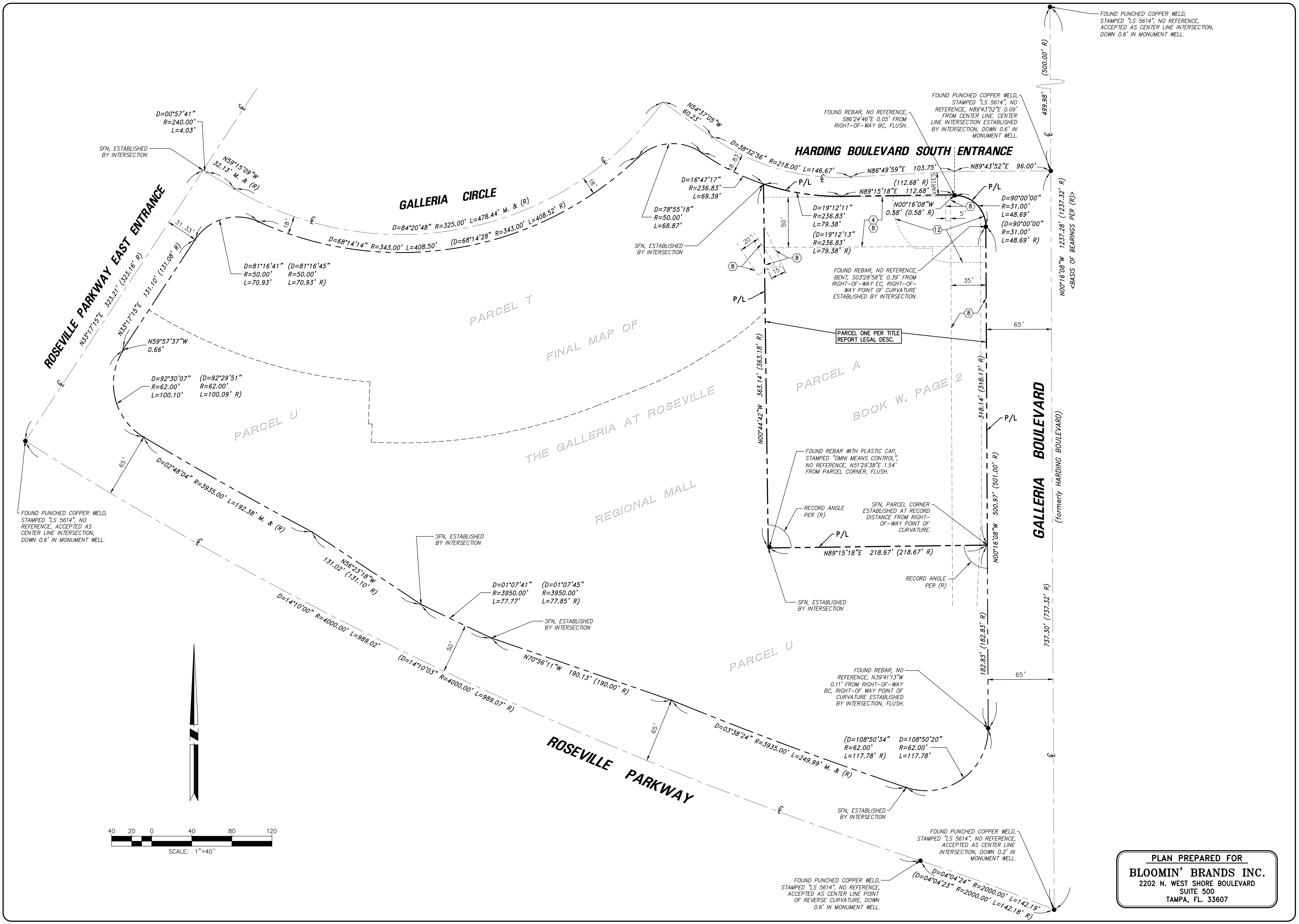
NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
Truxaw.com



TOPOGRAPHY AND BOUNDARY SURVEY
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

DATE	06/28/2023
DRAWN BY	SDS
CHECKED BY	MPH
JOB NO.	BLB23026
SHEET NO.	1
OF 3 SHEETS	



FOUND PUNCHED COPPER WELD,
 STAMPED "LS 5614", NO REFERENCE,
 ACCEPTED AS CENTER LINE INTERSECTION,
 DOWN 0.6" IN MONUMENT WELL.

FOUND REBAR, NO REFERENCE,
 S86°24'46"E 0.05' FROM
 RIGHT-OF-WAY BC, FLUSH.

FOUND PUNCHED COPPER WELD,
 STAMPED "LS 5614", NO
 REFERENCE, N89°43'52"E 0.09'
 FROM CENTER LINE, CENTER
 LINE INTERSECTION ESTABLISHED
 BY INTERSECTION, DOWN 0.6" IN
 MONUMENT WELL.

FOUND PUNCHED COPPER WELD,
 STAMPED "LS 5614", NO
 REFERENCE, ACCEPTED AS
 CENTER LINE INTERSECTION,
 DOWN 0.6" IN MONUMENT WELL.

FOUND REBAR WITH PLASTIC CAP,
 STAMPED "OMNI MEANS CONTROL",
 NO REFERENCE, N51°29'38"E 1.54'
 FROM PARCEL CORNER, FLUSH.

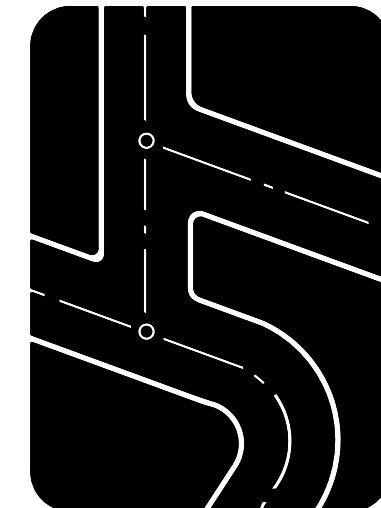
FOUND REBAR, NO
 REFERENCE, N39°41'13"W
 0.11' FROM RIGHT-OF-WAY
 BC, RIGHT-OF-WAY POINT OF
 CURVATURE ESTABLISHED
 BY INTERSECTION, FLUSH.

FOUND PUNCHED COPPER WELD,
 STAMPED "LS 5614", NO REFERENCE,
 ACCEPTED AS CENTER LINE POINT
 OF REVERSE CURVATURE, DOWN
 0.6" IN MONUMENT WELL.

FOUND PUNCHED COPPER WELD,
 STAMPED "LS 5614", NO REFERENCE,
 ACCEPTED AS CENTER LINE
 INTERSECTION, DOWN 0.2" IN
 MONUMENT WELL.

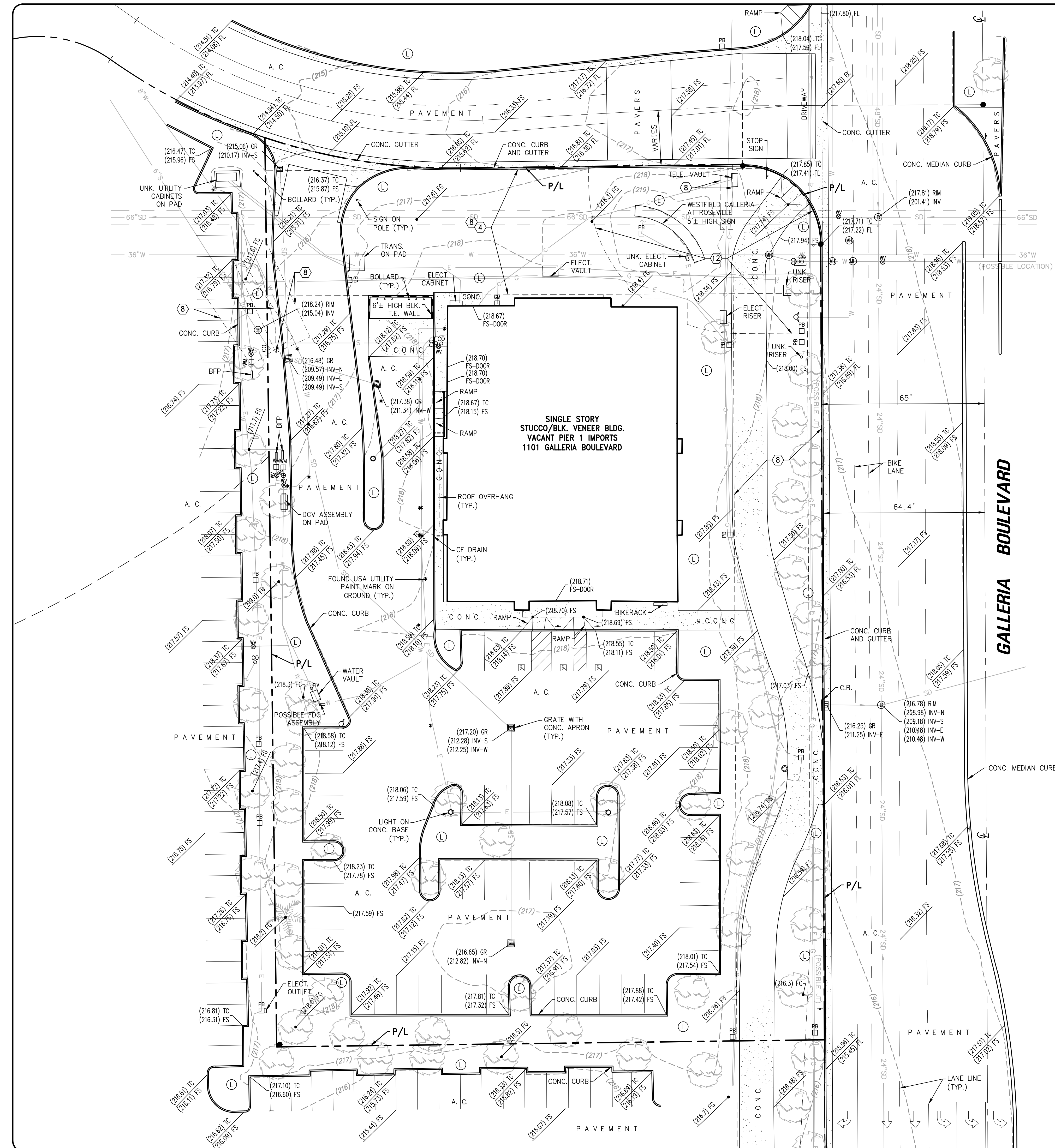
NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
 Truxaw.com



TOPOGRAPHY AND BOUNDARY SURVEY
 GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
 IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

DATE
06/28/2023
DRAWN BY SDS
CHECKED BY MPH
JOB NO. BLB23026
SHEET NO. 2
OF 3 SHEETS



LEGEND

- AC = ASPHALT CONCRETE
- BFP = BACKFLOW PREVENTER
- BLK = CONCRETE BLOCK
- BS = BACK OF SIDEWALK
- CB = CATCH BASIN
- CF = CURB FACE
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CO = CLEANOUT
- DCV = DETECTOR CHECK VALVE
- DS = ROOF DOWNSPOUT
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FD = FOUND
- FDC = FIRE DEPT. CONNECTION
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- FS = FINISHED SURFACE
- GB = GRADE BREAK
- GM = GAS METER
- GR = TOP OF GRATE
- GV = GAS VALVE
- HP = HIGH POINT
- HT = HEIGHT
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- IP = IRON PIPE
- JT = JOINT TRENCH
- L&T = LEAD & TAG
- MH = MANHOLE
- NG = NATURAL GROUND
- N&T = NAIL & TAG
- OHW = OVERHEAD WIRE
- PB = PULL BOX
- PCC = CONCRETE
- PIV = POST INDICATOR VALVE
- PL = PROPERTY LINE
- RD = ROOF DRAIN
- RWH = REDWOOD HEADER
- SCB = SIGNAL CONTROL BOX
- SMH = SEWER MANHOLE
- SPK = SPIKE
- SW = SIDEWALK
- TC = TOP OF CURB
- TE = TRASH ENCLOSURE
- TP = TELEPHONE POLE
- TRAN = TRANSITION
- TRANS = TRANSFORMER

- TW = TOP OF WALL
- UG = UNDERGROUND
- UNK = UNKNOWN
- UP = UTILITY POLE
- VAR = VARIABLE
- W = WASHER
- WDF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- N. = NORTH
- S. = SOUTH
- E. = EAST
- W. = WEST
- N'LY = NORTHERLY
- S'LY = SOUTHERLY
- E'LY = EASTERLY
- W'LY = WESTERLY
- N/O = NORTH OF
- S/O = SOUTH OF
- E/O = EAST OF
- W/O = WEST OF
- PL = PROPERTY LINE
- C = CENTERLINE
- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- L = LENGTH
- T = TANGENT
- M = MEASURED DATA
- C = CALCULATED DATA
- (210.00' R) = RECORD DATA
- 210.00' M. = MEASURED DATA
- 210.00' PRO. = PRORATED DATA
- 210.00' C. = CALCULATED DATA
- (427.00) TC = EXISTING ELEVATION
- 427.00 TC = DESIGN ELEVATION
- CATV = CABLE TV LINE
- E = ELECTRICAL LINE
- FW = FIRE WATER LINE
- G = GAS LINE
- GB = GRADE BREAK LINE
- R = RIDGE LINE
- S = SEWER LINE
- SD = STORM DRAIN LINE
- T = TELEPHONE LINE
- W = WATER LINE
- C = COMMUNICATION LINE

SYMBOLS

- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL ARM & POLE
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE & ANCHOR
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- PULL BOX
- GRATE INLET
- SIGN
- VENT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- HANDICAP PARKING STALL
- LANDSCAPED AREA
- PROTECT IN PLACE
- REMOVE AND DISPOSE OFFSITE
- RELOCATE
- PLOTTABLE EASEMENT ITEM No. PER TITLE REPORT
- 427.00 — EXIST. CONTOUR
- 427.00 — DESIGN CONTOUR
- PALM TREE,
- TREE, SPECIES VARIES,

REFER TO SHEET 2 FOR MONUMENTS AND BOUNDARY DETAILS.

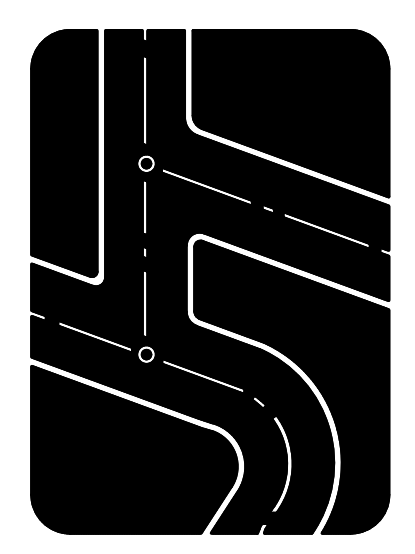
NOTICE TO CONTRACTOR
 THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
 Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

PLAN PREPARED FOR
BLOOMIN' BRANDS INC.
 2202 N. WEST SHORE BOULEVARD
 SUITE 500
 TAMPA, FL. 33607

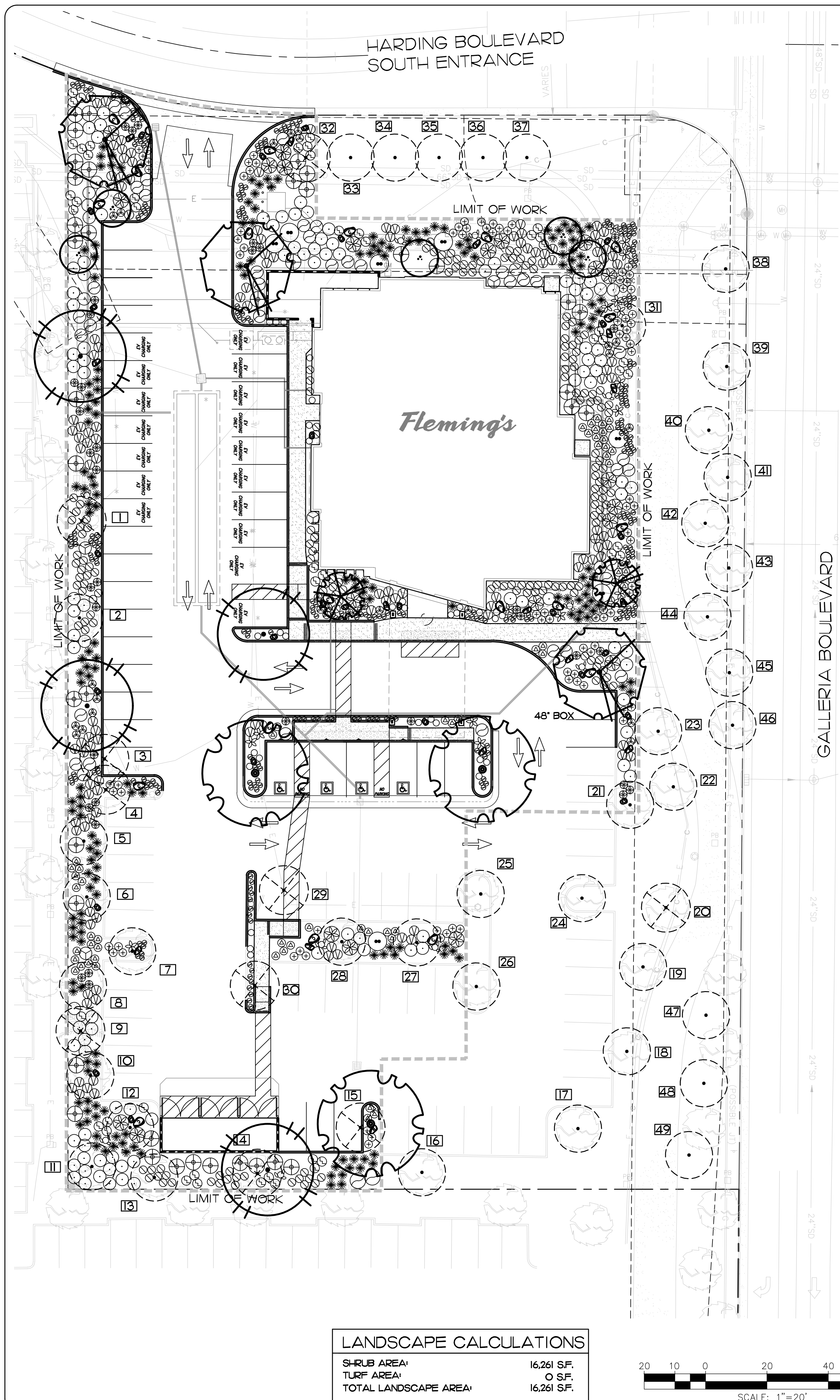
NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265 Truxaw.com



TOPOGRAPHY AND BOUNDARY SURVEY
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
 1101 GALLERIA BOULEVARD
 IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

DATE	06/28/2023
DRAWN BY	SDS
CHECKED BY	MPH
JOB NO.	BLB23026
SHEET NO.	3
OF 3 SHEETS	



EXISTING TREE LEGEND

1	MORUS ALMA 'FRUITLESS'	FRUITLESS MULBERRY	REMOVE
2	CEDRUS DEODARA	DEODAR CEDAR	REMOVE
3	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMOVE
4	PYRUS CALLERYANA	FLOWERING PEAR	REMOVE
5	CEDRUS DEODARA	DEODAR CEDAR	REMAIN
6	CEDRUS DEODARA	DEODAR CEDAR	REMAIN
7	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMAIN
8	SEQUOIA SEMPERVIRENS	COAST REDWOOD	REMAIN
9	WASHINGTONIA FILIFERA	WASHINGTON FAN PALM	REMAIN
10	SEQUOIA SEMPERVIRENS	COAST REDWOOD	REMAIN
11	SEQUOIA SEMPERVIRENS	COAST REDWOOD	REMAIN
12	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMAIN
13	SEQUOIA SEMPERVIRENS	COAST REDWOOD	REMAIN
14	SEQUOIA SEMPERVIRENS	COAST REDWOOD	REMOVE
15	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMOVE
16	CEDRUS DEODARA	DEODAR CEDAR	REMAIN
17	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMAIN
18	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
19	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
20	PLATANUS X HISPANICA	LONDON PLANE TREE	REMOVE
21	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
22	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
23	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
24	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMAIN
25	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
26	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
27	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMAIN
28	QUERCUS WISLIZENI	INTERIOR LIVE OAK	REMOVE
29	PLATANUS X HISPANICA	LONDON PLANE TREE	REMOVE
30	PLATANUS X HISPANICA	LONDON PLANE TREE	REMOVE
31	QUERCUS RUBRUS	RED OAK	REMOVE
32	ARBUTUS 'MARINA'	MARINA MADRONE	REMOVE
33	ARBUTUS 'MARINA'	MARINA MADRONE	REMAIN
34	ARBUTUS 'MARINA'	MARINA MADRONE	REMAIN
35	ARBUTUS 'MARINA'	MARINA MADRONE	REMAIN
36	ARBUTUS 'MARINA'	MARINA MADRONE	REMAIN
37	ARBUTUS 'MARINA'	MARINA MADRONE	REMAIN
38	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
39	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
40	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
41	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
42	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
43	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
44	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
45	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
46	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
47	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
48	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN
49	PLATANUS X HISPANICA	LONDON PLANE TREE	REMAIN

BASED ON ARBORIST REPORT DATED JULY 15, 2023 AND PREPARED BY ARBOR RESOURCES, CERTIFIED ARBORIST. SEE ADDITIONAL INFORMATION ON SHEET L-2.

- ### PLANTING NOTES
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION' STANDARDS. WWW.ANLA.ORG
 - LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
 - CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
 - ALL TREES WITHIN 8' OF WALLS, PAVING, CURBS, ETC. TO BE PROVIDED WITH ROOT BARRIER CONTROL DEVICES BY DEEP ROOT OR EQUAL PER MANUFACTURER'S SPECIFICATIONS. DO NOT WRAP ROOTBALL.
 - FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
 - FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
 - ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 2" MINIMUM ROCK MULCH COVER.
 - ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIPLINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION 'SMART' CONTROLLER.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
 - ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.
 - ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.

PLANTING LEGEND

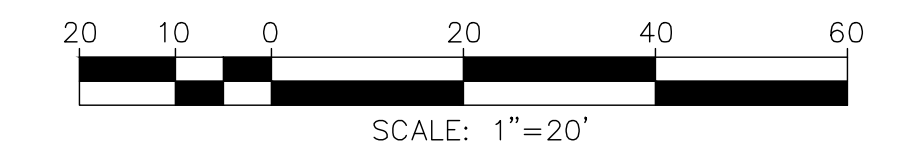
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 4
TREES						
⊙	LAGERSTROEMIA X MUSKOGEE	LAVENDER CRAPE MYRTLE	36" BOX	5	MULTI-TRUNK DECIDUOUS	MODERATE
⊙	MAGNOLIA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	24" BOX	2	STANDARD EVERGREEN	MODERATE
⊙	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	4	STANDARD EVERGREEN	MODERATE
⊙	PLATANUS X ACERIFOLIA 'BLOODGOOD'	EVERGREEN PEAR	36" BOX	3	STANDARD DECIDUOUS	MODERATE
⊙	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	48" BOX 60" BOX	1 2	LOW BRANCHING 48" BOX NOTED EVERGREEN	MODERATE
EXISTING TREE TO BE REMOVED - (10) TOTAL PER CONSTRUCTION OR CONDITION STATED IN ARBORIST REPORT SEE ITEMIZATION THIS SHEET AND ARBORIST REPORT, SHEET L-2						
EXISTING TREE TO BE REMAIN - (39) TOTAL PER CONSTRUCTION OR CONDITION STATED IN ARBORIST REPORT SEE ITEMIZATION THIS SHEET AND ARBORIST REPORT, SHEET L-2						
SHRUBS/GROUNDCOVERS						
⊙	AGAVE AMERICANA	CENTURY PLANT	15 GAL	22	5'-0" O.C.	LOW
⊙	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	17	4'-0" O.C.	LOW
⊙	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	24	2'-6" O.C.	LOW
⊙	AGAVE 'BLUE GLOW'	BLUE FLAME AGAVE	5 GAL	37	2'-6" O.C.	LOW
⊙	ALOE STRIATA	CORAL ALOE	5 GAL	92	2'-6" O.C.	LOW
⊙	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	39	5'-0" O.C.	LOW
⊙	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	5 GAL	107	4'-0" O.C.	LOW
⊙	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	157	2'-6" O.C.	LOW
⊙	CRASSULA ARBORESCENS	SILVER DOLLAR JADE	5 GAL	33	2'-0" O.C.	LOW
⊙	DIETES VEGETA	WHITE AFRICAN IRIS	5 GAL	60	2'-0" O.C.	LOW
⊙	FESTUCA GLAUCA 'BOULDER BLUE'	BOULDER BLUE FESCUE	5 GAL	275	1'-6" O.C.	LOW
⊙	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	LAVENDER	5 GAL	128	3'-0" O.C.	LOW
⊙	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE	5 GAL	41	4'-0" O.C.	LOW
⊙	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	193	3'-0" O.C.	LOW
⊙	OPUNTIA CACANAPA 'ELLISIANA'	SPINELESS PRICKLY PEAR	15 GAL	11	3'-0" O.C.	LOW
⊙	YUCCA ALOIFOLIA	SPANISH DAGGER	5 GAL	4	4'-0" O.C.	LOW
⊙	YUCCA FILAMENTOSA 'COLOR GUARD'	ADAM'S NEEDLE	5 GAL	49	3'-0" O.C.	LOW
⊙	YUCCA ROSTRATA	BEAKED YUCCA	24" BOX	7	AS SHOWN	LOW

PLANTING LEGEND

SYMBOL	DESCRIPTION
NO SYMBOL	ALL PLANTING AREAS TO RECEIVE INORGANIC ROCK MULCH MIX AS FOLLOWS: 40% 1-1/2" SALT AND PEPPER ROCK 60% 3/8" SALT AND PEPPER ROCK
⊙	LANDSCAPE BOULDER (SMALL 18"-24" - SONOMA GOLD TOTAL OF 27)
⊙	LANDSCAPE BOULDER (MEDIUM 24"-36" - SONOMA GOLD TOTAL OF 15)
⊙	LANDSCAPE BOULDER (LARGE 36"-48" - SONOMA GOLD TOTAL OF 19)
	ALL ROCK AND BOULDERS AVAILABLE FROM ROSEVILLE LANDSCAPE MATERIAL SUPPLY (916) 783-9177.

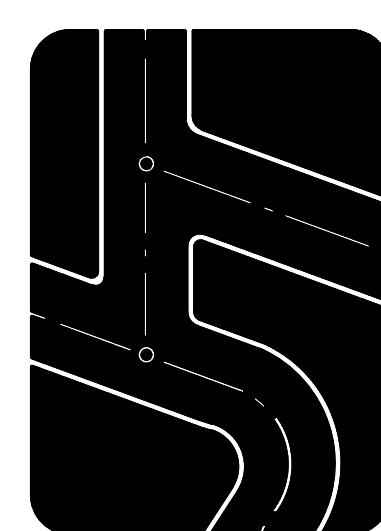
LANDSCAPE CALCULATIONS

SHRUB AREA:	16,261 SF.
TURF AREA:	0 SF.
TOTAL LANDSCAPE AREA:	16,261 SF.



NO.	REVISIONS	DATE

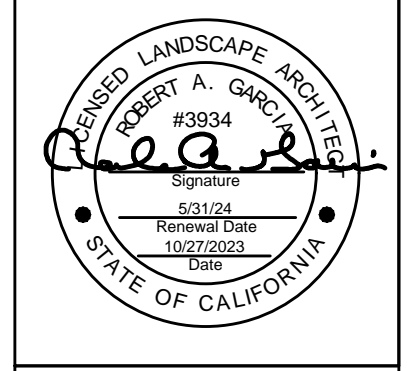
Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
 Truxaw.com



PRELIMINARY PLANTING PLAN

GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
 1101 GALLERIA BOULEVARD
 ROSEVILLE, CALIFORNIA 95678

hourian associates, inc.
 landscape architecture + design
 san clemente | santa barbara, california
 o: 949.459.5623 f: 858.810.0335



DATE	10/27/2023
DRAWN BY	mdm
CHECKED BY	NH
JOB NO.	BLB23026
SHEET NO.	L-1
OF 4 SHEETS	

City of Roseville Approval

ARBORIST REPORT

**FLEMING'S
WESTFIELD GALLERIA
1101 GALLERIA BLVD.
ROSEVILLE, CA
(APN 363-011-016)**

Prepared for:

Hourian Associates, Inc.
414 Olive Street #227
Santa Barbara, CA 93101

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

July 15, 2023

p. o. box 25295, san mateo, california 94402 • email: arborresources@comcast.net
phone: 650.654.3351 • cell: 650.274.3656 • licensed contractor #796763

1.0 INTRODUCTION

Fleming's Prime Steakhouse & Wine Bar is planning to construct a new restaurant at 1101 Galleria Boulevard, Roseville. The site is within the Westfield Galleria shopping center, and the existing building is vacant and will be demolished (previously occupied by Pier 1 Imports). To supplement the planning submittal, Hourian Associates has retained me to prepare this *Arborist Report*, and specific tasks assigned to execute are as follows:

- Visit the site on 7/10/23 to inventory and evaluate 49 trees having trunks located within the property boundary identified on the *Topographic and Boundary Survey*, prepared by Joseph C. Truxaw and Associates, dated 6/28/23.
- Measure each tree's trunk diameter at 54 inches above grade, or for trees with trunks or major limbs at or below 54 inches, then immediately beneath their union. All diameters are round to the nearest inch (i.e. whole number), and those listed with more than one diameter are formed by multiple trunks emerging at grade.
- Estimate each tree's height and average canopy spread (most are rounded to the nearest fifth).
- Ascertain each tree's health, structural integrity and form, and assign an overall condition rating pursuant to Section 19.66.050 of the Roseville Municipal Code (these categories include: excellent, good, fair to good, fair, fair to poor, or poor).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Obtain photographs; see Exhibit C.
- Document any observed health, structure and/or hardscape issues.
- Identify protected trees¹ and/or street trees² pursuant to Roseville's Municipal Code.
- Review an undated, *Test Fit* plan, prepared by GPD Group, to ascertain the proposed tree disposition and potential impacts.
- Assign numbers to the trees, and plot them onto the site map in Exhibit B (base map is a copy of the above-referenced topo survey).
- Nail round silver tags with corresponding engraved numbers onto each tree (for newly installed trees #32 thru 37, tags are nailed onto a wooden support stake).
- Provide design guidelines and protection/health care measures to avoid or mitigate potential impacts to retained trees.
- Prepare this report to present the above items, and submit via email as a PDF document.

¹ Section 19.66.020 of the Municipal Code defines a protected tree as being any native oak having a trunk diameter, either single or multiple, of ≥6 inches measured at 54 inches above grade (at the high side of tree when measuring along a slope).
² Section 8.04.030(G) of the Municipal Code defines street trees as being located within a City easement.

2.0 TREE COUNT AND COMPOSITION

Forty-nine (49) trees of nine various species were inventoried for this report. They are sequentially numbered as 1 thru 49, and Table 1 below identifies their common names, numbers, counts and overall percentages.

Table 1 - Tree Count and Composition

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Coast redwood	8, 10, 11, 13, 14	5	10%
Deodar cedar	2, 5, 6, 16	4	8%
Flowering pear	4	1	2%
Fruitless mulberry	1	1	2%
Interior live oak	3, 7, 12, 15, 17, 24, 27, 28	8	16%
London plane tree	18-23, 25, 26, 29, 30, 38-43, 45-49	22	45%
Marina madrone	32-37	6	12%
Red oak	31	1	2%
Washington fan palm	9	1	2%
Total		49	100%

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection and health care measures for trees being retained. They are subject to revision upon reviewing project plans, and I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented. Please note that all referenced distances from trunks are intended to be from their outermost perimeter near soil grade.

5.1 Design Guidelines

1. Consider each Tree Protection Zone (TPZ) as being linear distances from trunks of at least 10 times their diameters where within existing planters (e.g. a 10-inch diameter trunk would have a setback of at least 8 feet from its closest edge in all directions within existing planters). Where within their TPZs, avoid the following activities (and is not necessarily limited to): grading, trenching, soil compaction, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. Where an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine appropriate mitigation measures.
2. On all site-related plans, add a note instructing contractors to comply with recommendations provided in this report, and show trunk locations, assigned numbers, and diameters of existing trees.
3. On the demolition plan (or equivalent), reflect proposed removals by placing an "X" across their trunks, and specify that underground portions of existing and unused lines, pipes and manholes, etc. within a TPZ shall be abandoned and cut off at existing soil grade (rather than being dug up and causing root damage).
4. Route all underground utilities beyond TPZs. Where not feasible, consider the following alternative trenching or installation methods (listed in order of least to most impactful): directionally bore by at least 3.5 feet below grade (and establish access

pits beyond TPZs), tunnel using a pneumatic air device (e.g. an AirSpade®), or manually dig with a shovel (i.e. no jackhammer); these assume pipe bursting, an optimal method, does not apply to this project. For any boring, establish access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) beyond TPZs.

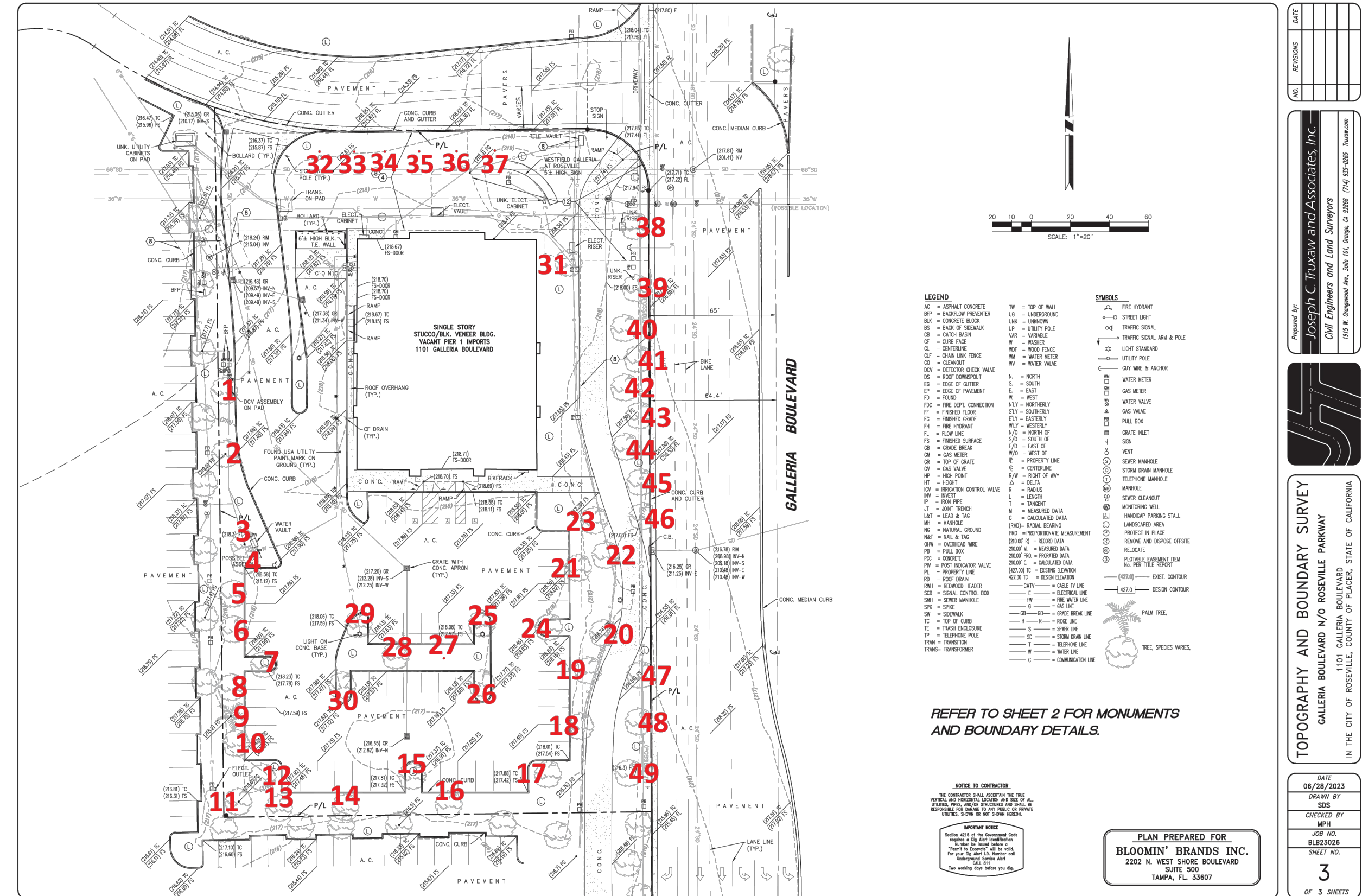
5. New irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring, controllers and meters) should not require trenching or digging within a TPZ. If trenching inside a TPZ is necessary, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). Irrigation inside TPZs should consist of Netafim soaker hoses, or equivalent, laid on grade and covered by mulch. Additionally, header lines connecting hoses should terminate beyond a TPZ.
6. Adhere to the following additional landscape guidelines:
 - a. Avoid tilling, ripping and compaction within TPZs.
 - b. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
 - c. Utilize a 2- to 3-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (avoid using gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover). Do not pile mulch against trunk, rather taper the depth to 1/2- or 1/4-inch at the trunk.
 - d. Plan to provide continual irrigation, in the form of a potable source, to the TPZs of the redwoods.
7. Establish the future staging area and route(s) of access beyond unpaved areas beneath or near canopies.
8. The erosion control design should represent silt fence and/or straw rolls at locations beyond TPZs, and at a minimum, not against a tree's trunk. Where within a TPZ, the material should not be embedded into the ground by more than 2 inches, nor require the severance of shallow roots.
9. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.

6.0 ASSUMPTIONS AND LIMITING CONDITIONS

- Information presented herein covers only inventoried trees, and reflects their size, condition, and areas viewed from the ground, project site, streets and sidewalk on 7/10/23.
- Observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing recommendations provided in this report.
- Information presented herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's general location and shall not be construed as surveyed points.
- This report is proprietary to me, and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.

Prepared By: *DLB*
David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (C61/D49)

Date: July 15, 2023

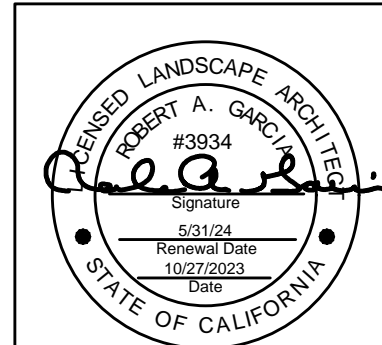


REFER TO SHEET 2 FOR MONUMENTS AND BOUNDARY DETAILS.

PLANS PREPARED FOR:
BLOOMERY BRANDS INC.
2202 N. WEST SHORE BOULEVARD
SUITE 200
TAMPA, FL 33607

TOPOGRAPHY AND BOUNDARY SURVEY
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
ROSEVILLE, CALIFORNIA

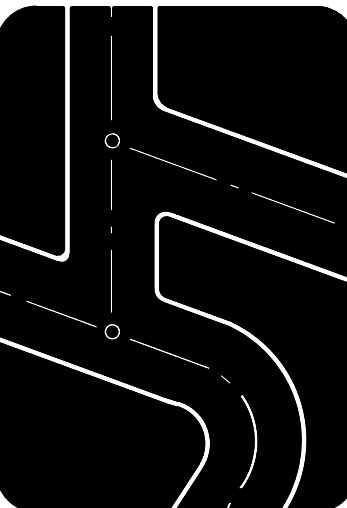
DATE: 06/28/2023
SCALE: 1"=40'
SHEET NO. 3 OF 3 SHEETS



FOR THE ARBORIST REPORT IN ITS ENTIRETY, REFER TO REPORT SUBMITTED BY ARBOR RESOURCES PREPARED ON JULY 15, 2023.

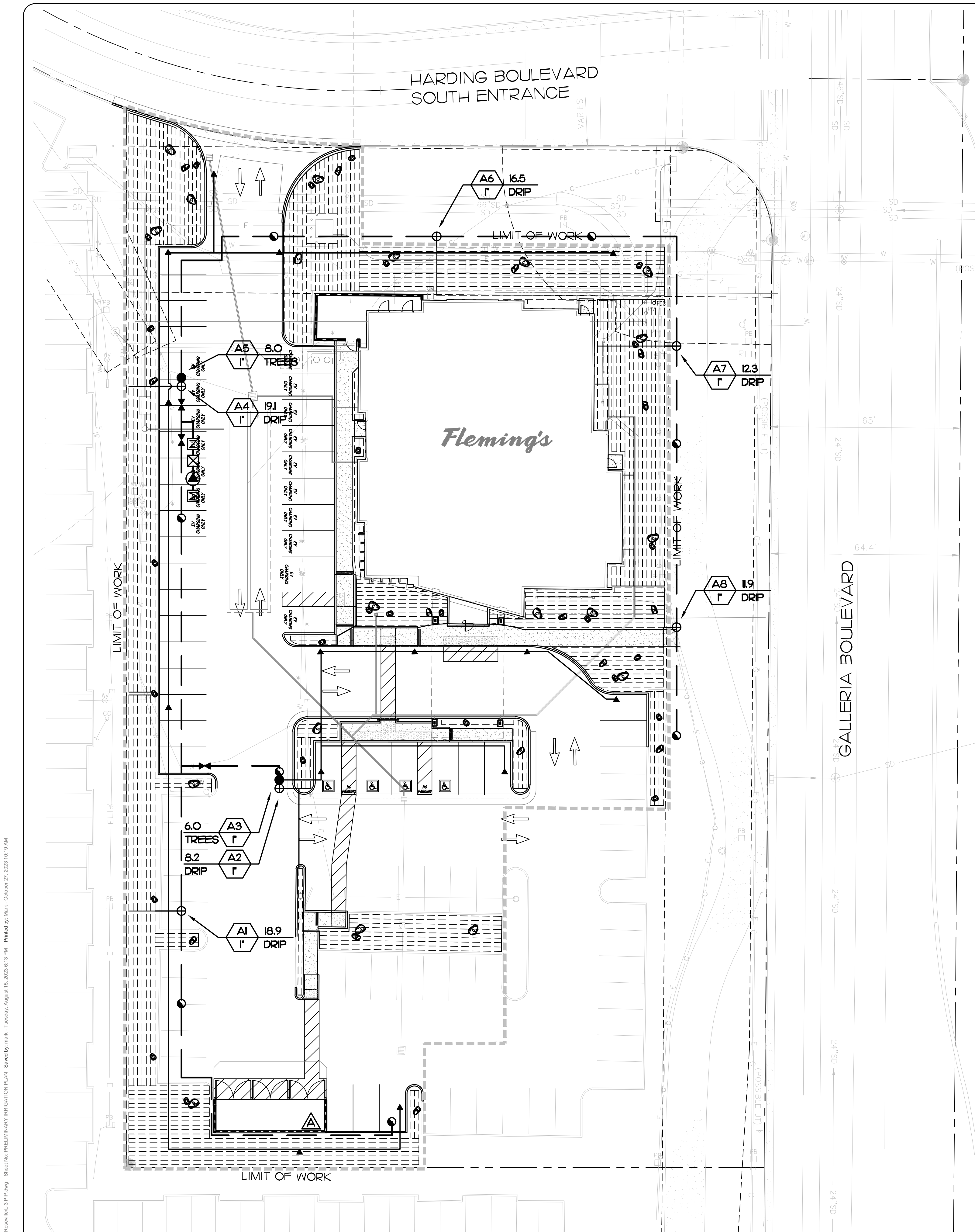
NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
truxaw.com



ARBORIST REPORT
GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
ROSEVILLE, CALIFORNIA 95678

DATE: 10/27/2023
DRAWN BY: mdm
CHECKED BY: NH
JOB NO.: BLB23026
SHEET NO.: L-2 OF 4 SHEETS



E:\Mains Staff\Projects\Design\HVP\Berings_Roseville\3_PDF.dwg Sheet No: PRELIMINARY IRRIGATION PLAN Saved by msk - Tuesday, August 15, 2023 8:13 PM Printed by msk - October 27, 2023 10:19 AM

DIG ALERT
 DIAL TOLL FREE
 811
 UNDERGROUND SERVICE ALERT
 OF SOUTHERN CALIFORNIA

IRRIGATION LEGEND

SYM	MFG/MODEL NO.	DESCRIPTION	PSI	GPM	RAD	PATTERN
▲	RAIN BIRD RWS-B-C-1402	ROOT WATERING SYSTEM (2 PER TREE)	30	0.50	-	FLOOD
—		PRESSURE MAINLINE IN PLANTER AREA, 1/2" SCH 40 PVC, SOLVENT WELD, BURY 24" MIN. BELOW GRADE.				
—		NON-PRESSURE LATERAL PVC SCH 40 WITH PVC SCH 40 FITTINGS, BURY MIN. 12" BELOW GRADE. SIZE NOTED.				
—		PIPE SLEEVING PVC SCH 40, BURY MIN. 24" BELOW GRADE, EXTEND MIN. 12" BEYOND EDGE OF PAVING.				
—		WIRE SLEEVING PVC SCH 40, BURY MIN. 24" BELOW GRADE, EXTEND MIN. 12" BEYOND EDGE OF PAVING.				
—	RAIN BIRD XFS-06-12 SERIES	DRIPLINE TUBING (6 GPH EMITTERS SPACED AT 12" O.C.)				
—	RAIN BIRD QF SERIES	HEADER (3/4" OR 1" SIZE) - BARBS AT 18" O.C.				
(NOT SHOWN)	RAIN BIRD ARVOSO	AIR RELIEF VALVE. REFER TO DETAIL.				
(NOT SHOWN)	RAIN BIRD EASY FIT	FLUSH CAP. REFER TO DETAIL.				
⊕	RAIN BIRD X0Z-100-PRF	CONTROL ZONE KIT (DRIP VALVE ASSEMBLY) WITH 1" DVF VALVE AND 3/4" PR FILTER.				
●	RAIN BIRD 100-PEB	REMOTE CONTROL VALVE.				
●	RAIN BIRD 33DLRC	QUICK COUPLING VALVE WITH KEY AND RUBBER LOCKING CAP - 3/4".				
●	NIBCO T-580-A	LINE SIZED BALL VALVE.				
Z	EZ-FLO E2010-HC	10 GALLON CAPACITY FERTIGATION SYSTEM. REFER TO DETAIL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NOTE: THIS IS A BID ALTERNATE. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM COST TO OWNER.				
⊕	FEBCO 825Y	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - 1"				
⊗	GRISWOLD #2230	PRESSURE REGULATING MASTER VALVE. (NORMALLY CLOSED). 1" SIZE. SET AT 70 PSI.				
M	NEW 1" IRRIGATION WATER METER.	INSTALLED BY OTHERS. REFER TO CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.				
⚠	RAIN BIRD ESP-SMTE	SMART MODULAR CONTROL SYSTEM (4 STATION WITH (2) 3-STATION EXPANSION MODULES - FOR A TOTAL OF (10) STATIONS). MOUNT IN VANDAL RESISTANT ENCLOSURE ON OUTSIDE WALL OF TRASH ENCLOSURE. SYSTEM INCLUDES WEATHER SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. (WEATHER-BASED).				
(NOT SHOWN)	RAIN BIRD VB SERIES	VALVE BOXES OR APPROVED EQUAL.				

- VALVE SEQUENCE NUMBER
 - FLOW IN GPM
 - HYDROZONE
 - VALVE SIZE
- NOTE: CONTRACTOR SHALL COMPUTE EXACT FLOW BASED UPON FINAL PLANTING. CONTRACTOR SHALL NOT EXCEED SPECIFIED VALVE CAPACITY IN TERMS OF MANUFACTURER'S RECOMMENDED FLOW VS. FRICTION LOSS SPECIFICATIONS.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE.

IRRIGATION NOTES

- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING CROSSING PROTECTED WETLAND AREA AND LOW FLOW SIDE CHANNELS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- ALL SPRINKLER/BUBBLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ADV (ANTI-DRAIN VALVES) UNITS AS SHOWN IN THE DETAILS ARE FOR TYPICAL INSTALLATION ONLY, AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON-SITE GRADES. IF THERE IS AN ELEVATION DIFFERENCE OF 24" OR MORE BETWEEN THE HIGHEST HEAD AND LOWEST HEAD ON A SYSTEM, THE ADV'S SHALL BE INSTALLED PER THE DETAIL.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- COORDINATE LATERAL PIPE SLEEVING PRIOR TO INSTALLATION OF CONCRETE.
- REFER TO CIVIL ENGINEER PLANS FOR GRADING, ANY DRAINAGE STRUCTURES AND METERS. COORDINATE LOCATION OF IRRIGATION EQUIPMENT WITH CIVIL ENGINEER INFORMATION.

POINT OF CONNECTION:

CONNECT TO NEW 1" IRRIGATION WATER METER (PER CIVIL ENGINEERING PLANS - PROVIDED BY GENERAL CONTRACTOR). PROVIDE 1" BACKFLOW PREVENTION DEVICE, 1" MASTER VALVE, FERTIGATION SYSTEM AND BALL VALVES AS SHOWN. LOCATE ALL EQUIPMENT IN SHRUB AREA AND WITHIN LIMIT OF WORK. DRAWING SHOWN FOR CLARITY ONLY. REFER TO LEGEND FOR ADDITIONAL INFORMATION.

STATIC PRESSURE: 70 PSI
 DESIGN PRESSURE: 56 PSI
 MAXIMUM FLOW (GPM): 18.1 GPM

THE LANDSCAPE CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE ON-SITE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM IN THE FIELD AT NO ADDITIONAL CHARGE TO THE OWNER.

CONTROLLER LOCATION:

120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. LOCATE CONTROLLER IN WALL MOUNT VANDAL RESISTANT ENCLOSURE. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES. INSTALL WITH WEATHER STATION PER MANUFACTURER'S RECOMMENDATIONS. REFER TO LEGEND FOR ADDITIONAL INFORMATION.

CONSTRUCTION NOTE:

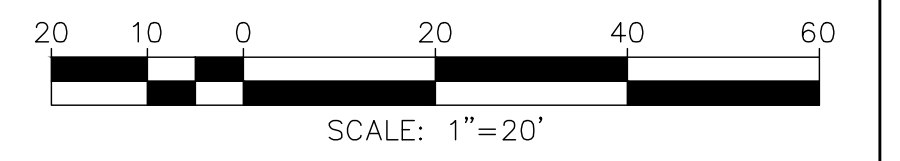
LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF PIPE AND WIRE SLEEVES THROUGH WALLS AND BENEATH CONCRETE OR ASPHALT PAVING PRIOR TO POURING PAVING.

PSI LOSS CALCULATIONS:

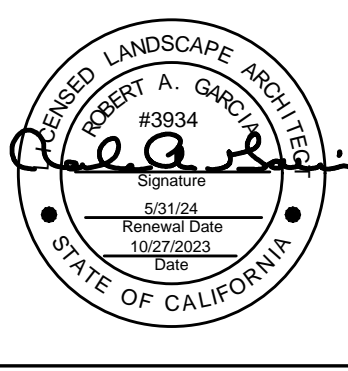
VALVE #A6	23.0 GPM (WORST CASE)	
WATER METER - 1/2"		1.00
BACKFLOW PREVENTER		11.00
2" MAINLINE - PVC CLASS 315 (560 LF)		2.70
PVC LATERALS		4.00
FITTINGS		1.00
REMOTE CONTROL VALVE		3.70
PRESSURE REQUIRED AT HEAD		30.00
ELEVATION LOSS		0.00
MISCELLANEOUS		2.00
TOTAL PRESSURE LOSS		55.50
STATIC PRESSURE		70.00
RESIDUAL PRESSURE		14.50

PIPE SIZING CHART

PIPE SIZE	FLOW (GPM)
3/4"	0-8
1"	8-12
1-1/4"	12-20
1-1/2"	20-30
2"	30 +



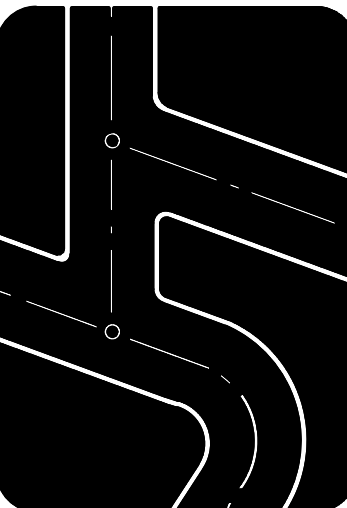
hourian associates, inc.
 landscape architecture + design
 san clemente | santa barbara, california
 o: 949.459.5623 f: 858.810.0335



City of Roseville Approval

NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265 Truxaw.com



PRELIMINARY IRRIGATION PLAN
 GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
 1101 GALLERIA BOULEVARD
 ROSEVILLE, CALIFORNIA 95678

DATE
10/27/2023
 DRAWN BY
mdm
 CHECKED BY
NH
 JOB NO.
BLB23026
 SHEET NO.

L-3
 OF 4 SHEETS

WALLACE LABORATORIES, LLC
 365 Coral Circle
 El Segundo, CA 90245
 phone (310) 615-0116 fax (310) 640-6863

July 14, 2023

Nicole Hourian, team@hourianassociates.com
 Hourian Associates
 107 Avenida Miramar, Suite D
 San Clemente, CA 92672

RE: Flemings, Roseville
 Sample received July 12, 2023, Our ID No. 23-194-57

Dear Nicole,

The pH is moderately alkaline at 7.46. Salinity is low at 0.29 millimho/cm.

Nitrogen, phosphorus and sulfur are low. Boron is modest. Potassium is moderate. Iron, manganese, zinc, copper and magnesium are high. Sodium is low. SAR (sodium adsorption ratio) is 0.4. The concentrations of common non-essential heavy metals are low.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

- Ammonium sulfate (21-0-0) - 5 pounds
- Potassium sulfate (0-0-50) - 6 pounds
- Triple superphosphate (0-45-0) - 4 pounds
- Agricultural gypsum - 10 pounds
- Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

- Ammonium sulfate (21-0-0) - 1/4 pound
- Potassium sulfate (0-0-50) - 1/4 pound
- Triple superphosphate (0-45-0) - 1/4 pound
- Agricultural gypsum - 1/2 pound
- Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.

Soil Analyses Plant Analyses Water Analyses

Hourian Associates, July 14, 2023, page 2

- The salt content shall be less than 10 millimho/cm at 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	20
cadmium	15	lead	200	silver	10
chromium	200	mercury	5	vanadium	50
cobalt	30	molybdenum	20	zinc	200
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be pre-leached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

For site maintenance, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil and leaf tissue testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace

Garn A. Wallace, Ph. D.
 GAW:n

Soil Analyses Plant Analyses Water Analyses

WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW,

- ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS III HAS BEEN USED FOR DETERMINING THE SPECIES PLANT FACTOR FOR THE WATER USE CALCULATIONS.
- PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
- THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
- IRRIGATION SECTIONS: HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
- THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
- THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
- THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

Appendix B - Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET
 This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) %	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ¹	
Regular Landscape Areas								
TREES (MOD)	0.40	BUBBLER	0.75	0.53	325	173.9	5,431	
SHRUBS (LOW)	0.30	DRIP	0.81	0.37	14,852	5,500.7	172,365	
						Totals	(A)	(B)
						15,177	5,674.0	
Special Landscape Areas								
						1		
						1	15,177	5,674.0
						Totals	(C)	(D)
						ETWU Total	177,796	
						Maximum Allowed Water Allowance (MAWA) ²	24,006	

¹Hydrozone #/Planting Description
 E.g.
 1) front lawn
 2) low water use plantings
 3) medium water use plantings

²Irrigation Method
 overhead spray
 or drip

³Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

⁴ETWU (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

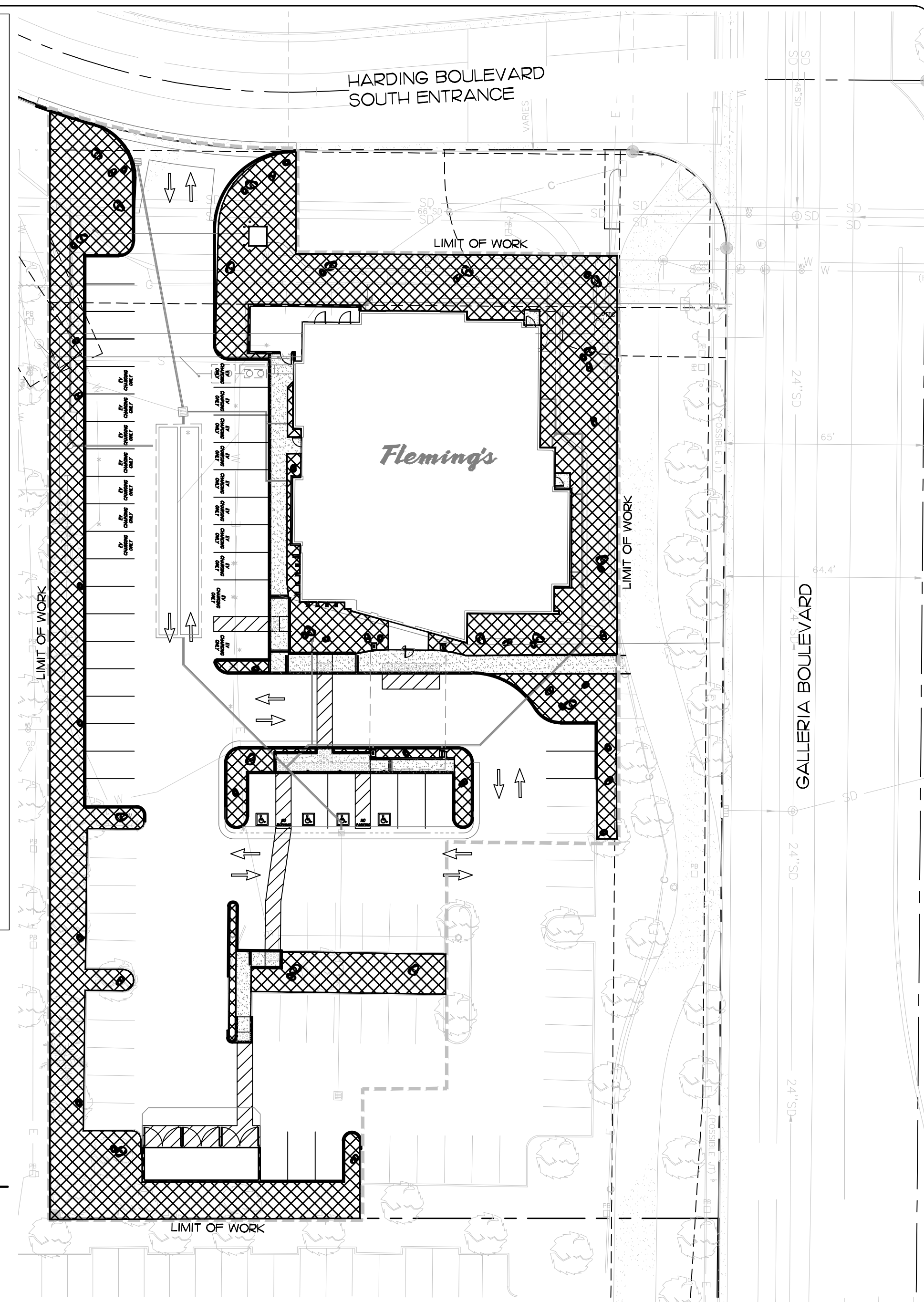
MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA)
 * ((1-ETAF) x SLA)
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	(B)	5,674.0
Total ETAF x Area	(A)	15,177
Total Area	B ÷ A	0.374
Average ETAF		

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

All Landscape Areas	(B+D)	5,674.0
Total ETAF x Area	(A+C)	15,177
Total Area	(B+D) ÷ (A+C)	0.374
Site-wide ETAF		



HYDROZONE MAP

SYMBOL	DESCRIPTION	AREA
	LOW WATER USE PLANTING	15,177 SF.
	TOTAL	15,177 SF.

LANDSCAPE CALCULATIONS

SHRUB GROUNDCOVER AREA ¹	15,177 SF.
TURF AREA ¹	0 SF.
TOTAL LANDSCAPE AREA ¹	15,177 SF.

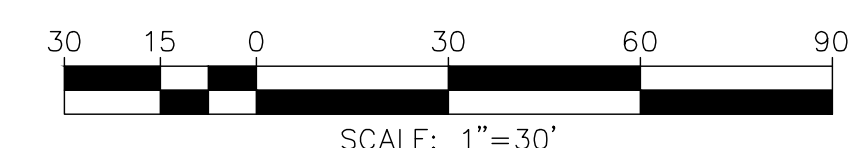
HYDROZONE MAP

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

IRRIGATION SYSTEMS

- AUTOMATIC CONTROLLER TO BE CHECKED MONTHLY BY LANDSCAPE MAINTENANCE FOREMAN AND CHECKED WEEKLY BY MAINTENANCE CREW LEADER, TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. (IF SMART CONTROLLER IS IN USE, CHECK ELECTRICAL POWER ONLY)
- LANDSCAPE MAINTENANCE CONTRACTOR TO CHECK ALL SYSTEMS ONCE PER MONTH BY TURNING ON EACH SYSTEM MANUALLY.
- LANDSCAPE MAINTENANCE CONTRACTOR TO VISUALLY CHECK ALL SYSTEMS EVERY WEEK DURING MAINTENANCE OF LANDSCAPE.
- ALL IRRIGATION FILTERS AT THE WYE STRAINER (AT THE BACKFLOW DEVICE) AND ALL FILTERS AT THE DRIP IRRIGATION VALVES TO BE CLEANED MONTHLY OR AS NEEDED.
- CHECK RAIN SHUT OFF DEVICE AT THE BEGINNING OF THE RAINY SEASON AND RE-CALIBRATE AS NEEDED. MAKE SURE DEVICE IS CLEAN, FREE OF ANY DEBRIS, AND IN GOOD WORKING ORDER.
- BACKFLOW DEVICE TO BE VISUALLY CHECKED ON A MONTHLY BASIS. TEST AND RE-CERTIFY ANNUALLY AS PER ALL CODES AND ORDINANCES.
- SCHEDULE ALL SPRAY SYSTEMS TO RUN ONLY BETWEEN THE HOURS OF 2:00 AM AND 9:00 AM.
- ON A MONTHLY BASIS, FLUSH ALL DRIP SYSTEM LINES AND CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY. CLEAN OUT ANY DEBRIS, MUD OR PLANT GROWTH ANNUALLY.
- TWICE A YEAR CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS AS NECESSARY. REPLACE PEA GRAVEL IN VALVE BOXES AS NEEDED.
- COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
- OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.



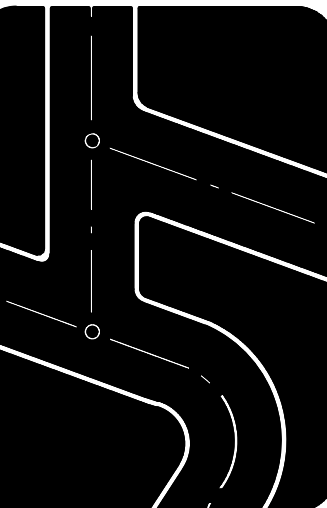
hourian associates, inc.
 landscape architecture + design
 san clemente | santa barbara, california
 o: 949.459.5623 | f: 858.810.0335



City of Roseville Approval

NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
 truxaw.com



PRELIMINARY WATER CONSERVATION PLAN AND SOILS REPORT
 GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
 1101 GALLERIA BOULEVARD
 ROSEVILLE, CALIFORNIA 95678

DATE	10/27/2023
DRAWN BY	mdm
CHECKED BY	NH
JOB NO.	BLB23026
SHEET NO.	L-4
OF 4 SHEETS	

GENERAL NOTES

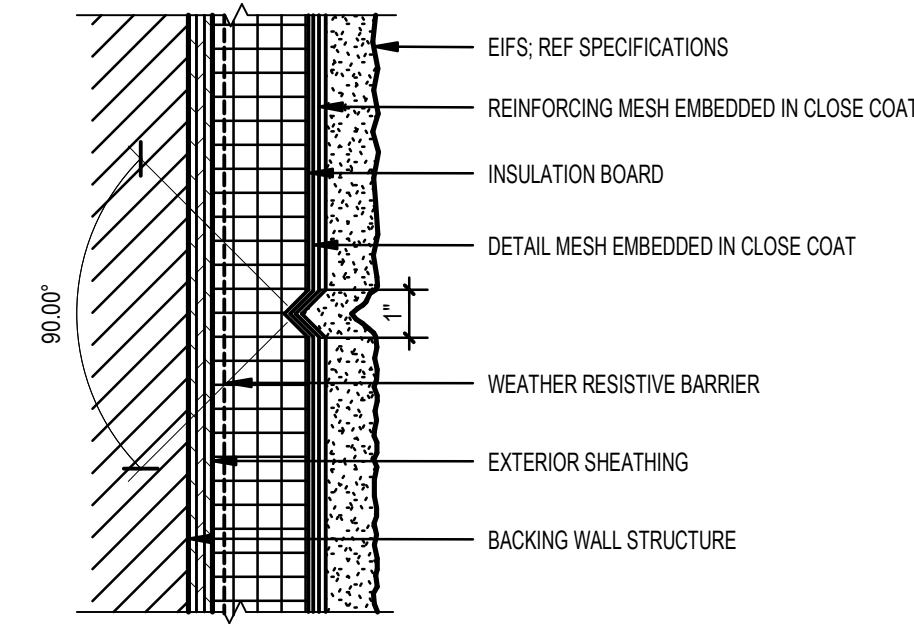
- A. SIGNAGE, UNDER SEPARATE PERMIT, SHOWN FOR GENERAL LOCATION ONLY. REF APPROVED SIGN DRAWINGS BY SIGNAGE COMPANY.
- B. CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO SIGN, COORDINATE WITH SIGN CONTRACTOR.
- C. REF FINISH SCHEDULE FOR EXTERIOR FINISHES AND COLORS.
- D. REF STOREFRONT DETAILS SHEET FOR ALUMINUM STOREFRONT INFORMATION AND GLAZING NOTES.
- E. REF EXTERIOR WALL TYPES SHEET FOR EXTERIOR WALLS CRITERIA AND EXTERIOR WALL TYPES.
- F. EXTERIOR CAULK AND JOINT SEALANT COLOR TO MATCH ADJACENT EXTERIOR WALL FINISH. SEND COLOR SAMPLE TO BBI CPM FOR REVIEW AND APPROVAL.

SHEET KEYNOTES

- 1. PRE-FABRICATED TRELLIS SYSTEM, SUPPLIED BY VENDOR, INSTALLED BY GC. REFER TO STRUCTURAL AND ARCHITECTURAL SECTIONS FOR REQUIRED BLOCKING AND ATTACHMENT DETAILS. MANUFACTURER: FENWALL, CONTACT: MICHAEL CALDERONE, (813) 343-587
- 2. ALUMINUM CURTAIN WALL SYSTEM AND DOORS. REF A800 AND A801 SHEETS FOR SCHEDULES AND DETAILS.
- 3. ALUMINUM STOREFRONT AND DOORS. REF A800 AND A801 SHEETS FOR SCHEDULES AND DETAILS.
- 4. SIGNAGE, SUPPLIED AND INSTALLED BY OTHERS. GC SHALL PROVIDE POWER AND BLOCKING FOR SIGNAGE ATTACHMENT AS REQUIRED. REF ELECTRICAL DRAWINGS AND APPROVED SIGN PACKAGE.
- 5. EIFS AESTHETIC REVEAL. TYPICAL SPACING AS INDICATED.
- 6. RECESSED LINEAR LIGHT FIXTURE, INSTALLED VERTICALLY IN ACM PANELS. SEE ELECTRICAL DRAWINGS AND DETAIL FOR ADDITIONAL INFORMATION.
- 7. EXTERIOR BUILDING LIGHT INSERTS IN ACM PANELS. SEE ELECTRICAL DRAWINGS AND DETAILS.
- 8. PRE-FABRICATED MECHANICAL EQUIPMENT SCREEN, SUPPLIED BY VENDOR, INSTALLED BY GC. REFER TO STRUCTURAL AND ARCHITECTURAL SECTIONS FOR REQUIRED BLOCKING AND ATTACHMENT DETAILS. MANUFACTURER: FENWALL, CONTACT: MICHAEL CALDERONE, (813) 343-587
- 9. EXTERIOR WALL SOUNDC. REF ELECTRICAL.
- 10. SERVICE TRASH ENCLOSURE. REF A410
- 11. SINGLE PLY ROOF MEMBRANE ON VERTICAL SURFACE OF WALL AS INDICATED. REF BS4601.
- 12. DIRECTION OF ACM PANEL FINISH AS INDICATED BY ARROW. TYP.
- 13. EXTERIOR BUILDING LIGHT INSERTS IN ACM PANELS. SEE ELECTRICAL DRAWINGS AND DETAILS.
- 14. 1/2" VERTICAL ACM REVEAL BY ACM PANEL MFR. FINISH TO MATCH ADJACENT PANEL FACE.
- 15. 3" HORIZONTAL ACM REVEAL BY ACM PANEL MFR. FINISH TO BE BLACK.
- 16. ROOF AND OVERFLOW DRAIN PIPES IN THE WALL, TIE INTO STORM SYSTEM. REF: CIVIL.

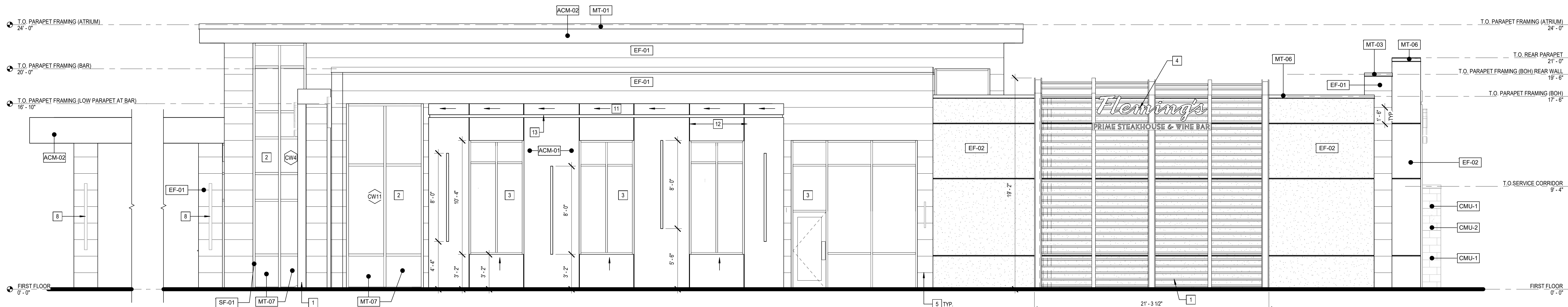
EXTERIOR FINISH SCHEDULE

TYPE	MFR	DESCRIPTION	COLOR	NOTES
ACM PANEL				
ACM-01	ALPOLIC	ACM PANELS, ALPOLIC / FE	MBX METALLIC BRONZE	SUPPLIED BY CENTURION/FC CANOPY; REFER TO INTERIOR ELEVATIONS FOR INSTALL/GRAN DIRECTION
ACM-02	ALPOLIC	ACM PANELS, ALPOLIC / FE	JBR BRONZE	SUPPLIED BY CENTURION/FC CANOPY; REFER TO INTERIOR ELEVATIONS FOR INSTALL/GRAN DIRECTION
CONCRETE MASONRY UNITS				
CMU-1	REGALSTONE	8" X 8" X 16" SMOOTH FINISH CONCRETE BLOCKS	CHARCOAL	OR APPROVED EQUAL
CMU-2	REGALSTONE	8" X 8" X 16" SPLIT FACE FINISH CONCRETE BLOCKS	CHARCOAL	OR APPROVED EQUAL
EIFS				
EF-01	DRYWIT	OUTSULATION PLUS MD, TERRAED	WHITE	
EF-02	DRYWIT	OUTSULATION PLUS MD	#462ST STORMY MITE	SANDPEBBLE FINE FINISH
EXTERIOR PAINT				
PT-01	SHERWIN WILLIAMS	URBANE BRONZE	SW7046	
METAL				
MT-01	EXCEPTIONAL METALS	PRE-FINISHED METAL COPING	DARK BRONZE	
MT-03	EXCEPTIONAL METALS	PRE-FINISHED METAL COPING/GRAVEL STOP	BONE WHITE	
MT-04	BERRIDGE	BRONZE METAL, 24 GA	DARK BRONZE TO MATCH STOREFRONT FRAMING	
MT-05	BERRIDGE	FLUSH SEAM SOFFIT PANELS	HONEY WALNUT	
MT-06	EXCEPTIONAL METALS	PRE-FINISHED METAL COPING/GRAVEL STOP	MEDIUM BRONZE	
MT-07	MAPES PANELS	MAPES SHAPES INFILL PANEL	DARK BRONZE TO MATCH STOREFRONT FRAMING	
MT-19	BY G.C.	1-1/2" GALVANIZED METAL, DECKING, 22 GA.	PT-01	
STOREFRONT				
SF-01	KAWNEER	ALUMINUM STOREFRONT	DARK BRONZE	



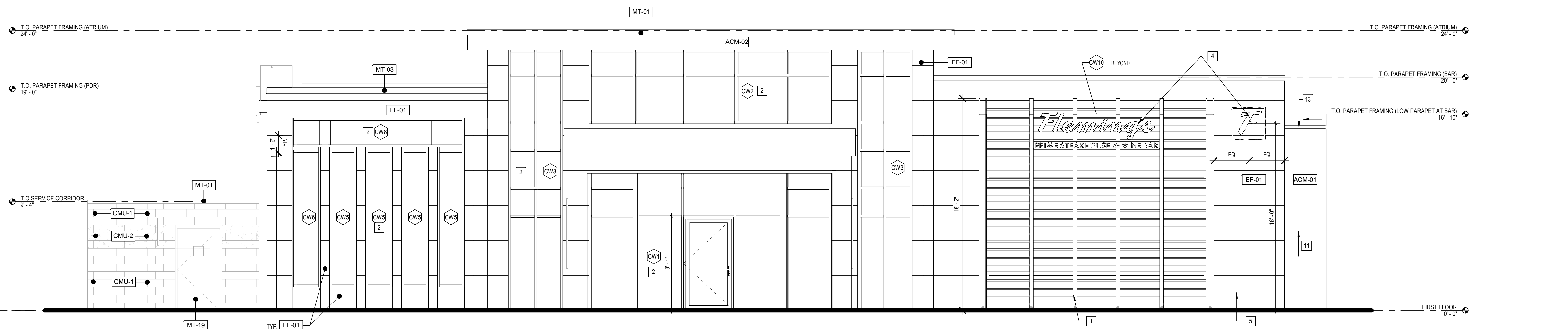
D2 TYPICAL EIFS REVEAL

A300 3" = 1'-0"



B1 EAST ELEVATION (BAR SIDE)

A300 1/4" = 1'-0"



A1 SOUTH ELEVATION (FRONT)

A300 1/4" = 1'-0"

F
Fleming's
 PRIME STEAKHOUSE & WINE BAR



520 South Main Street, Suite 2511
 Akron, OH 44311
 330.572.2100 Fax 330.572.2101

PRELIMINARY DRAFT
 NOT FOR CONSTRUCTION,
 BID, RELIANCE,
 RECORDING PURPOSES OR
 IMPLEMENTATION.

BLOOMIN' BRANDS, INC.
 FLEMING'S PRIME STEAKHOUSE
 STORE # 1555
 1101 GALLERIA BOULEVARD
 ROSEVILLE, CA 95678

SHEET ISSUE:

PRINCIPAL IN CHARGE: RO
 PROJECT ARCHITECT: MS
 DRAWN BY: DS/ TB

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

SHEET NO. PROJ. NO.
 2023231.52

A300

GENERAL NOTES

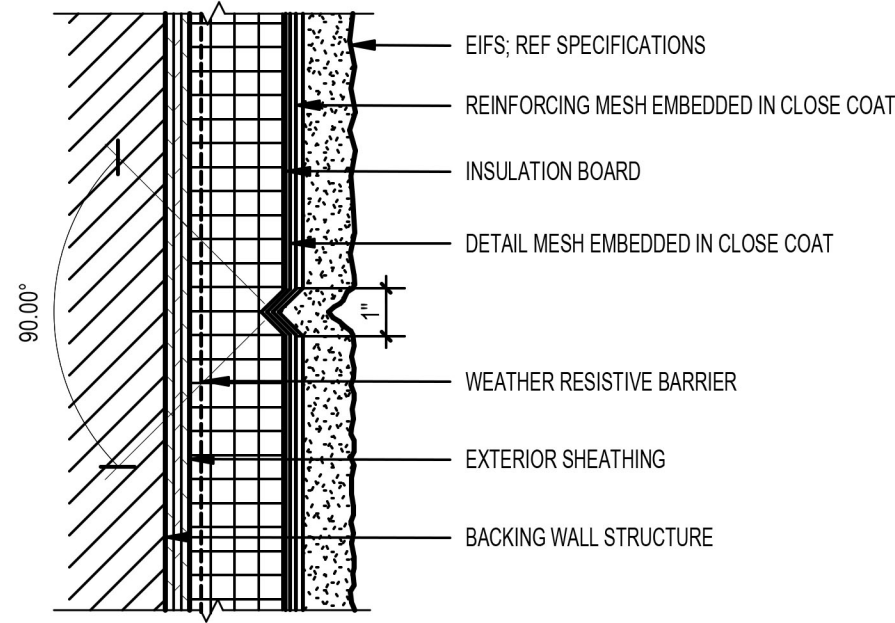
- A. SIGNAGE, UNDER SEPARATE PERMIT, SHOWN FOR GENERAL LOCATION ONLY, REF APPROVED SIGN DRAWINGS BY SIGNAGE COMPANY.
- B. CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO SIGN, COORDINATE WITH SIGN CONTRACTOR.
- C. REF FINISH SCHEDULE FOR EXTERIOR FINISHES AND COLORS.
- D. REF STOREFRONT DETAILS SHEET FOR ALUMINUM STOREFRONT INFORMATION AND GLAZING NOTES.
- E. REF EXTERIOR WALL TYPES SHEET FOR EXTERIOR WALLS CRITERIA AND EXTERIOR WALL TYPES.
- F. EXTERIOR GULLIES AND JOINT SEALANT COLOR TO MATCH ADJACENT EXTERIOR WALL FINISH. SEND COLOR SAMPLE TO BBI OPM FOR REVIEW AND APPROVAL.

SHEET KEYNOTES

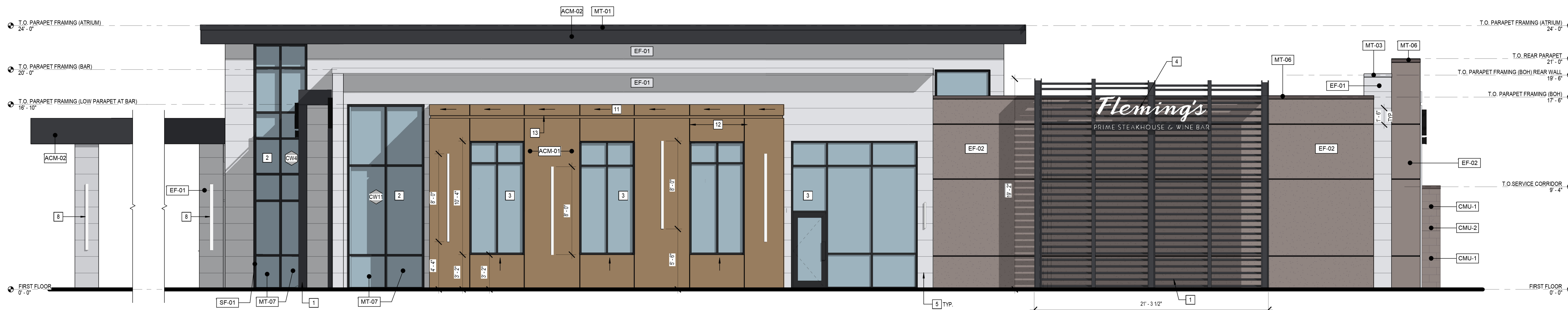
- 1. PRE-FABRICATED TRELLIS SYSTEM, SUPPLIED BY VENDOR, INSTALLED BY GC. REFER TO STRUCTURAL AND ARCHITECTURAL SECTIONS FOR REQUIRED BLOCKING AND ATTACHMENT DETAILS. MANUFACTURER: FENWAL, CONTACT: MICHAEL CALDERONE, (813) 343-587
- 2. ALUMINUM CURTAIN WALL SYSTEM AND DOORS. REF A800 AND A801 SHEETS FOR SCHEDULES AND DETAILS.
- 3. ALUMINUM STOREFRONT AND DOORS. REF A800 AND A801 SHEETS FOR SCHEDULES AND DETAILS.
- 4. SIGNAGE, SUPPLIED AND INSTALLED BY OTHERS. GC SHALL PROVIDE POWER AND BLOCKING FOR SIGNAGE ATTACHMENT AS REQUIRED. REF ELECTRICAL DRAWINGS AND APPROVED SIGN PACKAGE.
- 5. EIFS AESTHETIC REVEAL, TYPICAL SPACING AS INDICATED.
- 6. RECESSED LINEAR LIGHT FIXTURE, INSTALLED VERTICALLY IN ACM PANELS. SEE ELECTRICAL DRAWINGS AND DETAIL FOR ADDITIONAL INFORMATION.
- 7. PRE-FABRICATED MECHANICAL EQUIPMENT SCREEN, SUPPLIED BY VENDOR, INSTALLED BY GC. REFER TO STRUCTURAL AND ARCHITECTURAL SECTIONS FOR REQUIRED BLOCKING AND ATTACHMENT DETAILS. MANUFACTURER: FENWAL, CONTACT: MICHAEL CALDERONE, (813) 343-587
- 8. EXTERIOR WALL SOUNDC. REF ELECTRICAL.
- 9. SERVICE TRASH ENCLOSURE. REF A410.
- 10. SINGLE PLY ROOF MEMBRANE ON VERTICAL SURFACE OF WALL AS INDICATED. REF B5A001.
- 11. DIRECTION OF ACM PANEL FINISH AS INDICATED BY ARROW. TYP. EXTERIOR BUILDING LIGHT INSERTS IN ACM PANELS. SEE ELECTRICAL DRAWINGS AND DETAILS.
- 12. 1/2" VERTICAL ACM REVEAL BY ACM PANEL MFR. FINISH TO MATCH ADJACENT PANEL FACE.
- 13. 3" HORIZONTAL ACM REVEAL BY ACM PANEL MFR. FINISH TO BE BLACK.
- 14. ROOF AND OVERFLOW DRAIN PIPES IN THE WALL, TIE INTO STORM SYSTEM. REF: CIVIL.

EXTERIOR FINISH SCHEDULE

TYPE	MFR	DESCRIPTION	COLOR	NOTES
ACM PANEL				
ACM-01	ALPOLIC	ACM PANELS, ALPOLIC / FE	MBX METALLIC BRONZE	SUPPLIED BY CENTURION/ITFC CANOPY. REFER TO INTERIOR ELEVATIONS FOR INSTALL/GRAN DIRECTION
ACM-02	ALPOLIC	ACM PANELS, ALPOLIC / FE	JBR BRONZE	SUPPLIED BY CENTURION/ITFC CANOPY. REFER TO INTERIOR ELEVATIONS FOR INSTALL/GRAN DIRECTION
CONCRETE MASONRY UNITS				
CMU-1	REGALSTONE	8" X 8" X 16" SMOOTH FINISH CONCRETE BLOCKS	CHARCOAL	OR APPROVED EQUAL
CMU-2	REGALSTONE	8" X 8" X 16" SPLIT FACE FINISH CONCRETE BLOCKS	CHARCOAL	OR APPROVED EQUAL
EIFS				
EF-01	DRYVIT	OUTSULATION PLUS MD, TERRAENO	WHITE	
EF-02	DRYVIT	OUTSULATION PLUS MD	#482ST STORMY NITE	SANDBLEBBE FINE FINISH
EXTERIOR PAINT				
PT-01	SHERWIN WILLIAMS	URBANE BRONZE	SW7048	
METAL				
MT-01	EXCEPTIONAL METALS	PRE-FINISHED METAL COPING	DARK BRONZE	
MT-03	EXCEPTIONAL METALS	PRE-FINISHED METAL COPING/GRAVEL STOP	BONE WHITE	
MT-04	BERRIDGE	BRAKE METAL, 24 GA.	DARK BRONZE TO MATCH STOREFRONT FRAMING	
MT-05	BERRIDGE	FLUSH SEAM SOFFIT PANELS	HONEY WALNUT	
MT-06	EXCEPTIONAL METALS	PRE-FINISHED METAL COPING/GRAVEL STOP	MEDIUM BRONZE	
MT-07	MAPES PANELS	MAPES SHAPES INFILL PANEL	DARK BRONZE TO MATCH STOREFRONT FRAMING	
MT-19	BY G.C.	1-1/2" GALVANIZED METAL DECKING, 22 GA.	PT-01	
STOREFRONT				
SF-01	KAWNEER	ALUMINUM STOREFRONT	DARK BRONZE	



D2 TYPICAL EIFS REVEAL
A300 3/8" = 1'-0"



B1 EAST ELEVATION (BAR SIDE)
A300 1/4" = 1'-0"



A1 SOUTH ELEVATION (FRONT)
A300 1/4" = 1'-0"

F
Fleming's
PRIME STEAKHOUSE & WINE BAR

GPD GROUP, INC.
520 South Main Street, Suite 2511
Akron, OH 44311
330.571.2100 Fax 330.572.2101

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE
RECORDING PURPOSES OR
IMPLEMENTATION.

BLOOMIN' BRANDS, INC.
FLEMING'S PRIME STEAKHOUSE
STORE # 1555
1101 GALLERIA BOULEVARD
ROSELVILLE, CA 95678

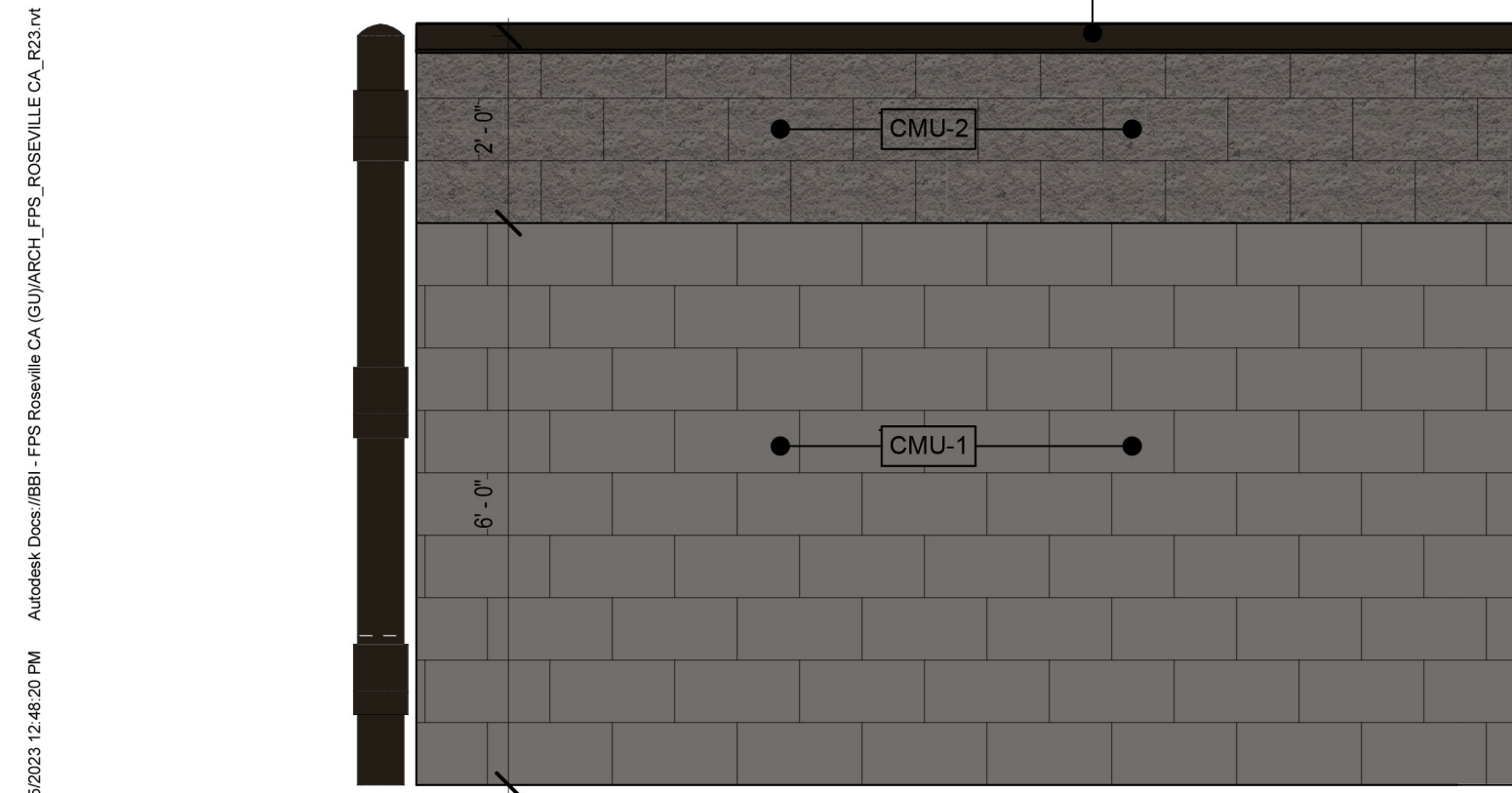
SHEET ISSUE:

PRINCIPAL IN CHARGE: RO
PROJECT ARCHITECT: MS
DRAWN BY: DS/ TB

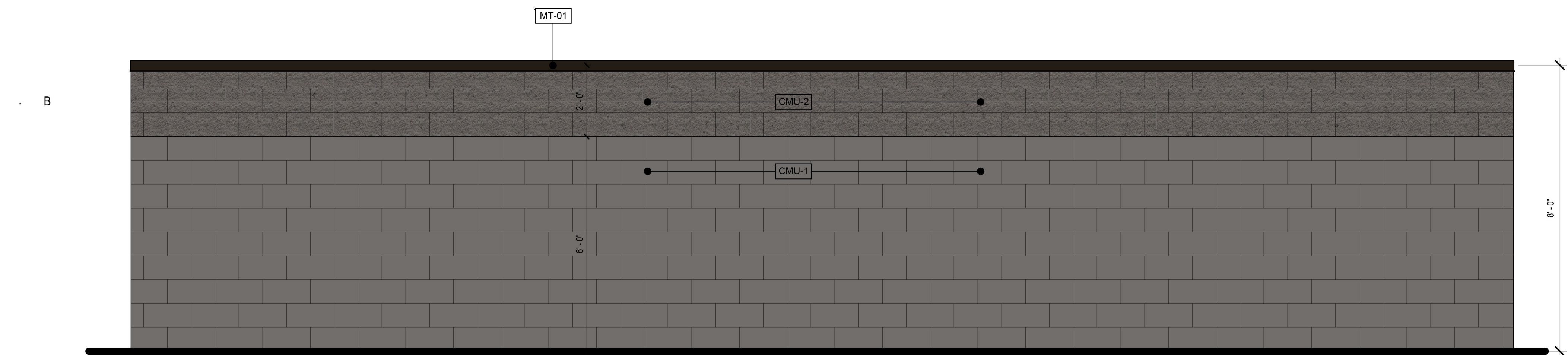
SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NO. PROJ. NO.
2023231.52

A300



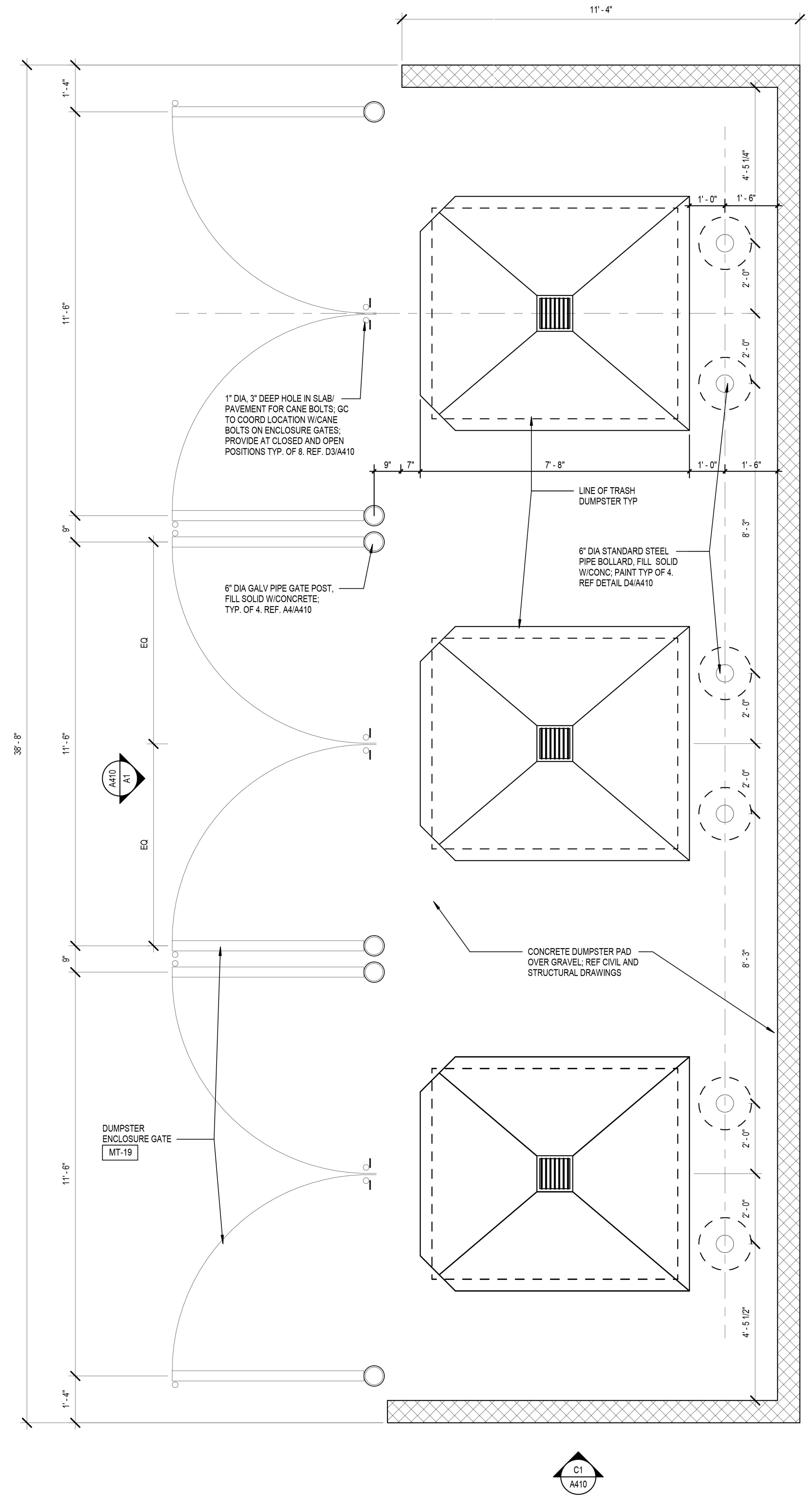
C1 DUMPSTER -SIDE ELEVATION
A410 1/2" = 1'-0"



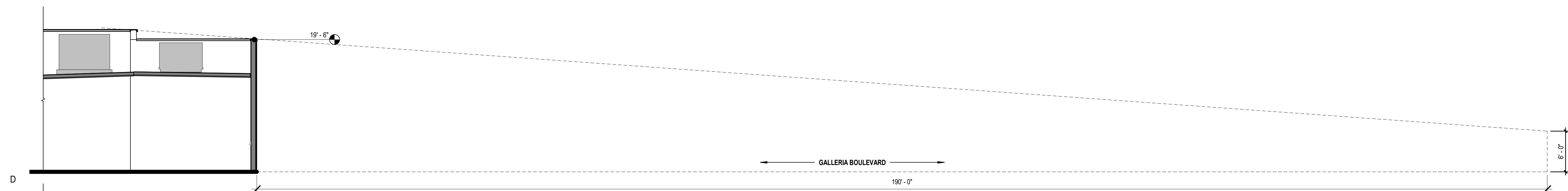
B1 DUMPSTER - REAR ELEVATION
A410 1/2" = 1'-0"



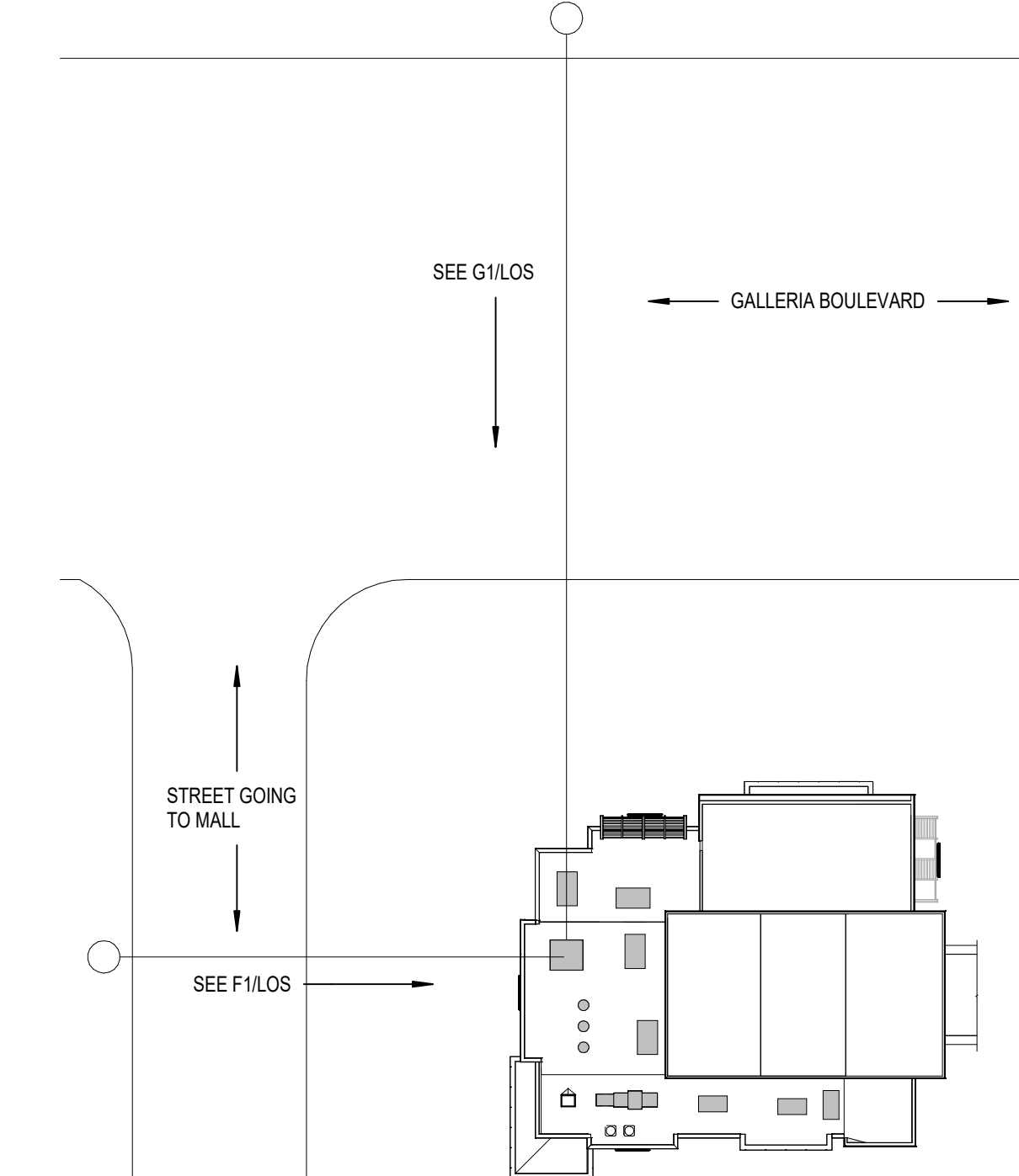
A1 DUMPSTER - FRONT ELEVATION
A410 1/2" = 1'-0"



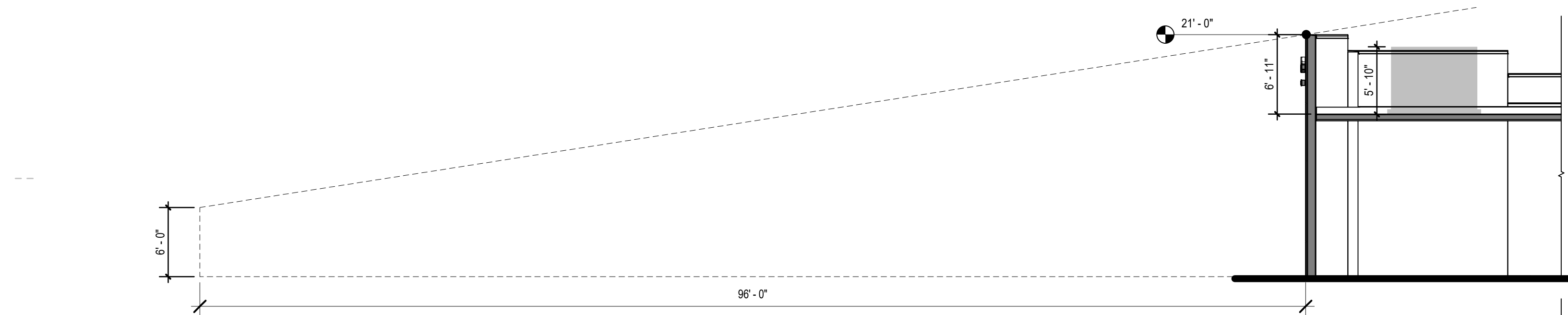
A4 ENLARGED DUMPSTER PLAN
A410 1/2" = 1'-0"



G1 LINE OF SIGHT ALONG GALLERIA BOULEVARD
1/8" = 1'-0"



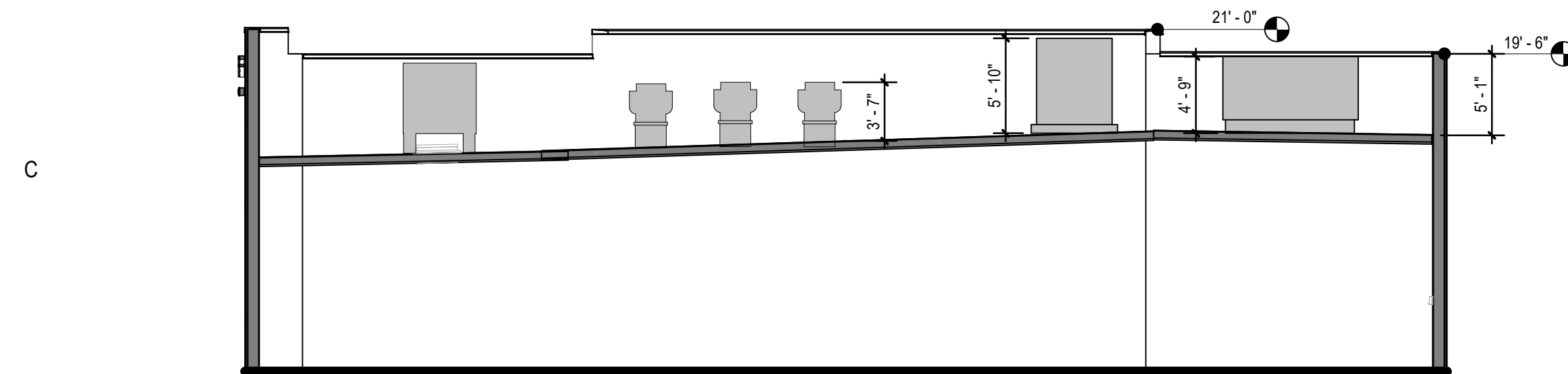
C3 LINE OF SIGHT PLAN VIEW
1" = 40'-0"



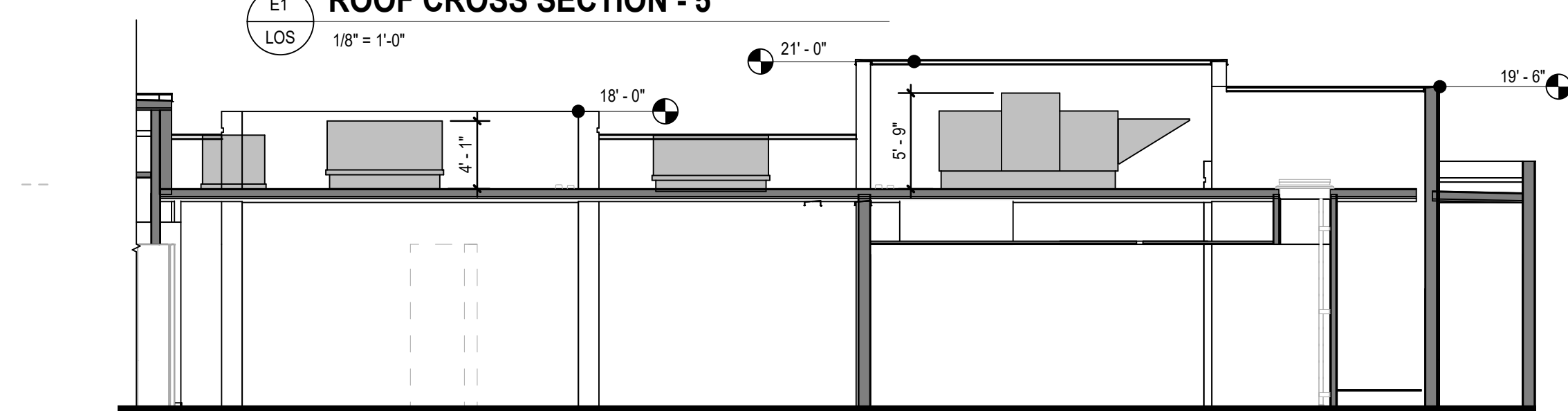
F1 LINE OF SIGHT ALONG THE STREET GOING TO MALL
1/8" = 1'-0"

SHEET KEYNOTES

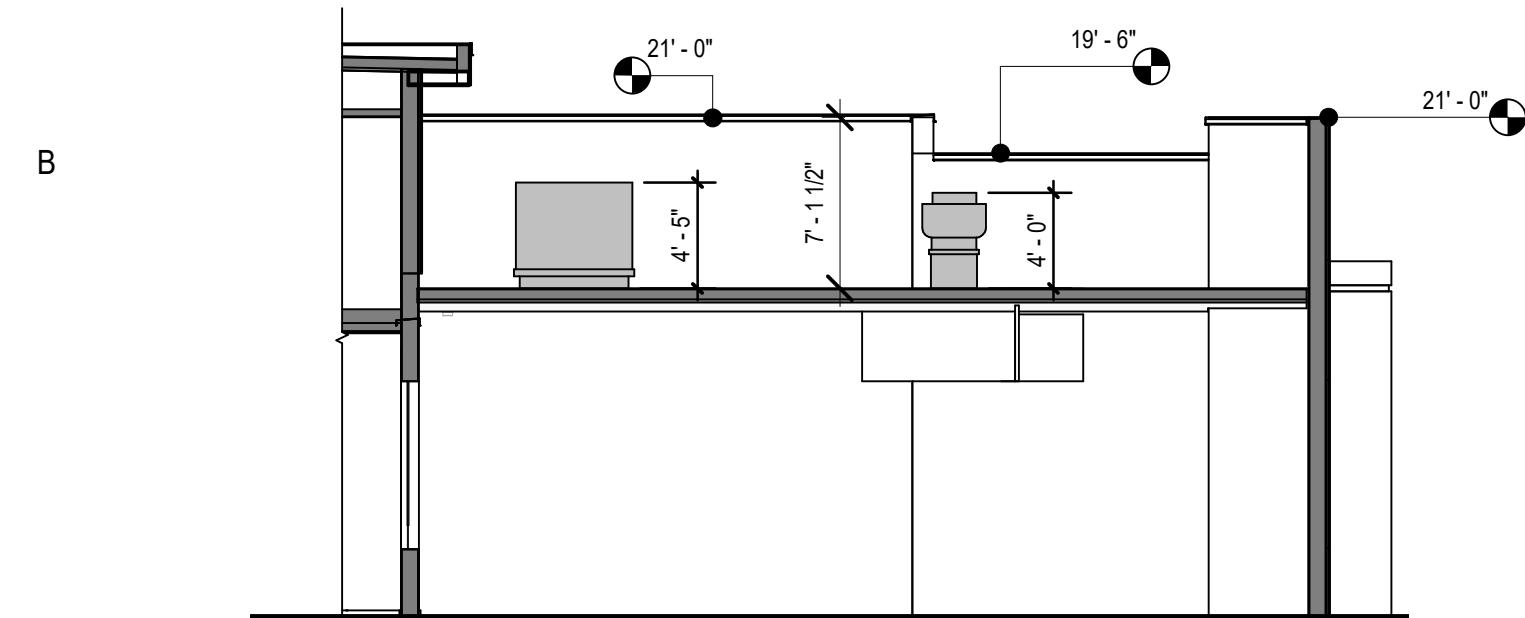
- 1 PARAPET SCREENING EQUIPMENTS ON ROOF. SEE SECTIONS THIS SHEETS
- 2 50 MIL MECHANICALLY FASTENED SINGLE PLY WHITE MEMBRANE ROOF SYSTEM OVER POLYISO INSULATION, THICKNESS TO 30 MIN. REFER TO SPECS FOR REQUIRED INSULATION THICKNESS. SLOPE AS INDICATED TO MAINTAIN PROPER DRAINAGE.
- 3 ADHERE ROOFING MEMBRANE ON VERTICAL PARAPET WALLS ABOVE ROOF.
- 4 PRE-FINISHED METAL COPING/ COMPRESSION SYSTEM. REF EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE.
- 5 EXHAUST FAN, REF MECHANICAL.
- 6 TAPERED INSULATION CRICKET, SLOPE 1/2" PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
- 7 ROOF TOP CONDENSER UNITS, REF MECHANICAL. REF STRUCTURAL FOR ROOF SUPPORTS.
- 8 MAKE UP AIR UNIT, REF MECHANICAL DRAWINGS.
- 9 ROOF HATCH
- 10 GREASE ABSORPTION UNIT MANUFACTURED BY GREASE GUARD XD
- 11 HVAC ROOF TOP UNIT, REF MECHANICAL.
- 12 PROVIDE ROOF PAD TO MATCH ROOF SYSTEM, MIN 30" WIDE.
- 13 REFERENCE MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATIONS, TYPICAL.
- 14 PRE-FABRICATED MECHANICAL EQUIPMENT SCREEN, SUPPLIED BY VENDOR, INSTALLED BY GC. REFER TO STRUCTURAL AND ARCHITECTURAL SECTIONS FOR REQUIRED BLOCKING AND ATTACHMENT DETAILS. MANUFACTURER: FENWALL, CONTACT: MICHAEL CALDERONE, (813) 343-697
- 15 RIDGE IN TAPERED ROOF CONSTRUCTION
- 16 WATER TO SURFACE DRAIN OFF OF ROOF TO ADJACENT ROOF BELOW
- 17 ROOF DRAIN AND OVERFLOW DRAINS. SEE SECTION ELEVATION AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



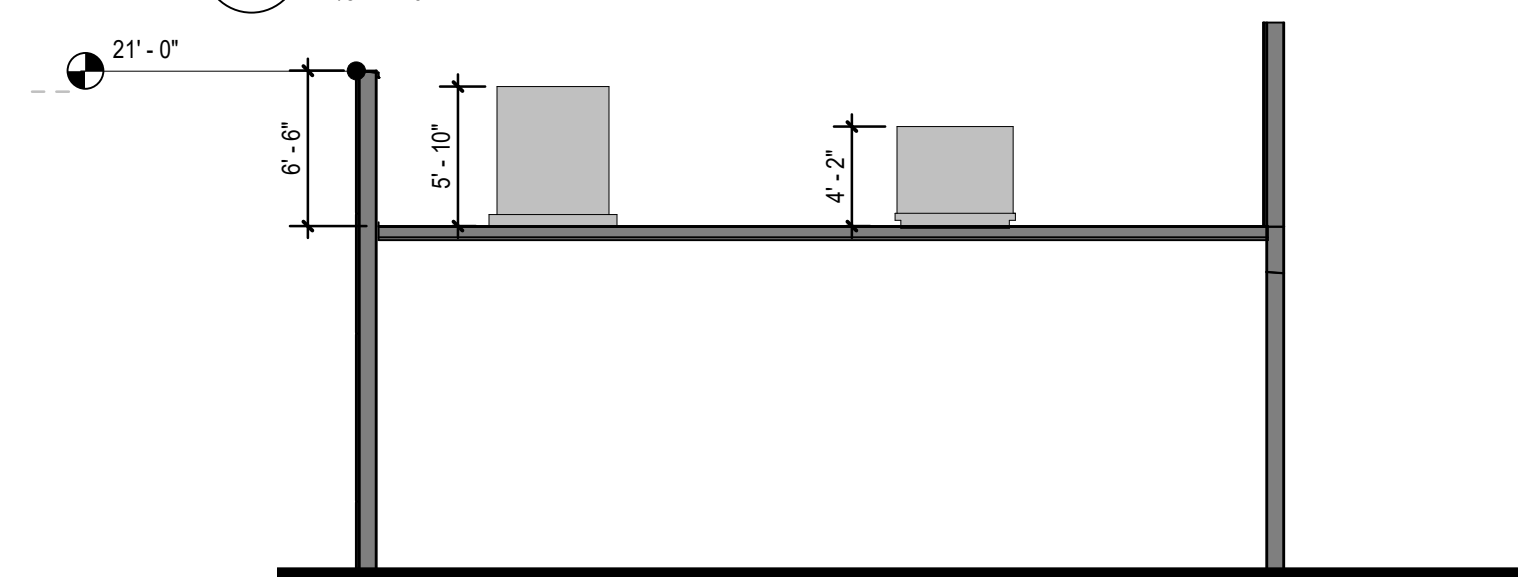
E1 ROOF CROSS SECTION - 5
1/8" = 1'-0"



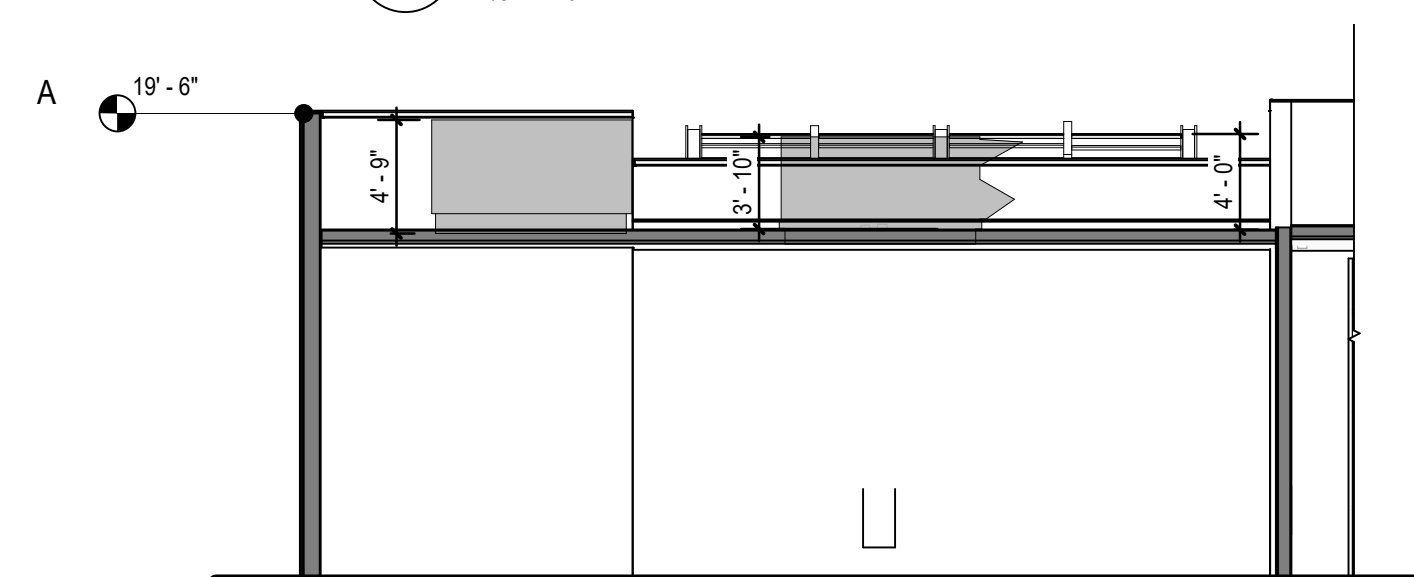
D1 ROOF CROSS SECTION - 4
1/8" = 1'-0"



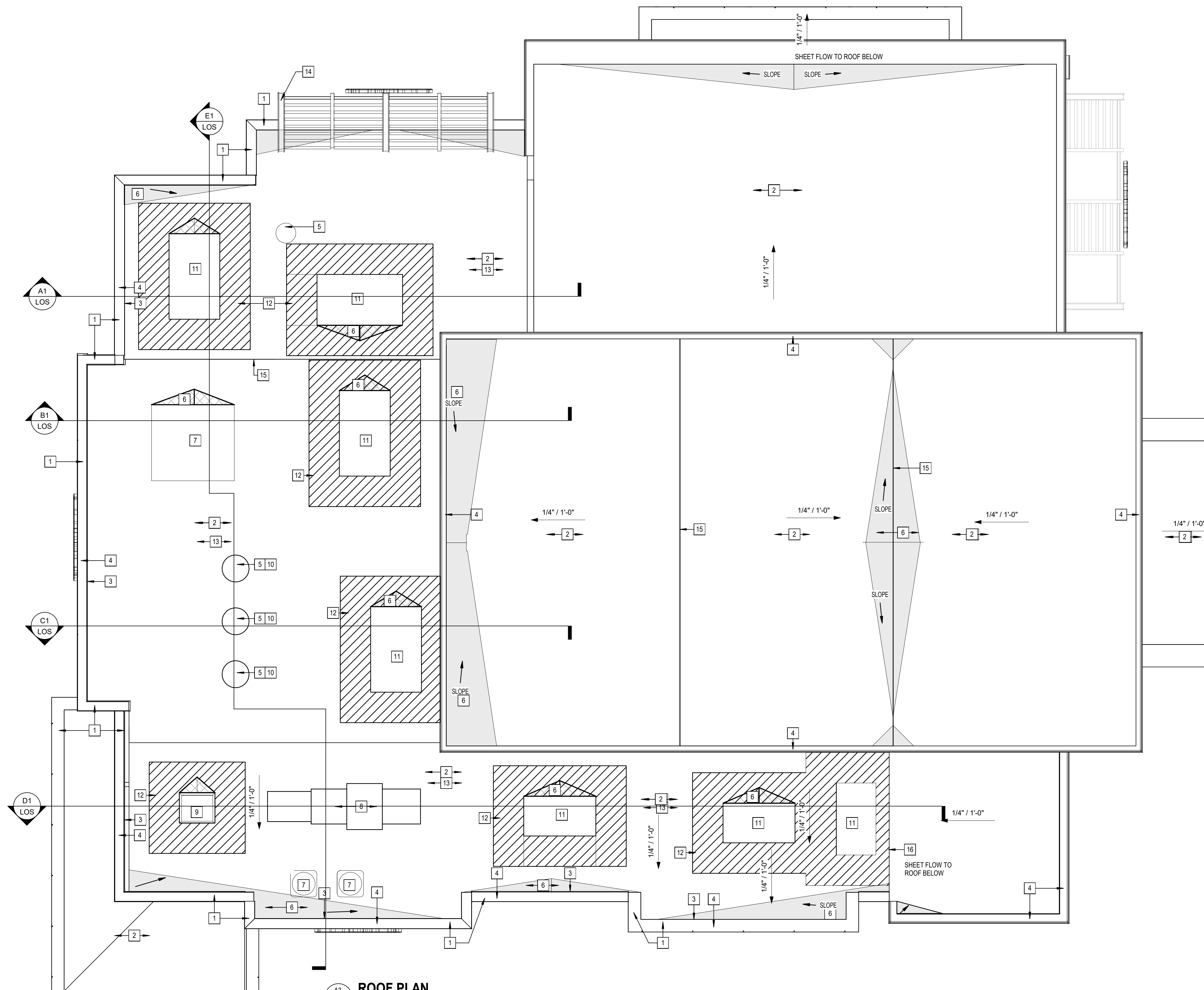
C1 ROOF CROSS SECTION - 3
1/8" = 1'-0"



B1 ROOF CROSS SECTION - 2
1/8" = 1'-0"



A1 ROOF CROSS SECTION 1
1/8" = 1'-0"



A3 ROOF PLAN
3/16" = 1'-0"



BLOOMIN' BRANDS, INC.
FLEMING'S PRIME STEAKHOUSE
1101 GALLERIA BOULEVARD
ROSEVILLE, CA 95678

SHEET ISSUE:
08/11/2023 SITE PLAN SUBMITTAL

PRINCIPAL IN CHARGE: RO
PROJECT ARCHITECT: MS
DRAWN BY: Author

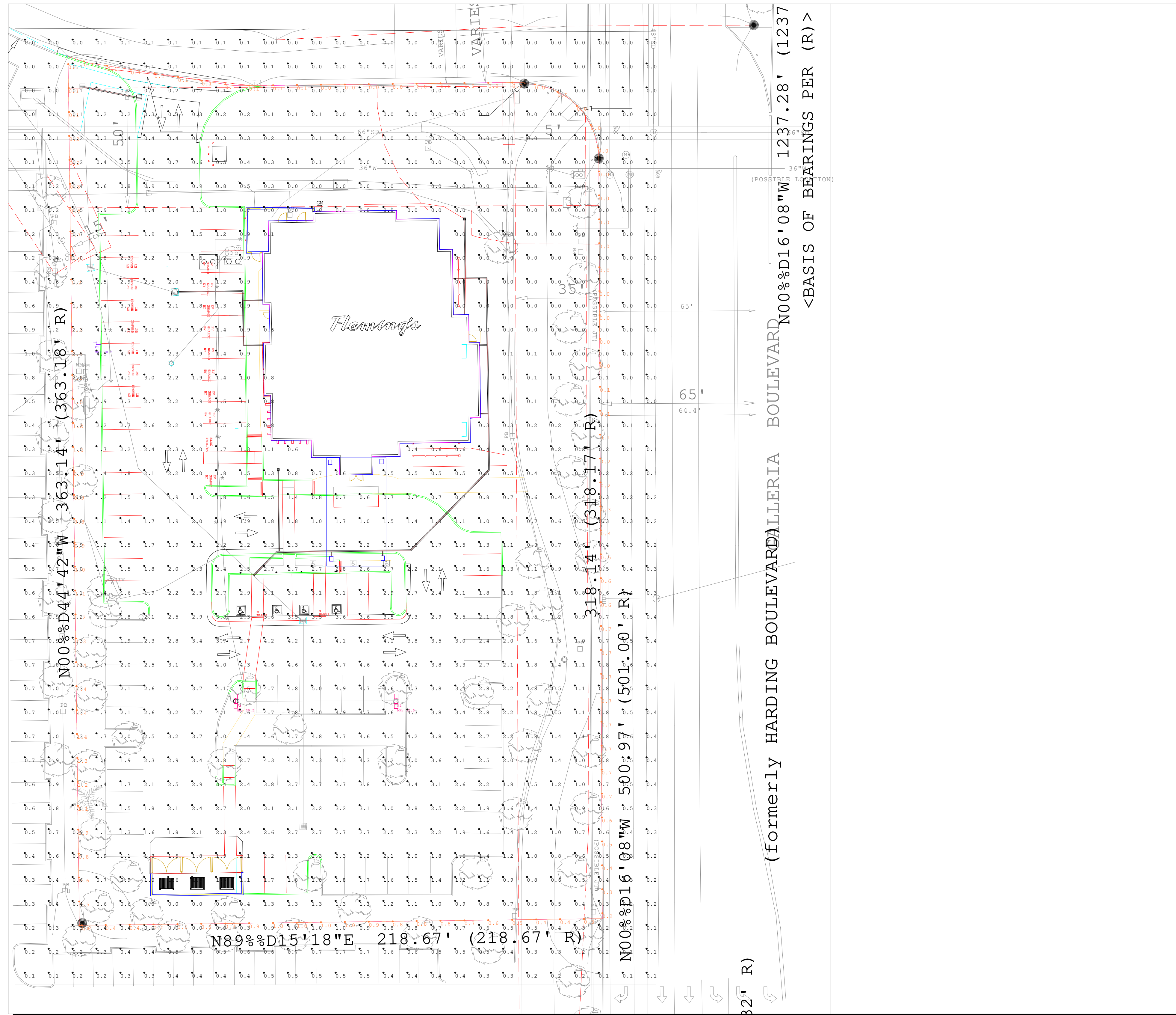
SHEET TITLE:
**LINE OF SIGHT -
ROOF EQUIPMENT
SCREENING**

SHEET NO. PROJ. NO.
2023231.52

LOS

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Fc	0.53	2.4	0.0	N.A.	N.A.
SITE	Fc	1.19	5.0	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Label	Qty	Part Number	Description	
	P1	1	RSX2 LED P5 40K R3 MVOLT IS DDBXD	NEW LIGHT/EXISTING POLE	
	P2	2	RSX2 LED P5 40K R5 MVOLT MA DDBXD	NEW LIGHT/EXISTING POLE	



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY



#	Date	Comments
Revisions		

Drawn By: JJM
 Checked By:
 Date: 8/3/2023

**BEI FLEMING'S ROSEVILLE, CA
 LIGHTING LAYOUT**
PHOTOMETRIC CALCULATIONS